



City of Brawley

City Council
March 7, 2023
Agenda Item No. 3c

STAFF REPORT

To: City Council
From: Silvia Luna, Finance Manager
Prepared by: Silvia Luna, Finance Manager
Subject: Fiscal year 2021/22 Development Impact Fee Reports

RECOMMENDATION:

Receive and file the fiscal year 2021/22 Development Impact Fee Reports

BACKGROUND INFORMATION:

Development Impact Fees (DIF) are imposed on new construction to help offset impacts created by new development on City facilities and infrastructure. The State Mitigation Fee Act requires the City to annually report on the receipts and expenditures of DIF Funds for the last five years within 180 days of the close of the fiscal year. The City must use, or pledge to use, the developer fees on City facilities and infrastructure within five years of receipt; or present findings if that was not the case.

The required analysis has been completed (Attachment 1) and in all cases the City has complied with the time limit to expend or commit fees for future projects. The City has two development project category fees subject to State requirements: Infrastructure and Development Impact Fees (DIF). Annually, the City reports on the following:

- Brief description on the type of fee in the account or fund;
- Amount of the fee;
- Beginning and ending balance of the account or fund;
- Amount of fees collected and interest earned;
- Each public improvement on which fees were expended, the amount of expenditures, and total percentage of the project completed and costs funded with the fee;
- Description of each inter-fund transfer, loan, and the public improvement funded.

Each year these reports are also provided to the Desert Valley Builders Association (DVBA), the Coalition of Labor Agriculture and Business, and The Gas Company for review and comment.

FISCAL IMPACT:

None to receive and file the annual report.

ALTERNATIVES:

No alternatives are recommended. These annual reports are a requirement of Government Code § 66006.

ATTACHMENTS:

- 1. 2021/22 Development Impact Fee Report

REPORT COORDINATED WITH (other than person preparing the staff report):

None.

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Tyler Salcido, City Manager

Status – Date of Status

Approved – 03/03/2023

City of Brawley

General Government Facilities Impact Fee, Fund 451
 Government Code 66000 Calculation
 FY 2021-2022

The General Government Services Facilities includes those facilities used by the City to provide basic governmental services and public facilities maintenance services, exclusive of public safety.

Land Use	Fee Amount
Single Family	\$180.18 per unit
Mutli-Family	\$135.30 per unit
Commercial	\$189.09 per 1,000 bldg.sq.ft.
Industrial	\$48.51 per 1,000 bldg. sq. ft.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		103,474	
Interest income		(3,106)	
Miscellaneous Revenue		2,125	
Total Sources		102,493	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment		0	
Total Uses		0	
Total Available	\$ 140,121	\$ 102,493	\$ 242,614

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	5,667
Revenues Collected from 2019	27,453
Revenues Collected from 2020	11,467
Revenues Collected from 2021	24,125
Revenues Collected from 2022	102,493
Total Ending Fund Balance	171,205
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
Vehicles	\$ -	20%	100%
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
City Hall Computer System	\$ -	0%	34%
Upgrade Public Works Fiber Optics	-	0%	34%
Vehicle Maintenance Shop Computer Acquisition	-	0%	34%
Shop Restroom Expansion	-	0%	34%
Engineering Vehicle Acquisition	-	23%	100%
Public Works Parking Lot Paving	-	0%	34%
Planning IT Equipment Acquisition	-	0%	34%
FY 2022/23 budget	113,000		
Total Anticipated Future Projects	\$ 113,000		

In FY 2020/21 this fund was seperated so that each DIF fund could have it's own Fund, therefore, the reconciled balances at FY ending 2019/20 and activity in FY 2020/21 were transferred into the individually created DIF Funds. This allows the City to report activity easier, reconcile balances quickly, and increase transparency over the collection and use of these funds.

City of Brawley

Police Facilities Impact Fee, Fund 452
 Government Code 66000 Calculation
 FY 2021-2022

The Police Facilities includes those facilities used by the City. In order to serve new development through build out, the City identified the need for one additional police station, one police substation, police vehicles, communication center and equipment, and police equipment.

Land Use	Fee Amount
Single Family	\$239.25 per unit
Mutli-Family	\$179.52 per unit
Commercial	\$251.13 per 1,000 bldg.sq.ft.
Industrial	\$64.35 per 1,000 bldg. sq. ft.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		137,399	
Interest income		(3,211)	
Total Sources		134,188	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment		31,616	
Total Uses		31,616	
Total Available	\$ 129,838	\$ 102,572	\$ 232,410

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	7,497
Revenues Collected from 2019	34,167
Revenues Collected from 2020	15,004
Revenues Collected from 2021	31,836
Revenues Collected from 2022	134,188
Total Ending Fund Balance	222,692
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
Vehicles	\$ -	38%	100%
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
Communications Center Working Console	31,616	87%	34%
Communications Center Radio and Computer System Hardware	-		34%
Portable Officer Radios	-		100%
Anti-Crime Camera Surveillance System Procurement and Installation	-		34%
Evidence and Property Room Renovation	-	15%	34%
FY 2022/23 budget	185,000		
Total Anticipated Future Projects	216,616		

No loans or transfers were made from this fund in FY 2020/21.

City of Brawley

Fire Facilities Impact Fee, Fund 453
 Government Code 66000 Calculation
 FY 2021-2022

The Fire Facilities includes those facilities used by the City to protect life and property. The City identifies the need for additional fire protection facilities, equipment, and fire fighters as build out of the community occurs. In order to serve new development through build out in Brawley, the City identified the need for one new fire station, one new fire substation, and fire vehicles.

Land Use	Fee Amount
Single Family	\$224.40 per unit
Mutli-Family	\$168.30 per unit
Commercial	\$235.29 per 1,000 bldg.sq.ft.
Industrial	\$60.39 per 1,000 bldg. sq. ft.

The fee is based upon the attached formula and data sheet and varies from project to project.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		128,864	
Interest income		(2,792)	
Total Sources		126,071	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses		0	
Total Available	\$ 95,849	\$ 126,071	\$ 221,920

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	6,827
Revenues Collected from 2019	31,446
Revenues Collected from 2020	12,714
Revenues Collected from 2021	57,060
Revenues Collected from 2022	126,071
Total Ending Fund Balance	234,118
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
None	\$ -		
	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
Main Fire Station (Upgrade)	\$ -		34%
FY 2022/23 budget	203,000		
Total Anticipated Future Projects	\$ 203,000		

No loans or transfers were made from this fund in FY 2020/21.

City of Brawley

Animal Control Facilities Impact Fee, Fund 454
 Government Code 66000 Calculation
 FY 2021-2022

The Animal Control Facilities includes those facilities used by the City to provide basic animal control services.

Land Use	Fee Amount
Single Family	\$10.89 per unit
Mutli-Family	\$8.25 per unit
Commercial	\$11.55 per 1,000 bldg.sq.ft.
Industrial	\$2.97 per 1,000 bldg. sq. ft.

The fee is based upon the attached formula and data sheet and varies from project to project.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		6257.17	
Interest income		-153.19	
Total Sources		6,104	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses		0	
Total Available	5,857	6,104	11,961

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	353
Revenues Collected from 2019	2,092
Revenues Collected from 2020	625
Revenues Collected from 2021	2,844
Revenues Collected from 2022	6,104
Total Ending Fund Balance	12,018
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities Actual Expenses			
Capital Improvement Facilities	FY 2021-2022	% Complete	% funded with fee
None	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
Animal Holding Facility	\$ -		34%
FY 2022/23 budget	3,000		
Total Anticipated Future Projects	\$ 3,000		

No loans or transfers were made from this fund in FY 2020/21.

City of Brawley

Transportation Facilities Impact Fee, Fund 455
 Government Code 66000 Calculation
 FY 2021-2022

Transportation Facilities includes infrastructure necessary to provide safe and efficient vehicular access throughout the City. In order to meet the transportation demand of new development through buildout, the City identified the need for new road construction and equipment.

Land Use	Fee Amount
Single Family	\$1,836.45 per unit
Muti-Family	\$1,285.68 per unit
Commercial	\$5,642.34 per 1,000 bldg.sq.ft.
Industrial	\$938.19 per 1,000 bldg. sq. ft.

The fee is based upon the attached formula and data sheet and varies from project to project.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		258,662	
Interest income		(11,546)	
Miscellaneous Revenue		250,761	
Total Sources		497,877	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction		0	
Equipment			
Total Uses		0	
Total Available	413,439	497,877	911,316

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	66,887
Revenues Collected from 2019	356,803
Revenues Collected from 2020	92,520
Revenues Collected from 2021	244,733
Revenues Collected from 2022	497,877
Total Ending Fund Balance	1,258,820
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
Wildcat Drive Improvements	\$ -	74%	44%
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
Downtown Redevelopment Project	\$ -		23%
Wildcat Drive Improvements, 2019-04	-	13%	12%
FY 2022/23 budget	197,749		
Total Anticipated Future Projects	\$ 197,749		

City of Brawley

Water Capacity, Fund 456
 Government Code 66000 Calculation
 FY 2021-2022

The purpose of the Water Capacity Charge is to mitigate the impact of a growth in customers (i.e., new service connections) to the City's existing public water system. The charge is directly related to the need for expanded water service capacity caused by development.

Land Use	Fee Amount
5/8 x 3/4 inch per water meter	\$ 5,275.90
3/4 inch per water meter	\$ 7,914.20
1 inch per water meter	\$ 13,190.10
1 1/2 inch per water meter	\$ 26,379.50

The fee is based upon the attached formula and data sheet and varies from project to project.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer/Capacity fees		393,056	
Interest income		(41,231)	
Miscellaneous Revenue			
Total Sources		351,825	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses		0	
Total Available	2,571,340	351,825	2,923,165

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	79,680
Revenues Collected from 2019	498,732
Revenues Collected from 2020	321,129
Revenues Collected from 2021	1
Revenues Collected from 2022	351,825
Total Ending Fund Balance	1,251,367
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
None	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
Water Treatment Pond Liner Replacement, 2021-14	\$ -		100%
Wildcat Drive Improvements, 2019-04	-		7%
Install automatic flusher station at SDSU, 2021-16	-		100%
FY 2022/23 budget	853,000		
North end water infrastructure project			
Total Anticipated Future Projects	\$ 853,000		

No loans or transfers were made from this fund in FY 2020/21.

City of Brawley

Wastewater Capacity, Fund 457
 Government Code 66000 Calculation
 FY 2021-2022

The purpose of the Wastewater Capacity Charge is to mitigate the impact of a growth in customers (i.e., new service connections) to the City's existing public wastewater system. The charge is directly related to the need for expanded wastewater service capacity caused by development.

Land Use	Fee Amount
5/8 x 3/4 inch per water meter	\$ 4,279.80
3/4 inch per water meter	\$ 6,451.20
1 inch per water meter	\$ 10,752.00
1 1/2 inch per water meter	\$ 21,504.00

The fee is based upon the attached formula and data sheet and varies from project to project.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer/Capacity fees		319,003	
Interest income		(37,703)	
Total Sources		281,299	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses		0	
Total Available	2,377,103	281,299	2,658,402

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	77,195
Revenues Collected from 2019	482,645
Revenues Collected from 2020	214,364
Revenues Collected from 2021	612,284
Revenues Collected from 2022	281,299
Total Ending Fund Balance	1,667,787
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
None	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
Sanitary Sewer Replacement Plan	\$ -		31%
Greenhouse Expansion	-		100%
Second Centrifuge	-		100%
North end water infrastructure project	-		
FY 2022/23 budget	3,000		
Total Anticipated Future Projects	\$ 3,000		

No loans or transfers were made from this fund in FY 2020/21.

City of Brawley

Storm Water Facilities Facilities Impact Fee, Fund 458

Government Code 66000 Calculation

FY 2021-2022

The Storm Water Facilities include facilities necessary to ensure proper collection of storm water throughout the City. In order to meet the necessary protection levels from storm water runoff generated by new development through build out, the City identified the need for certain storm water facilities.

Land Use	Fee Amount
Single Family	\$93.39 per unit
Mutli-Family	\$47.52 per unit
Commercial	\$66.99 per 1,000 bldg.sq.ft.
Industrial	\$53.13 per 1,000 bldg. sq. ft.

The fee is based upon the attached formula and data sheet and varies from project to project.

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		52,806	
Interest income		(1,395)	
Total Sources		51,411	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses			
Total Available	56,617	51,411	108,028

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	3,352
Revenues Collected from 2019	10,379
Revenues Collected from 2020	5,257
Revenues Collected from 2021	13,499
Revenues Collected from 2022	51,411
Total Ending Fund Balance	83,898
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
None	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
N. Imperial Avenue Storm Drain Extension	\$ -		100%
Wildcat St. Construction Improvements, 2019-04			7%
North end water infrastructure project			
FY 2022/23 budget	3,000		
Total Anticipated Future Projects	\$ 3,000		

City of Brawley

Parks and Recreation Facilities Impact Fee, Fund 459
 Government Code 66000 Calculation
 FY 2021-2022

The Parks and Recreation Facilities will serve the residents of Brawley by providing facilities for recreation while enhancing the community's appeal and quality of life. The Parks and Recreation Facilities fee finances the acquisition of new park facilities to serve new residential development through buildout.

Land Use	Fee Amount
Single Family	\$1,096.26 per unit
Mutli-Family	\$822.03 per unit
Commercial	N/A
Industrial	N/A

Fee amount/schedule by type

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		64,679	
Interest income		(6,034)	
Total Sources		58,646	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment		4,700	
Total Uses		4,700	
Total Available	376,760	53,946	430,706

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	28,228
Revenues Collected from 2019	126,661
Revenues Collected from 2020	62,856
Revenues Collected from 2021	150,638
Revenues Collected from 2022	58,646
Total Ending Fund Balance	427,029
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
Vehicle	\$ -	20%	100%
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
Pat Williams Park Shelter Project	\$ -		100%
Park Play Equipment	-		100%
FY 2022/23 budget	363,000		
ADA pool lift chair	4,700	100	43.00%
Total Anticipated Future Projects	\$ 367,700		

No loans or transfers were made from this fund in FY 2020/2021

City of Brawley

Library Facilities Impact Fee, Fund 460
 Government Code 66000 Calculation
 FY 2021-2022

The Library Facilities will serve the residents of Brawley by promoting literacy and learning, as well as, providing an improved quality of life. The Library Facilities fee finances the expansion of existing library facilities and the acquisition of new library volumes.

Land Use	Fee Amount
Single Family	\$281.82 per unit
Mutli-Family	\$211.53 per unit
Commercial	N/A
Industrial	N/A

Account Description	Beginning Fund Balance	FY 2021-2022	Ending Fund Balance
Revenues & Other Sources			
Developer fees		153,966	
Interest income		(4,082)	
Total Sources		149,884	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Books		5,775	
Total Uses		5,775	
Total Available	169,407	144,109	313,516

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2018	12,631
Revenues Collected from 2019	33,325
Revenues Collected from 2020	17,047
Revenues Collected from 2021	39,772
Revenues Collected from 2022	149,884
Total Ending Fund Balance	252,659
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2021-2022	% Complete	% funded with fee
None	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2022-23	% Complete	% funded with fee
Library Books	\$ 5,775	73%	34%
Library Restroom Reconfiguration (Modernize/Upgrad	-		100%
FY 2022/23 budget	28,000		
Total Anticipated Future Projects	\$ 33,775		