

ATTACHMENT 3

RESOLUTION NO. 7812

A RESOLUTION RESCINDING RESOLUTION NOS. 6222 AND 6684 AND ESTABLISHING NEW CITY IMPACT AND CONNECTION FEES FOR LAW ENFORCEMENT, FIRE SUPPRESSION, GENERAL FACILITIES, VEHICLES AND EQUIPMENT, WATER, SANITARY SEWER, TRANSPORTATION IMPROVEMENT, DRAINAGE, AND LIGHT RAIL

WHEREAS, California Government Code Section 66000, Fees for Development Projects, et. al., of the State of California, mandates numerous detailed and stringent requirements for all development fees levied by local government on new construction projects; and

WHEREAS, Section 66017 of the California Government Code requires a 60-day "waiting period" before any development fee increase can become effective; and

WHEREAS, pursuant to Government Code Section 66016, et seq., specific fees to be charged for services must be adopted by City Council resolution or ordinance, after providing notice and holding a public hearing; and

WHEREAS, The City of Folsom General Plan, Urban Development Policy No. 11.6, Policy on Municipal Services and Facilities states in part that "It is the policy of the City of Folsom to require new development to bear the cost of its increased demand/effect on municipal services and facilities so as to not create a greater burden on existing residents. . .it is the policy of the City of Folsom to require certain necessary improvements as a part of the development and/or the payment of the proportional effect of the development on such services. . .the City will periodically update its fees to reflect the cost of providing municipal services and facilities."; and

WHEREAS, Section 17.95.030 (Drainage Impact Fee), and section 10.50.040 (Light Rail Capital Impact Fee) of the Folsom Municipal Code allows for an annual inflationary fee increase; and

WHEREAS, the proposed fee implementation schedule complies with the legal requirement of a 60-day waiting period, assuming that City Council adopts the new fee schedule at its May 23, 2006 meeting; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom rescinds Resolution Nos. 6222 and 6684 and authorizes the following:

- 1) Establish New City Impact and Connection Fees for Law Enforcement, Fire Suppression, General Facilities, Vehicles and Equipment, Water, Sanitary Sewer, Drainage, and Light Rail per the rate schedules attached hereto, to be effective in four steps as follows:

- a. October 1, 2006: Fees will increase by the cumulative Consumer Price Index (CPI) since the last date applied.
 - b. July 1, 2007: Fees will increase by 50% of the remaining increase over the cumulative CPI.
 - c. January 1, 2008: Fees will increase by 25% of the remaining increase over the cumulative CPI.
 - d. July 1, 2008: Fees will increase by the final remaining 25% of the increase over the cumulative CPI applied; and
- 2) Establish New City Impact fees for Transportation Improvement with the fee option of "Six Lanes over River" per the rate schedules attached hereto, to be effective in the same four steps noted in (1); and
- 3) For building permits where a complete building permit application has been submitted and accepted by the City prior to October 1, 2006, impact and connection fees will be charged based on the current fee structure; or
- 4) For building permits where a complete building permit application has been submitted and accepted by the City on or after October 1, 2006, impact and connection fees will be charged based on the newly adopted fee structure per this resolution; and
- 5) The City will adjust the impact and connection fees annually, commencing July 1, 2007 and on July 1 annually thereafter, by an escalation factor to reflect the cost of interest and inflation using the *Engineering News Record Construction Cost Index- Annual Average*. The escalation factor will be applied annually to the *Total Proposed Fee* as if it had been adopted in full on October 1, 2006.; and
- 6) Impact and Connection fees will be reviewed and updated every three years.

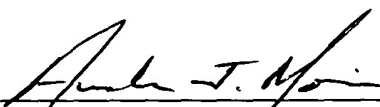
PASSED AND ADOPTED this 23rd day of May 2006, by the following roll call vote:

AYES: COUNCIL MEMBERS: Miklos, Starsky, Howell, Morin

NOES: COUNCIL MEMBERS: King


ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None



Andrew J. Morin, MAYOR

ATTEST:



Christa Schmidt, CITY CLERK

City of Folsom
Impact and Connection Fee Implementation

FEE DESCRIPTION	BASIS	PROPOSED FEE	FEE 10/1/2006	INCREASE 07/01/07	INCREASE 01/01/08	INCREASE 07/01/08
		TOTAL FEE	STEP 1 FEE AT CUM CPI	STEP 2 50% OF REMAINDER	STEP 3 25% OF REMAINDER	STEP 4 25% OF REMAINDER
<u>Police, Fire, & Gen Fac (FMC 3.80.010)</u>						
<u>POLICE</u>						
Single Family Residential	Unit	\$ 491	\$ 405	\$ 43	\$ 22	\$ 22
Multi-Family Residential	Unit	\$ 557	\$ 557	\$ -	\$ -	\$ -
Mobile Dwellings	Unit	\$ 127	\$ 127	\$ -	\$ -	\$ -
Commercial Lodging	Unit	\$ 28	\$ 28	\$ -	\$ -	\$ -
Commercial Development	Sq. Ft.	\$ 0.831	\$ 0.421	\$ 0.205	\$ 0.102	\$ 0.102
Industrial Development	Sq. Ft.	\$ 0.720	\$ 0.019	\$ 0.351	\$ 0.175	\$ 0.175
<u>FIRE</u>						
Single Family Residential	Unit	\$ 891	\$ 540	\$ 176	\$ 88	\$ 88
Multi-Family Residential	Unit	\$ 862	\$ 385	\$ 239	\$ 119	\$ 119
Mobile Dwellings	Unit	\$ 891	\$ 259	\$ 316	\$ 158	\$ 158
Commercial Lodging	Unit	\$ 772	\$ 386	\$ 193	\$ 97	\$ 97
Commercial Development	Sq. Ft.	\$ 0.520	\$ 0.520	\$ -	\$ -	\$ -
Industrial Development	Sq. Ft.	\$ 0.226	\$ 0.064	\$ 0.081	\$ 0.041	\$ 0.041
<u>GEN FACILITIES</u>						
Single Family Residential	Unit	\$ 1,307	\$ 1,065	\$ 121	\$ 60	\$ 60
Multi-Family Residential	Unit	\$ 1,307	\$ 1,065	\$ 121	\$ 60	\$ 60
Mobile Dwellings	Unit	\$ 1,307	\$ 214	\$ 546	\$ 273	\$ 273
Commercial Lodging	Unit	\$ 187	\$ 94	\$ 47	\$ 23	\$ 23
Commercial Development	Sq. Ft.	\$ 0.407	\$ 0.407	\$ -	\$ -	\$ -
Industrial Development	Sq. Ft.	\$ 0.407	\$ 0.038	\$ 0.18	\$ 0.09	\$ 0.09

City of Folsom
Impact and Connection Fee Implementation

FEE DESCRIPTION		BASIS	PROPOSED FEE	FEE 10/1/2006	INCREASE 07/01/07	INCREASE 01/01/08	INCREASE 07/01/08
			TOTAL FEE	STEP 1 FEE AT CUM CPI	STEP 2 50% OF REMAINDER	STEP 3 25% OF REMAINDER	STEP 4 25% OF REMAINDER
<u>Drainage (FMC 17.95.030)</u>							
Single Family Residential	Unit	\$	850	\$ 639	\$ 106	\$ 53	\$ 53
Multi-Family Residential	Unit	\$	850	\$ 639	\$ 106	\$ 53	\$ 53
Mobile Dwellings	Unit	\$	850	\$ 639	\$ 106	\$ 53	\$ 53
Commercial Development/Office	Acre	\$	5,164	\$ 3,882	\$ 641	\$ 321	\$ 321
Industrial Development	Acre	\$	5,164	\$ 3,882	\$ 641	\$ 321	\$ 321
<u>Light Rail Impact Fee (FMC 10.50.040)</u>							
Single Family Residential	Unit	\$	594	\$ 489	\$ 52	\$ 26	\$ 26
Multi-Family Residential	Unit	\$	408	\$ 335	\$ 36	\$ 18	\$ 18
Mobile Dwellings	Unit	\$	408	\$ 335	\$ 36	\$ 18	\$ 18
Commercial Development/Office	Sq. Ft.	\$	0.189	\$ 0.156	\$ 0.016	\$ 0.008	\$ 0.008
Industrial Development	Sq. Ft.	\$	0.079	\$ 0.064	\$ 0.007	\$ 0.004	\$ 0.004
<u>Transportation Improvement Fee (FMC 12.04.060)</u>							
<i>Six Lanes Over River</i>							
Single Family Residential	Unit	\$	6,699	\$ 4,452	\$ 1,124	\$ 562	\$ 562
Multi-Family Residential	Unit	\$	4,689	\$ 3,116	\$ 786	\$ 393	\$ 393
Mobile Dwellings	Unit	\$	4,689	\$ 3,116	\$ 786	\$ 393	\$ 393
Commercial	Sq Ft.	\$	10.06	\$ 6.43	\$ 1.82	\$ 0.91	\$ 0.91
Industrial/Office	Sq Ft.	\$	4.37	\$ 2.79	\$ 0.79	\$ 0.39	\$ 0.39
Other	Sq Ft.	\$	4.37	\$ 2.79	\$ 0.79	\$ 0.39	\$ 0.39
Additional Land Uses							
High Trip Commercial	Sq Ft.	\$	40.05	\$ 6.43	\$ 16.81	\$ 8.41	\$ 8.41
Gas Stations ¹	Sq Ft.	\$	8,963	\$ 4,482	\$ 2,238	\$ 1,119	\$ 1,119
¹ Current per square foot, proposed per fueling station							

¹ Current per square foot, proposed per fueling station

City of Folsom
Impact and Connection Fee Implementation

		PROPOSED FEE	FEE 10/1/2006	INCREASE 07/01/07	INCREASE 01/01/08	INCREASE 07/01/08
FEE DESCRIPTION	BASIS	TOTAL FEE	STEP 1 FEE AT CUM CPI	STEP 2 50% OF REMAINDER	STEP 3 25% OF REMAINDER	STEP 4 25% OF REMAINDER
<u>Water Connection Fees (FMC 13.24.010)</u>						
Single Family Residential	Unit	\$ 2,750	\$ 2,750	\$ -	\$ -	\$ -
Multi-Family Residential	Unit	\$ 1,789	\$ 1,789	\$ -	\$ -	\$ -
Lexington Hills ¹	Unit	\$ 1,705	\$ 1,705	\$ -	\$ -	\$ -
Mobile Home	Unit	\$ 1,789	\$ 1,789	\$ -	\$ -	\$ -
¹ Lexington Hills receives a credit per developer agreement						
Commercial						
3/4" meter		\$ 2,750	\$ 1,817	\$ 467	\$ 233	\$ 233
1" meter		\$ 6,875	\$ 1,817	\$ 2,529	\$ 1,265	\$ 1,265
1 1/2" meter		\$ 13,750	\$ 4,086	\$ 4,832	\$ 2,416	\$ 2,416
2" meter		\$ 22,000	\$ 7,266	\$ 7,367	\$ 3,683	\$ 3,683
3" meter		\$ 44,000	\$ 16,351	\$ 13,824	\$ 6,912	\$ 6,912
4" meter		\$ 68,750	\$ 29,073	\$ 19,839	\$ 9,919	\$ 9,919
6" meter		\$ 137,500	\$ 65,409	\$ 36,045	\$ 18,023	\$ 18,023
8" meter		\$ 220,000	\$ 116,284	\$ 51,858	\$ 25,929	\$ 25,929
10" meter		\$ 316,250	\$ 210,381	\$ 52,934	\$ 26,467	\$ 26,467
<u>Sewer Connection Fees (FMC 13.25.010)</u>						
Single Family Residential	Unit	\$ 880	\$ 625	\$ 128	\$ 64	\$ 64
Multi-Family Residential	Unit	\$ 688	\$ 489	\$ 100	\$ 50	\$ 50
Lexington Hills ¹	Unit	\$ 686	\$ 395	\$ 145	\$ 73	\$ 73
Mobile Home	Unit	\$ 778	\$ 553	\$ 113	\$ 56	\$ 56
¹ Lexington Hills receives a credit of per developer agreement						
Commercial						
3/4" meter		\$ 880	\$ 625	\$ 128	\$ 64	\$ 64
1" meter		\$ 880	\$ 625	\$ 128	\$ 64	\$ 64
1 1/2" meter		\$ 1,762	\$ 1,251	\$ 255	\$ 128	\$ 128
2" meter		\$ 2,818	\$ 2,001	\$ 408	\$ 204	\$ 204
3" meter		\$ 5,285	\$ 3,753	\$ 766	\$ 383	\$ 383
4" meter		\$ 8,808	\$ 6,255	\$ 1,276	\$ 638	\$ 638
6" meter		\$ 17,617	\$ 12,511	\$ 2,553	\$ 1,277	\$ 1,277
8" meter		\$ 28,187	\$ 20,017	\$ 4,085	\$ 2,042	\$ 2,042
10" meter		\$ 40,518	\$ 28,774	\$ 5,872	\$ 2,936	\$ 2,936