

Agenda Item

DATE: November 4, 2022

TO: Templeton Community Services District Board of Directors

FROM: Jeff Britz, General Manager

SUBJECT: Annual Adjustments - Development Impact Fees
Resolution No. 28-2022

RECOMMENDED ACTION:

That the Board of Directors open the Public Hearing and take any testimony on the proposed annual adjustments to the Development Impact Fees. Following the Public Hearing, the Board, by motion, should approve Resolution No. 28-2022, amending the master fee schedule by revising the Development Impact Fees by the change in the Construction Cost Index of 5.7% for Water, Wastewater and Parks and Recreation, and by the change in the Consumer Price Index of 7.6% for Fire effective January 17, 2023.

FISCAL IMPACT:

A 5.7-7.6% increase in Impact Fee amounts charged.

BACKGROUND:

In 2018, the District performed a comprehensive Development Impact Fee Study, looking at Water, Wastewater, Fire, and Parks and Recreation Capital (Facility or Connection) Fees. The result, after months of study and review, was that the Board adopted a Final Impact Fee Study (less the Parks and Recreation component) on September 18, 2018 and a revised Study (including the Parks and Recreation component) on November 6, 2018.

Ordinance Nos. 2018-5, 2018-6, and 2018-7 were subsequently approved, setting new impact fees for Water, Wastewater, and Parks and Recreation, respectively. The Fire impact fee was reviewed, and a CPI adjustment was approved based on a previous calculation on September 18, 2018 as well.

The adopted Impact Fee Study included the recommendation to “Update fees by the annual change in the Engineering News Record Construction Cost Index, 20 Cities Average.”

The Fire Impact Fee is based on calculations approved by Ordinance Nos. 2002-3 and 2007-3. These ordinances specifically provided for the fee to be annually adjusted by the Consumer Price Index (CPI), as opposed to the Engineering News Record Construction Cost Index (CCI) which is to be used for the other fee types.

The Board approved adjustments to these fees on October 15, 2019, which took effect on January 1, 2020, on November 3, 2020, which took effect on January 4, 2021, and again on October 19, 2021, which took effect on January 1, 2022. It is now time to again consider an adjustment to the fees to take effect January 2023.

Using the most current information available, the CPI has increased by 7.6% over the prior 12 months ending August 31, 2021, while the CCI has increased 5.7% over the prior 12 months as of the October 2021 issue of Engineering News Record.

Using this information, it is recommended that the fees be adjusted as follow:

Type	Current Fee	Proposed Fee - effective January 17, 2023
Water	\$41,225 per Equivalent Dwelling Unit \$7,886 per Accessory Dwelling Unit	\$43,575 per Equivalent Dwelling Unit \$8,336 per Accessory Dwelling Unit
Wastewater	\$10,681 per unit of use \$6,675 per Accessory Dwelling Unit	\$11,290 per unit of use \$7,055 per Accessory Dwelling Unit
Fire	\$.81 per square foot - single story \$1.49 per square foot, multi-story	\$.87 per square foot - single story \$1.60 per square foot, multi-story
Parks and Recreation	\$6,061 per Residential Unit \$4,456 per Accessory Dwelling Unit \$.46 per square foot - Office Professional \$.26 per square foot - Service or Retail \$.19 per square foot - Industrial	\$6,406 per Residential Unit \$4,710 per Accessory Dwelling Unit \$.49 per square foot - Office Professional \$.28 per square foot - Service or Retail \$.20 per square foot - Industrial

Some types of development impact fees require 60 days after adoption before they can become effective, while water and sewer connection fees can become effective after only 30 days. Should the Board take action on the proposed increases on Tuesday, all of these requirements will have been met by making the effective date January 17, 2023.

As required by the Government Code, a Public Hearing has been noticed for the proposed annual adjustment.

RESOLUTION NO. 28-2022

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
TEMPLETON COMMUNITY SERVICES DISTRICT
AMENDING MASTER SCHEDULE OF FEES AND CHARGES**

WHEREAS, on September 18 and November 6, 2018, the District Board adopted a new Development Impact Fee Study and updated fees; and

WHEREAS, on October 15, 2019, the District Board adopted Resolution No. 14-2019; and

WHEREAS, on November 2, 2020, the District Board adopted Resolution No. 25-2020; and

WHEREAS, on October 19, 2021, the District Board adopted Resolution No. 19-2021

WHEREAS, the District Board adopted Ordinance No. 2019-6 readopting existing fees and charges imposed by the District in a Master Schedule of Fees and Charges in a single document, and amended to include those enacted by Ordinance No. 2018-7, Resolution No. 18-2019, and Resolution No. 2-2020; and Resolution No. 20-2020; and

WHEREAS, the District has noticed a Public Hearing as required by Gov. Code Section 66018; and

WHEREAS, the Board considered any and all comments received before and during the public hearing; and

WHEREAS, the annual change in Engineering News Record Construction Cost Index, 20 Cities Average effective October 2022 is 5.7%; and

WHEREAS, the annual change in the Consumer Price Index effective August 31, 2021 is 7.6%; and

WHEREAS, the Board now desires to amend the Templeton Community Services District Master Schedule of Fees and Charges to amend the Development Impact Fees by the amount of the Construction Cost Index for Water, Wastewater and Parks and Recreation and by the Consumer Price Index for Fire.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Templeton Community Services District as follows:

1. The recitals set forth above are true and correct and are incorporated into the body of this resolution by this reference.
2. The District's Master Schedule of Fees and Charges showing all rates, fees and charges imposed by the District in a single document, including those enacted by Ordinance No. 2018-7, Resolution No. 18-2019, Resolution No. 2-2020, and Resolution No. 20-2020 is hereby amended and adopted as shown in Exhibit A, which is attached to and made a part of this Resolution.
3. The Board authorizes and directs the General Manager and staff to take all actions necessary to publish the Master Schedule of Fees and Charges, post it on the District's website and make it available to ratepayers, users of District services, and the public in accordance with the authority granted by this resolution.
4. Except as modified by Ordinance No. 2019-6, Resolution No. 18-2019, Resolution No. 2-2020, Resolution No. 20-2020 and this resolution, all affected District codes, ordinances, regulations and policies shall remain in full force and effect.
5. This Resolution shall take effect immediately.

PASSED AND ADOPTED by the Board of Directors of the Templeton Community Services District at a regular meeting of the Board on November 15, 2022, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

TEMPLETON COMMUNITY SERVICES DISTRICT

By: _____
Debra Logan
President, Board of Directors

ATTEST:

By: _____
Keri Dodson
Board Clerk

**EXHIBIT A
 TEMPLETON COMMUNITY SERVICES DISTRICT
 MASTER SCHEDULE OF FEES AND CHARGES**

Administrative

Returned Check Fee-per check	\$ 30.00
Account Opening Fee	\$ 10.00
Photocopy Fee- per page	\$ 0.10
Disconnect Warning Hanger Fee	\$ 9.50
Reconnection Charge/Disconnect Fee	\$ 50.00
Penalty charge for the first month that the charge is delinquent. Thereafter, an additional penalty of one percent (1%) per month will be added to all delinquent charges until charges have been paid.	10%
Revised Assessment Fee- Any charge referred to the County Auditor that is revised or removed from the tax roll after being submitted by the District.	\$ 36.00
Board Room rental during office hours/hr. Public purpose or private/profit groups	\$ 12.00
Board Room rental after office hours/hr. Public purpose groups	\$ 15.00
Private/profit groups	\$ 20.00
Board Room security deposit	\$ 200.00
Non-Refundable reservation deposit	\$ 40.00
Projector fee- per day	\$ 10.00
Admin. fee - processing refunds per water/sewer unit	\$ 500.00
Admin. fee - prepare and process CFD Annexation	\$ 805.00

For actual cost-

Staff Time- Based upon the current loaded employee rate

Equipment Rental- Based upon the current Caltrans rental rate in effect at the time

Water

Base Rate **Rates change Oct 22 of each year

Meter Size	2019	2020	2021	2022
5/8" or 3/4"	\$ 26.82	\$ 27.74	\$ 28.71	\$ 29.68
1"	\$ 37.90	\$ 39.19	\$ 40.54	\$ 41.89
1.5"	\$ 65.60	\$ 67.80	\$ 70.13	\$ 72.43
2" & Hydrant	\$ 98.84	\$ 102.14	\$ 105.63	\$ 109.07
3"	\$ 187.48	\$ 193.72	\$ 200.29	\$ 206.77
4"	\$ 287.20	\$ 296.74	\$ 306.79	\$ 316.69
6"	\$ 564.20	\$ 582.90	\$ 602.63	\$ 622.03
Private Fire	\$ 287.20	\$ 296.74	\$ 306.79	\$ 316.69

Usage Rate

Tier 1: 0-10	\$ 1.30	\$ 1.33	\$ 1.37	\$ 1.41
Tier 2: 11-14	\$ 2.59	\$ 2.64	\$ 2.70	\$ 2.76
Tier 3: 15-20	\$ 2.99	\$ 3.14	\$ 3.29	\$ 3.45
Tier 4: 21+	\$ 3.71	\$ 3.89	\$ 4.08	\$ 4.28

Drought Rates* - Applicable to a Level 3 water cutback as declared by TCS D

Tier 1: 0-10	\$ 1.61	\$ 1.65	\$ 1.69	\$ 1.73
Tier 2: 11-14	\$ 3.05	\$ 3.08	\$ 3.12	\$ 3.17
Tier 3: 15-20	\$ 3.22	\$ 3.37	\$ 3.54	\$ 3.71
Tier 4: 21+	\$ 4.77	\$ 4.99	\$ 5.24	\$ 5.50

		Eff. Jan 17, 2023
Water Impact Fee- Res & Com./575 gpd	\$41,225.00	\$43,575.00
ADU Water Impact Fee	\$7,886.00	\$8,336.00
Water Availability Letter	\$ 118.00	
Will Serve Letter Application	\$ 350.00	
Minimum Plan Review	\$ 75.00	
Back Flow Prevention Fee- per month	\$ 1.00	
Underground Inspection Fee	\$ 280.00	
Deposit- Construction Fire Hydrant Meter	\$ 750.00	
Fire Hydrant Installation Fee	\$ 20.00	
One-time Administrative Fee	\$ 30.00	
Riparian Agreement- Actual cost/deposit required		
Mainline Extension Agreement-Actual cost/deposit required		
New Meter Installation 5/8"-1"	\$ 750.00	
New Meter Installation- 1.5"-2"	\$ 1,000.00	
Existing Meter Upsize Installation 5/8"to 1"	\$ 100.00	
Existing Meter Upsize Installation 5/8"to 1.5"	\$ 425.00	
Existing Meter Upsize Installation 5/8"to 2"	\$ 535.00	
Installation of add'l meter in order to split service into two metered connections. Plus \$375 for ea. Add'l meter installed	\$ 750.00	
Water Conservation Retrofit Program Fee- 3 units or less.	\$ 400.00	
Water Conservation Retrofit Program Fee- more than 3 units.	\$ 800.00	

SEWER

**Rates change Oct 22 of each year

	2019	2020
Monthly Charge	\$65.32	\$75.34

	2019	2020
Monthly Base Fee	\$65.32	\$75.34
\$/HCF over 5 units	\$5.90	\$6.66

Eff. Jan 17, 2023

Sewer Impact Fee- Residential & Commercial/176 gpd	\$10,681.00	\$11,290.00
ADU Sewer Impact Fee	\$6,675.00	\$7,055.00
Underground Inspection Fee	\$ 280.00	

DRAINAGE

Drainage Facility Fees- Area 1 per Master Plan/acre	\$ 940.00
Drainage Facility Fees- North Main St. Industrial Area/acre	\$ 1,500.00
Drainage Maintenance Fee-Per residence or 7,500 sf of developed area/month	\$ 1.60

SOLID WASTE *On April 1 of each year through 2027 the Solid Waste Rates will be adjusted by the percentage change in the Los Angeles-Long Beach-Anaheim, California Consumer Price Index for All Urban Consumers for the prior calendar year, as reported by the Bureau of Labor Statistics of the United States Department of Labor.

Service	Effective July 1, 2022
Residential ¹	
32 gal cart - 1/week	\$37.60
65 gal cart - 1/week	\$53.05
95 gal cart - 1/week	\$58.66
Commercial	
32 gal cart - 1/week	\$36.29
65 gal cart - 1/week	\$51.44
95 gal cart - 1/week	\$56.94
1.5 yd bin - 1/week	\$128.19
1.5 yd bin - 2/week	\$237.06
1.5 yd bin - 3/week	\$346.23
1.5 yd bin - 4/week	\$455.29
1.5 yd bin - 5/week	\$564.28
2 yd bin - 1/week	\$145.25
2 yd bin - 2/week	\$270.44
2 yd bin - 3/week	\$395.55
2 yd bin - 4/week	\$521.21
2 yd bin - 5/week	\$646.61

3 yd bin - 1/week	\$179.84
3 yd bin - 2/week	\$337.76
3 yd bin - 3/week	\$495.62
3 yd bin - 4/week	\$658.05
3 yd bin - 5/week	\$817.69
4 yd bin - 1/week	\$214.66
4 yd bin - 2/week	\$410.09
4 yd bin - 3/week	\$600.31
4 yd bin - 4/week	\$794.29
4 yd bin - 5/week	\$985.95
6 yd bin - 1/week	\$269.96
6 yd bin - 2/week	\$515.21
6 yd bin - 3/week	\$699.25
6 yd bin - 4/week	\$1,020.12
6 yd bin - 5/week	\$1,268.93
Rent-A-Bin	
2 yd bin	\$74.18
3 yd bin	\$94.23
Organics Recycling	
65 GA Cart - 1/week	\$63.63
65 GA Cart - 2/week	\$117.71
65 GA Cart - 3/week	\$171.79
1.5 yd bin - 1/week	\$183.73
1.5 yd bin - 2/week	\$349.81
2 yd bin - 1/week	\$200.31
2 yd bin - 2/week	\$383.39
Contaminated Load	\$41.67
On-Call Service	
2 yd bin/monthly ²	\$23.61
3 yd bin/monthly ³	\$31.96
Roll-Off ⁴	
10-15 yard	\$117.72
25 yard	\$130.79
40 yard	\$143.87
Additional Charges	

Appliances	\$30.58
Container Pick Up	\$49.17
Container Delivery	\$49.17
Drive in 100-200'	\$4.46
Drive in 200-300'	\$8.91
Drive in over 300'	\$12.89
Extra Pick Up/Call In	\$4.85
Extra Pick Up/Driver	\$4.85
Extra Yard/Call In	\$12.77
Extra Yard/Driver	\$12.77
Go Back/Commercial (if vehicle still on route)	\$8.16
Go Back/Residential (if vehicle still on route)	\$5.12
Labor/Per Hour	\$84.98
Lock Bar	\$37.02
Lock Bar, Lock & Key	\$44.47
Mattress/Full	\$28.35
Mattress/King-Queen	\$31.07
Mattress/Twin	\$24.09
Pull-Out Fee	\$4.97
Refrig/Freezer	\$59.84
Returned Check Charge	\$15.65
Tire	\$7.12
Tire W/rim	\$9.85
Unret'd 35g Cart	\$59.21
Unret'd 65g Cart	\$81.52
Unret'd 95g Cart	\$88.75
Walk in Service	\$3.03
Add'l GW cart (residential only)	\$11.26
Add'l REC cart	\$9.41
Unlocking Fee	\$1.83
Violation Notice Fee	\$11.17

¹ Includes 95 gallon recycling and green waste/organic cart; smaller carts at same rate available if requested
² Plus dump fee (\$70.83, proposed \$74.18)
³ Plus dump fee (\$90.04, proposed \$94.23)
⁴ Plus dump, IWMA and franchise fees

FIRE

		Eff. Jan 17, 2023
Fire Capital Facilities Charge Res* & Com/sf single story and <18'	\$ 0.81	\$ 0.87

two story or >18' * ADUs less than 750 sf are exempt from the Fire Capital Facilities Charge	\$ 1.49	\$ 1.60
Residential Fire Sprinkler System Review & Inspection		
<5,000 SF	\$ 140.00	
>5,000 SF	\$ 175.00	
Additional Inspection-minimum charge	\$ 70.00	
Fire Plan Review (up to 5,000 SF)	\$ 175.00	
Fire Plan Review (over 5,000 SF)	\$50.00 + \$.025 per SF	

Commercial Fire Sprinkler Review & Inspection

Square Footage	Initial 3 Inspections	Add'l Inspection
1-26,000 sf	\$ 245.00	\$ 70.00
26,001-52,000 sf	\$ 280.00	\$ 105.00
52,001-78,000 sf	\$ 315.00	\$ 140.00
78,001-104,000 sf	\$ 350.00	\$ 175.00
104,001-130,000 sf	\$ 385.00	\$ 210.00
130,001-156,000 sf	\$ 420.00	\$ 245.00
156,001-182,000 sf	\$ 455.00	\$ 280.00
182,001-208,000 sf	\$ 490.00	\$ 315.00
208,001-234,000 sf	\$ 525.00	\$ 350.00
234,001-260,000 sf	\$ 560.00	\$ 385.00
260,001-286,000 sf	\$ 595.00	\$ 420.00
286,001-312,000 sf	\$ 630.00	\$ 455.00

Residential Fire Capital fee prior to January 21, 1991/mo.	\$ 0.84
Commercial Fire Capital Fee prior to January 21, 1991 for every 1,800 sf of constructed space/mo.	\$ 0.84
Hood System- Review of Plans	\$ 70.00
Project Consultation-30 min increments/hr.- 1 hr. minimum	\$ 70.00
Commercial- On Site Fire Line Underground Inspection	\$ 280.00
Commercial Monitoring and Alarm Systems	\$ 70.00
Title 19 SFM Fire Clearance Inspection/Licensed Care Inspection/hr.-1 hr. minimum	\$ 70.00
Fire Hydrant Flow Test-30 min increments/hr.- 1 hr. minimum	\$ 70.00
Tent Permit/Inspection Fee/hr.- 1 hr. minimum	\$ 70.00
False Alarm Fee/incident- on the 4th within 12-month period	\$ 144.00
Firefighter Standby Fee/hr.- 1 hr. minimum	\$ 144.00
Fireworks Permit Fee	\$ 1,427.25
Fireworks Clean-Up Deposit	\$ 500.00

Community Facilities District (CFD) Annexation- Actual cost/deposit required	
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PARKS AND RECREATION

		Eff. Jan 17, 2023
Park Facility Fee-Residential	\$ 6,061.00	\$ 6,406.00
ADU* Park Facility Fee <i>* ADUs less than 750 sf are exempt from the Park Facility Fee</i>	\$ 4,456.00	\$ 4,710.00
Park Facility Fee- Office/sf	\$ 0.46	\$ 0.49
Park Facility Fee- Service/Retail/sf	\$ 0.26	\$ 0.28
Park Facility Fee- Industrial/sf	\$ 0.19	\$ 0.20
Community Center Rental- Private/For Profit Group		
First 4 Hours	\$ 175.00	
Each Additional Hour/hr.	\$ 35.00	
Renter Resides Outside TCSD Boundaries	\$ 15.00	
Community Center Rental- Public Purpose Group/hr.	\$ 18.00	
Inspection Fee	\$ 30.00	
Projector Fee/per day	\$ 10.00	
Kitchen Use Fee/hr.	\$ 15.00	
Security/Cleaning Deposit		
Meeting with No Food or Alcohol	\$ 200.00	
For Social/Dining Without Alcohol	\$ 300.00	
For Social/Dining with Alcohol	\$ 500.00	
Non-Refundable Reservation Deposit	\$ 40.00	
Community Center Inspection Fee	\$ 30.00	
Sports		
Out of District Fee- But Within TUSD District	\$ 15.00	
Out of District Fee - Outside TUSD District	\$ 25.00	
Late Registration Fee	\$ 15.00	
Registration Refund Fee	\$ 15.00	
Youth Center Rental		
Community Class Rate/hr.	\$ 20.00	
Non-Profit Youth Org. (<30 people)/hr.	\$ 20.00	
Non-Profit Youth Org. (>30 people)/hr.	\$ 30.00	

Public Purpose or private/profit- 4 hr. minimum	\$ 150.00
Each additional hour/ \$200 security deposit	\$ 30.00
Tutoring Room	
1-2 Children/hr.-1 hr. minimum	\$ 10.00
3-6 Children/hr.- 1 hr. minimum	\$ 15.00
7-30 Children/hr.-1 hr. minimum	\$ 20.00

Templeton Library Book Room/hr.	\$ 5.50
Tom Jermin Park Rental Playground Area/Upper play field/hr.	\$ 25.00
Sports Field-per field/hr.	\$ 25.00
Evers Sports Park Rental Sports Field-no lights/hr.	\$ 25.00
Sports Field-with lights/hr.	\$ 60.00