



Folsom City Council Staff Report

MEETING DATE:	2/27/2024
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11172 – A Resolution Amending Resolution No. 10913 and approving the updated City Impact and Connection Fee schedule for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Park Improvement, Humbug-Willow Creek, Housing Trust, Water, Sanitary Sewer, Solid Waste, Transportation Improvement, Drainage, and Light Rail Impact Fees
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff requests the City Council adopt Resolution No. 11172 – A Resolution Amending Resolution No. 10913 and approving the updated City Impact and Connection Fee schedule for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Park Improvement, Humbug-Willow Creek, Housing Trust, Water, Sanitary Sewer, Solid Waste, Transportation Improvement, Drainage, and Light Rail Impact fees.

BACKGROUND / ISSUE

In May 2006, the City Council adopted Resolution No. 7812 which established new city impact and connection fees for law enforcement, fire suppression, general facilities, vehicles and equipment, park improvement, Humbug-Willow Creek, housing trust, water, sanitary sewer, transportation improvement, drainage, and light rail. Resolution No. 7812 also approved an annual inflationary adjustment.

POLICY / RULE

Folsom Municipal Code

The Folsom Municipal Code sets impact fees in various code sections as follows:

- Section 03.20.045 – Solid Waste Fee
- Section 03.80.040 – Police, Fire, and General Government Improvement
- Section 03.90.010 – Housing Trust Fee
- Section 04.10.010 – Park Improvement
- Section 04.12.010 – Humbug-Willow Creek Fee
- Section 10.50.040 – Light Rail
- Section 12.04.060 – Transportation Improvement
- Section 13.24.050 – Water Connection
- Section 13.25.010 – Sewer Connection
- Section 13.30.010 – Water Impact Fee
- Section 17.95.010 – Drainage Improvement

ANALYSIS

In accordance with Resolution No. 7812, adopted May 23, 2006, Staff has calculated proposed fee schedules to be effective March 1, 2024. The annual inflationary adjustment to be applied is 7.20%. This percentage adjustment is based on the *Engineering News Record Construction Cost Index* for January through December 2022. The proposed fee schedules were derived by applying the annual inflationary adjustment to the current fee.

The proposed March 1, 2024, fee schedules are included in Resolution No. 11172 as Attachment 1 and the Construction Cost Index obtained from the Engineering News Record is included as Attachment 2.

ATTACHMENTS

1. Resolution No. 11172 – A Resolution Amending Resolution No. 10913 and approving the updated City Impact and Connection Fee schedule for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Park Improvement, Humbug-Willow Creek, Housing Trust, Water, Sanitary Sewer, Solid Waste, Transportation Improvement, Drainage, and Light Rail Impact fees.
2. Engineering News Record Construction Cost Index

Submitted,



Stacey Tamagni, Finance Director

Attachment 1

RESOLUTION NO. 11172

A RESOLUTION AMENDING RESOLUTION NO. 10913 AND APPROVING THE UPDATED CITY IMPACT AND CONNECTION FEE SCHEDULE FOR LAW ENFORCEMENT, FIRE SUPPRESSION, GENERAL FACILITIES, VEHICLES AND EQUIPMENT, PARK IMPROVEMENT, HUMBUG-WILLOW CREEK, HOUSING TRUST, WATER, SANITARY SEWER, SOLID WASTE, TRANSPORTATION IMPROVEMENT, DRAINAGE, AND LIGHT RAIL IMPACT FEES

WHEREAS, the Folsom Municipal Code sets impact fees in various code sections as follows:

- 1). Section 03.20.045 – Solid Waste Fee
- 2). Section 03.80.040 – Police, Fire, and General Government Improvement
- 3). Section 03.90.010 – Housing Trust Fee
- 4). Section 04.10.010 – Park Improvement
- 5). Section 04.12.010 – Humbug-Willow Creek
- 6). Section 10.50.040 – Light Rail
- 7). Section 12.04.060 – Transportation Improvement
- 8). Section 13.24.050 – Water Connection
- 9). Section 13.25.010 – Sewer Connection
- 10). Section 13.30.010 – Water Impact Fee
- 11). Section 17.95.010 – Drainage Improvement; and

WHEREAS, Resolution No. 7812 adopted by the Folsom City Council on May 23, 2006, allowed for an annual inflationary adjustment to selected City Impact and Connection fees each fiscal year, and

WHEREAS, the annual inflationary adjustment is based on the *Engineering News Record Construction Cost Index* for January through December 2022 and the annual adjustment to be applied is 7.20%; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom amends Resolution No 1091 and approves the updated City Impact and Connection Fees as of March 1, 2024 for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Park Improvement, Humbug-Willow Creek, Housing Trust, Water, Sanitary Sewer, Solid Waste, Transportation Improvement, Drainage, and Light Rail Impact Fees.

PASSED AND ADOPTED this 27th day of February 2024, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

City of Folsom
Impact and Connection Fee Schedule As of March 1, 2024

FEE DESCRIPTION	BASIS	FEE	Annual	FEE
		10/01/2022	Inflation	3/1/24
		Nov 10/01	2022 Annual	Original
		10/01	CCF	
<u>Police (FMC 3.80.010)</u>				
Single Family Residential	Unit	\$636	\$46	\$681
Multi-Family Residential	Unit	\$721	\$52	\$773
Mobile Dwellings	Unit	\$165	\$12	\$177
Commercial Lodging	Unit	\$37	\$3	\$39
Commercial Development	Sq. Ft.	\$1.071	\$0.08	\$1.148
Industrial Development	Sq. Ft.	\$0.926	\$0.07	\$0.992
<u>Fire (FMC 3.80.010)</u>				
Single Family Residential	Unit	\$1,149	\$83	\$1,232
Multi-Family Residential	Unit	\$1,111	\$80	\$1,191
Mobile Dwellings	Unit	\$1,146	\$82	\$1,228
Commercial Lodging	Unit	\$994	\$72	\$1,066
Commercial Development	Sq. Ft.	\$0.671	\$0.05	\$0.72
Industrial Development	Sq. Ft.	\$0.292	\$0.02	\$0.31
<u>General Facilities (FMC 3.80.010)</u>				
Single Family Residential	Unit	\$1,689	\$122	\$1,811
Multi-Family Residential	Unit	\$1,689	\$122	\$1,811
Mobile Dwellings	Unit	\$1,681	\$121	\$1,803
Commercial Lodging	Unit	\$241	\$17	\$258
Commercial Development	Sq. Ft.	\$0.527	\$0.04	\$0.56
Industrial Development	Sq. Ft.	\$0.524	\$0.04	\$0.56
<u>General Park Equip (FMC 3.80.010)</u>				
Single Family Residential	Unit	\$99	\$7	\$106
Multi-Family Residential	Unit	\$99	\$7	\$106
Mobile Dwellings	Unit	\$47	\$3	\$50
Commercial Development	Sq. Ft.	\$0.019	\$0.001	\$0.021
Industrial Development	Sq. Ft.	\$0.019	\$0.001	\$0.021
<u>Drainage (FMC 17.95.030)</u>				
Single Family Residential	Unit	\$1,097	\$79	\$1,176
Multi-Family Residential	Unit	\$1,097	\$79	\$1,176
Mobile Dwellings	Unit	\$1,097	\$79	\$1,176
Commercial Development/Office	Acre	\$6,669	\$480	\$7,149
Industrial Development	Acre	\$6,669	\$480	\$7,149
<u>Light Rail Impact Fee (FMC 10.50.040)</u>				
Single Family Residential	Unit	\$766	\$55	\$821
Multi-Family Residential	Unit	\$527	\$38	\$565
Mobile Dwellings	Unit	\$527	\$38	\$565
Commercial Development/Office	Sq. Ft.	\$0.243	\$0.017	\$0.260

City of Folsom
Impact and Connection Fee Schedule As of March 1, 2024

Industrial Development	Sq. Ft.	\$0.101	\$0.007	\$0.108
<u>Transportation Improv Fee (FMC 12.04.060)</u>				
Single Family Residential	Unit	\$8,643	\$622.33	\$9,265.73
Multi-Family Residential	Unit	\$6,050	\$435.61	\$6,485.76
Mobile Dwellings	Unit	\$6,050	\$435.61	\$6,485.76
Commercial	Sq Ft.	\$12.98	\$0.93	\$13.91
Industrial/Office	Sq Ft.	\$5.64	\$0.41	\$6.04
Other	Sq Ft.	\$5.64	\$0.41	\$6.04
<u>Additional Land Uses</u>				
High Trip Commercial	Sq Ft.	\$51.50	\$3.71	\$55.21
Gas Stations ¹	Sq Ft.	\$11,549	\$832	\$12,381
¹ per fueling station				
<u>Water Impact Fees (FMC 13.30.010)</u>				
Single Family Residential	Unit	\$1,042	\$75	\$1,117
Multi-Family Residential	Unit	\$561	\$40	\$602
Commercial	Acre	\$1,403	\$101	\$1,504
Industrial/Office	Acre	\$1,403	\$101	\$1,504
<u>Water Connection Fees (FMC 13.24.010)</u>				
<u>Residential</u>				
Single Family Residential	Unit	\$3,557	\$256	\$3,813
Multi-Family Residential	Unit	\$2,312	\$166	\$2,478
Lexington Hills	Unit	\$2,203	\$159	\$2,361
Mobile Home	Unit	\$2,312	\$166	\$2,478
<u>Commercial</u>				
3/4" meter		\$3,548	\$255	\$3,803
1" meter		\$8,847	\$637	\$9,484
1 1/2" meter		\$17,699	\$1,274	\$18,974
2" meter		\$28,324	\$2,039	\$30,363
3" meter		\$56,663	\$4,080	\$60,743
4" meter		\$88,566	\$6,377	\$94,942
6" meter		\$177,196	\$12,758	\$189,954
8" meter		\$283,608	\$20,420	\$304,027
10" meter		\$408,050	\$29,380	\$437,430
<u>Sewer Connection Fees (FMC 13.25.010)</u>				
<u>Residential</u>				
Single Family Residential	Unit	\$1,135	\$82	\$1,217
Multi-Family Residential	Unit	\$888	\$64	\$952
Lexington Hills	Unit	\$884	\$64	\$948
Mobile Home	Unit	\$1,004	\$72	\$1,076
<u>Commercial</u>				
3/4" meter		\$1,135	\$82	\$1,217
1" meter		\$1,135	\$82	\$1,217
1 1/2" meter		\$2,274	\$164	\$2,437
2" meter		\$3,638	\$262	\$3,900

City of Folsom
Impact and Connection Fee Schedule As of March 1, 2024

3" meter		\$6,821	\$491	\$7,312
4" meter		\$11,369	\$819	\$12,188
6" meter		\$22,738	\$1,637	\$24,375
8" meter		\$36,380	\$2,619	\$38,999
10" meter		\$52,295	\$3,765	\$56,060
<u>Solid Waste Capital Improvement Fee (FMC 3.20.045)</u>				
Residential				
Single Family Residential	Unit	\$384	\$28	\$411
Mobile Homes	Unit	\$176	\$13	\$189
Commercial/ Multi Family				
2 yard dumpster		\$4,301	\$310	\$4,611
3 yard dumpster		\$4,330	\$312	\$4,642
4 yard dumpster		\$4,390	\$316	\$4,707
6 yard dumpster		\$4,570	\$329	\$4,899
15 yard roll-off		\$14,078	\$1,014	\$15,092
20 yard roll		\$14,456	\$1,041	\$15,497
30 yard roll		\$15,038	\$1,083	\$16,121
40 yard roll		\$15,364	\$1,106	\$16,470
<u>Park Construction Capital Impact (FMC 4.10)</u>				
Single Family Residential	Unit	\$7,447	\$410	\$7,857
Multi-Family Residential	Unit	\$4,947	\$272	\$5,219
Senior Residential Housing	Unit	\$3,824	\$210	\$4,034
Mobile Dwellings	Unit	\$2,858	\$157	\$3,015
Commercial Development	Sq. Ft.	\$0.504	\$0.028	\$0.532
Industrial Development	Sq. Ft.	\$0.504	\$0.028	\$0.532
<u>Humbug-Willow Creek (FMC 4.12)</u>				
Single Family Residential	Unit	\$292	\$16	\$308
Multi-Family Residential	Unit	\$184	\$10	\$195
Mobile Dwellings	Unit	\$160	\$9	\$169
Commercial Development	Sq. Ft.	\$0.071	\$0.004	\$0.075
Industrial Development	Sq. Ft.	\$0.071	\$0.004	\$0.075

¹ Engineering News Record Construction Cost Index - 2022 Annual Average

City of Folsom

Impact and Connection Fee Schedule As of March 1, 2024

FEE DESCRIPTION	BASIS	FEE 1/01/2023	Annual Inflation Adjustment	FEE 3/1/2024
		Reso 10913	2022 Annual CCI ¹	Proposed
<u>Housing Trust (FMC 3.90.010)</u>				
Office	Sq. Ft.	\$1.86	\$ 0.134	\$1.99
Retail	Sq. Ft.	\$1.86	\$ 0.134	\$1.99
Light Industrial	Sq. Ft.	\$1.86	\$ 0.134	\$1.99
Heavy Industrial/Manufacturing	Sq. Ft.	\$1.86	\$ 0.134	\$1.99
Light Industrial/Manufacturing	Sq. Ft.	\$1.86	\$ 0.134	\$1.99

¹ *Engineering News Record Construction Cost Index - 2022 Annual Average*

Attachment 2

ATTACHMENT 2

Construction Cost Index History - As of February 2024

HOW ENR BUILDS THE INDEX: 200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board ft of 2 x 4 lumber at the 20-city price.

View the [ANNUAL AVERAGE FOR ENR'S CONSTRUCTION COST INDEX](#).

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG.
2024	13515.02	13518.12											
2023	13175.03	13175.93	13176.30	13229.57	13288.27	13345.00	13424.98	13472.56	13485.67	13497.97	13510.57	13514.76	13358.05
2022	12555.55	12683.97	12791.43	12898.96	13004.47	13110.50	13167.84	13171.07	13173.43	13174.92	13174.98	13175.00	13006.84
2021	11627	11698	11749	11849	11989	12112	12237	12463	12464	12464	12467	12481	12,133
2020	11392	11396	11397	11412	11418	11436	11439	11455	11499	11539	11579	11626	11465.67
2019	11206	11213	11228	11228	11230	11268	11293	11311	11311	11326	11381	11381	11281
2018	10878	10889	10959	10971	11013	11069	11116	11124	11170	11183	11184	11186	11062
2017	10542	10559	10667	10678	10692	10703	10789	10826	10823	10817	10870	10873	10737
2016	10132	10181	10242	10279	10315	10337	10379	10385	10403	10434	10442	10530	10338
2015	9972	9962	9972	9992	9975	10039	10037	10039	10065	10128	10092	10152	10035
2014	9664	9681	9702	9750	9796	9800	9835	9846	9870	9886	9912	9936	9806

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and minimize paper use.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE