



Dixon council approves increase in impact fees

By Melissa Murphy/Staff Writer

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In two separate actions Tuesday night, the Dixon City Council approved increases in impact fees and rallied behind veterans groups regarding their meeting facility.

The council voted 3-1 to approve proposed impact fee increases for commercial and residential development. Vice Mayor Michael Gomez dissented and Councilman Steve Alexander was absent.

In about two months, the approved fee increases will be implemented. Residential fees for each housing unit will be slightly more than \$28,300, up from \$26,800. Highway commercial fees for each 1,000 square feet will be about 12,800, up from 12,400.

"This seems to be a reasonable increase," said Councilman Jack Batchelor. "This is a good start."

Later Tuesday night, the council gave the three veterans groups in the city its support to find a decent facility to occupy.

The downtown building on North 1st Street is deteriorating, forcing the veterans groups to rehabilitate the existing facility or move to a new location.

A public hearing on the impact fees was held last year to discuss updating the city's Development Impact Fees. There, numerous members of the development community spoke of concerns about a large increase in transportation

fees.

Therefore, the fee increases approved Tuesday did not include local or regional transportation. The impact fees for transportation are still to be discussed and studies still need to be conducted.

Impact fees that will be updated at a later date include, transportation, transit, wastewater, water and drainage.

City Engineer Royce Cunningham explained that a traffic model for the city hasn't been updated since 2000 so, for the next few months staff will revisit projects, costs and fees included in that model.

Gomez said he dissented because he thought the city was "selling itself short" and the fees could possibly be more.

"The vets hall is a vital community facility owned by the county," said Economic Development Director Mark Heckey.

Heckey explained that the Solano County staff analyzed in depth that it would take about \$3 million to rehabilitate the building.

However, because of landlocked issues, access to the facility by emergency services is limited and would limit the capacity of the building to 49 people.

"It's just not cost-effective," Heckey said. "We're looking at other places in the city to either build new or rehabilitate an existing facility."

Mayor Mary Ann Courville is pleased that the veterans and the county seem to be moving forward with plans.

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"The plans seemed to have stalled," Courville said. "The veterans had a very legitimate gripe. I think we can be most supportive of our veterans groups. I don't think that's far fetched for us to do."

There is some concern that an empty building will sit in downtown if the veterans move, but Courville said that a few Realtors are looking into buying the building.

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