

City of Brawley

City Council

May 07, 2024

Agenda Item No 4c



4C

STAFF REPORT

To: City Council
From: Silvia Luna, Interim Finance Director
Prepared by: Silvia Luna, Interim Finance Director
Subject: Fiscal year 2022/23 Development Impact Fee Reports

RECOMMENDATION:

Receive and file the fiscal year 2022/23 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. 2022/2023 Development Impact Fee Report

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

Staff, Title or Consultant, Agency

Veronica Alvarado, Temporary Assistant Finance Director, ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Tyler Salcido, City Manager

Silvia Luna, Finance Director

Status – Date of Status

Approved - 5/3/2024

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City of Brawley

General Government Facilities Impact Fee, Fund 451
 Government Code 66000 Calculation
 FY 2022-2023

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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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer fees		122,630	
Interest income		722	
Miscellaneous Revenue			
Total Sources		123,352	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment		0	
Total Uses		0	
Total Available	\$ 242,614	\$ 123,352	\$ 365,966

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	27,453
Revenues Collected from 2020	11,467
Revenues Collected from 2021	24,125
Revenues Collected from 2022	102,493
Revenues Collected from 2023	123,352
Total Ending Fund Balance	288,890
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
Vehicles	\$ -	20%	100%
Total	\$ -		

Anticipated Future Projects	FY 2023-24	% 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 2023/24 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.

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
Muti-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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer fees		162,826	
Interest income		713	
Total Sources		163,539	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction		9,121	
Equipment		4,572	
Total Uses		13,693	
Total Available	\$ 232,410	\$ 149,845	\$ 382,255

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	34,167
Revenues Collected from 2020	15,004
Revenues Collected from 2021	31,836
Revenues Collected from 2022	134,188
Revenues Collected from 2023	163,539
Total Ending Fund Balance	378,734
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
Communications Center Working Console	4,572	100%	34%
Evidence and Property Room Renovation	9,121	33%	34%
Vehicles	-	38%	100%
Total	\$ 13,693		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
Communications Center Working Console		100%	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	140,879	33%	34%
Community Outreach Conference Rooms	120,000		
FY 2023/24 budget - Other Fees	3,000		
Total Anticipated Future Projects	263,879		

City of Brawley

Fire Facilities Impact Fee, Fund 453
 Government Code 66000 Calculation
 FY 2022-2023

4c.1

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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer fees		152,723	
Interest income		712	
Total Sources		153,435	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses		0	
Total Available	\$ 221,920	\$ 153,435	\$ 375,355

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	31,446
Revenues Collected from 2020	12,714
Revenues Collected from 2021	57,060
Revenues Collected from 2022	126,071
Revenues Collected from 2023	153,435
Total Ending Fund Balance	380,726
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
None	\$ -		
	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
Main Fire Station (Upgrade)	\$ 300,000		34%
FY 2023/24 budget- Other Fees	3,000		
Total Anticipated Future Projects	\$ 303,000		

No loans or transfers were made from this fund in FY 2022/23.

City of Brawley

Animal Control Facilities Impact Fee, Fund 454
 Government Code 66000 Calculation
 FY 2022-2023

4c.1

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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer fees		7415.91	
Interest income		37.35	
Total Sources		7,453	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses		0	
Total Available	11,961	7,453	19,414

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	2,092
Revenues Collected from 2020	625
Revenues Collected from 2021	2,844
Revenues Collected from 2022	6,104
Revenues Collected from 2023	7,453
Total Ending Fund Balance	19,118
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities Actual Expenses			
Capital Improvement Facilities	FY 2022-2023	% Complete	% funded with fee
None	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
Animal Holding Facility	\$ -		34%
FY 2023/24 budget- other Fees	3,000		
Total Anticipated Future Projects	\$ 3,000		

No loans or transfers were made from this fund in FY 2022/23.

City of Brawley

Transportation Facilities Impact Fee, Fund 455
 Government Code 66000 Calculation
 FY 2022-2023

4C.1

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
Mutli-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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer fees		122,384	
Interest income		1,894	
Miscellaneous Revenue			
Total Sources		124,278	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction		0	
Equipment			
Total Uses		0	
Total Available	911,316	124,278	1,035,594

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	356,803
Revenues Collected from 2020	92,520
Revenues Collected from 2021	244,733
Revenues Collected from 2022	497,877
Revenues Collected from 2023	124,278
Total Ending Fund Balance	1,316,211
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
Wildcat Drive Improvements	\$ -	74%	44%
Total	\$ -		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
Downtown Redevelopment Project	\$ -		23%
Wildcat Drive Improvements, 2019-04	-	13%	12%
FY 2023/24 budget	26,210		
Total Anticipated Future Projects	\$ 26,210		

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City of Brawley
 Water Capacity, Fund 456
 Government Code 66000 Calculation
 FY 2022-2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer/Capacity fees		155,639	
Interest income		6,814	
Miscellaneous Revenue			
Total Sources		162,454	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study		24,925	
Administration		7,973	
Design			
Engineering			
Construction			
Equipment			
Total Uses		32,898	
Total Available	2,923,165	129,555	3,052,720

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	498,732
Revenues Collected from 2020	321,129
Revenues Collected from 2021	1
Revenues Collected from 2022	351,825
Revenues Collected from 2023	162,454
Total Ending Fund Balance	1,334,141
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
North end water infrastructure project	\$ 32,898.00	80%	100%
Total	\$ 32,898.00		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
Water Treatment Pond Liner Replacement, 2021-14	\$ 2,648,165		100%
Wildcat Drive Improvements, 2019-04	-		7%
Install automatic flusher station at SDSU, 2021-16	-		100%
North end water infrastructure project	153,000		
FY 2023/24 budget	0		
Total Anticipated Future Projects	\$ 2,801,165		

No loans or transfers were made from this fund in FY 2022/23.

4c.1

City of Brawley

Wastewater Capacity, Fund 457
 Government Code 66000 Calculation
 FY 2022-2023

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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer/Capacity fees		115,828	
Interest income		6,243	
Total Sources		122,071	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses		0	
Total Available	2,658,402	122,071	2,780,473

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	482,645
Revenues Collected from 2020	214,364
Revenues Collected from 2021	612,284
Revenues Collected from 2022	281,299
Revenues Collected from 2023	122,071
Total Ending Fund Balance	1,712,663
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
None	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
Sanitary Sewer Replacement Plan	\$ -		31%
Greenhouse Expansion	-		100%
Second Centrifuge	-		100%
North end water infrastructure project	-		
FY 2023/24 budget	3,000		
Total Anticipated Future Projects	\$ 3,000		

No loans or transfers were made from this fund in FY 2022/23.

City of Brawley

Storm Water Facilities Facilities Impact Fee, Fund 458

Government Code 66000 Calculation

FY 2022-2023

4c.1

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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer fees		66,445	
Interest income		334	
Total Sources		66,779	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment			
Total Uses			
Total Available	108,028	66,779	174,807

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	10,379
Revenues Collected from 2020	5,257
Revenues Collected from 2021	13,499
Revenues Collected from 2022	51,411
Revenues Collected from 2023	66,779
Total Ending Fund Balance	147,325
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
None	\$ -		
Total	\$ -		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
N. Imperial Avenue Storm Drain Extension	\$ -		100%
Wildcat St. Construction Improvements, 2019-04			7%
North end water infrastructure project			
FY 2023/24 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 2022-2023

4c.1

The Parks and Recreation Facilities will serve the residents of Brawley by providing facilities for recreation, 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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer fees		13,977	
Interest income		877	
Total Sources		14,855	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering		2,440	
Construction			
Equipment		8,098	
Total Uses		10,538	
Total Available	430,706	4,316	435,022

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	126,661
Revenues Collected from 2020	62,856
Revenues Collected from 2021	150,638
Revenues Collected from 2022	58,646
Revenues Collected from 2023	14,855
Total Ending Fund Balance	413,656
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
Alyce Gereaux Park Shade Project	2,440.00		100%
City Tables including ADA	8,098.00	100%	100%
Total	\$ 10,538		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
Pat Williams Park -T-ball field	\$ 238,260		100%
Scott Pace Park Play Equipment	114,343		100%
Alyce Gereaux Park Shade Project	96,086		100%
FY 2023/24 budget	3,000		
Total Anticipated Future Projects	\$ 451,689		

No loans or transfers were made from this fund in FY 2022/23.

City of Brawley

Library Facilities Impact Fee, Fund 460
 Government Code 66000 Calculation
 FY 2022-2023

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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 2022-2023	Ending Fund Balance
Revenues & Other Sources			
Developer fees		183,530	
Interest income		969	
Total Sources		184,499	
Expenditures & Other Uses			
Transfers out - Capital Improvement Project Fund			
Preliminary Study			
Administration			
Design			
Engineering			
Construction			
Equipment		4,562	
Books			
Total Uses		4,562	
Total Available	313,516	179,936	493,452

Five Year Test Using First In First Out Method	
Unspent Funds Represent Ending Fund Balance	June 30th
Revenues Collected from 2019	33,325
Revenues Collected from 2020	17,047
Revenues Collected from 2021	39,772
Revenues Collected from 2022	149,884
Revenues Collected from 2023	184,499
Total Ending Fund Balance	424,527
Result : Five Year Spent Test was met in accordance with Government Code 66001.	

Capital Improvement Facilities			
Capital Improvement Facilities Actual Expenses	FY 2022-2023	% Complete	% funded with fee
Additional Computers for Patrons	\$ 4,562.00	100%	100%
Total	\$ 4,562.00		

Anticipated Future Projects	FY 2023-24	% Complete	% funded with fee
Library Books	\$ -	73%	34%
Library Restroom Reconfiguration (Modernize/Upgrad	-		100%
Library BookCases Expansion	40,000		100%
FY 2023/24 budget	-		
Total Anticipated Future Projects	\$ 40,000		