



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 22, 2021

### **MEMORANDUM**

**TO: COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**KELLI TUNNICLIFF  
PUBLIC WORKS DIRECTOR**

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISTANT**

**SUBJECT: 2021 ANNUAL ADJUSTMENT OF IMPACT FEES AND THRESHOLD  
VALUATION FOR PUBLIC WORKS IMPROVEMENTS**

In accordance with Sections 21.40.020, 21.44.020, 21.48.070, and 12.04.025A of the Signal Hill Municipal Code, the park and recreation impact fees, the water system impact fees, the traffic impact fees, and the threshold valuation for public works improvements shall be adjusted annually according to specific indexes.

Effective April 1, 2021, the 2021 impact fees and threshold valuation will be applied to all new and existing development projects that are subject to such fees (see attached memos).



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 22, 2021

### MEMORANDUM

**TO: COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**ALY MANCINI  
COMMUNITY SERVICES DIRECTOR**

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISTANT**

**SUBJECT: PARK AND RECREATION IMPACT FEE ADJUSTMENT**

In accordance with Section 21.40.020 of the Signal Hill Municipal Code, the Park and Recreation Impact Fee shall be adjusted each January by the amount of change in the Consumer Price Index (CPI) for the preceding 12-month period. The change shall pertain to the Los Angeles-Long Beach-Anaheim Metropolitan Area.

During the 12-month period from January 2020 to January 2021, the CPI has increased 0.9 percent. Sections 21.40.020 and 21.40.030 will be adjusted accordingly, and become effective on April 1, 2021 as shown below.

	<u>Previous Fee</u>	<u>New Fee</u>
<b>21.40.020 FEE FOR CHARGEABLE SPACE</b>		
Commercial/Industrial	\$0.69/sq. ft.	\$0.70/sq. ft.
<b>21.40.030 FEE FOR RESIDENTIAL UNITS</b>		
Single-Family Dwelling -Unit	\$21,715/unit	\$21,910/unit
Multi-Family Dwelling -Unit	\$14,977/unit	\$15,112/unit

**Table 4. Consumer Price Index for All Urban Consumers (CPI-U): Selected areas, all items index, February 2021**

[1982-84=100, unless otherwise noted]

Area	Pricing Schedule <sup>1</sup>	Percent change to Feb. 2021 from:			Percent change to Jan. 2021 from:		
		Feb. 2020	Dec. 2020	Jan. 2021	Jan. 2020	Nov. 2020	Dec. 2020
U.S. city average.....	M	1.7	1.0	0.5	1.4	0.5	0.4
<b>Region and area size<sup>2</sup></b>							
Northeast.....	M	1.2	0.8	0.4	1.1	0.7	0.4
Northeast - Size Class A.....	M	1.1	0.7	0.3	1.1	0.7	0.4
Northeast - Size Class B/C <sup>3</sup> .....	M	1.4	0.9	0.4	1.3	0.7	0.5
New England <sup>4</sup> .....	M	0.7	0.8	0.3	0.6	0.8	0.5
Middle Atlantic <sup>4</sup> .....	M	1.4	0.8	0.4	1.3	0.6	0.4
Midwest.....	M	1.7	1.3	0.8	1.2	0.5	0.5
Midwest - Size Class A.....	M	1.3	1.0	0.8	0.7	0.2	0.1
Midwest - Size Class B/C <sup>3</sup> .....	M	1.9	1.4	0.8	1.5	0.7	0.6
East North Central <sup>4</sup> .....	M	1.6	1.4	0.9	0.9	0.5	0.5
West North Central <sup>4</sup> .....	M	1.9	1.0	0.6	2.0	0.4	0.3
South.....	M	2.0	1.1	0.5	1.6	0.7	0.5
South - Size Class A.....	M	1.8	1.1	0.6	1.5	0.6	0.5
South - Size Class B/C <sup>3</sup> .....	M	2.1	1.1	0.5	1.7	0.8	0.6
South Atlantic <sup>4</sup> .....	M	2.1	1.0	0.5	1.8	0.6	0.5
East South Central <sup>4</sup> .....	M	2.9	1.5	0.6	2.2	1.3	0.9
West South Central <sup>4</sup> .....	M	1.5	1.0	0.6	1.0	0.7	0.4
West.....	M	1.6	0.8	0.5	1.4	0.1	0.2
West - Size Class A.....	M	1.4	0.8	0.5	1.2	0.2	0.2
West - Size Class B/C <sup>3</sup> .....	M	1.8	0.7	0.5	1.6	0.1	0.2
Mountain <sup>4</sup> .....	M	1.5	0.8	0.5	1.2	0.1	0.3
Pacific <sup>4</sup> .....	M	1.6	0.7	0.5	1.5	0.1	0.2
<b>Size classes</b>							
Size Class A <sup>5</sup> .....	M	1.4	0.9	0.5	1.2	0.4	0.3
Size Class B/C <sup>3</sup> .....	M	1.9	1.0	0.6	1.6	0.6	0.5
<b>Selected local areas</b>							
Chicago-Naperville-Elgin, IL-IN-WI.....	M	1.2	1.3	0.6	0.7	0.6	0.7
Los Angeles-Long Beach-Anaheim, CA.....	M	1.0	0.6	0.4	0.9	0.0	0.2
New York-Newark-Jersey City, NY-NJ-PA.....	M	1.4	0.7	0.3	1.2	0.8	0.4
Atlanta-Sandy Springs-Roswell, GA.....	2	2.4	1.6				
Baltimore-Columbia-Towson, MD <sup>6</sup> .....	2	1.1	0.1				
Detroit-Warren-Dearborn, MI.....	2	0.8	0.6				
Houston-The Woodlands-Sugar Land, TX.....	2	1.0	0.9				
Miami-Fort Lauderdale-West Palm Beach, FL.....	2	1.4	0.8				
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD.....	2	1.0	0.8				
Phoenix-Mesa-Scottsdale, AZ <sup>7</sup> .....	2	1.0	1.0				
San Francisco-Oakland-Hayward, CA.....	2	1.6	0.5				
Seattle-Tacoma-Bellevue, WA.....	2	1.7	1.2				
St. Louis, MO-IL.....	2	1.6	1.2				
Urban Alaska.....	2	1.3	1.0				
Boston-Cambridge-Newton, MA-NH.....	1				0.5	0.7	
Dallas-Fort Worth-Arlington, TX.....	1				1.5	1.2	
Denver-Aurora-Lakewood, CO.....	1				0.4	0.1	
Minneapolis-St. Paul-Bloomington, MN-WI.....	1				1.6	0.4	
Riverside-San Bernardino-Ontario, CA <sup>4</sup> .....	1				2.2	0.9	
San Diego-Carlsbad, CA.....	1				1.7	0.4	
Tampa-St. Petersburg-Clearwater, FL <sup>8</sup> .....	1				3.4	0.9	
Urban Hawaii.....	1				1.4	0.3	
Washington-Arlington-Alexandria, DC-VA-MD-WV <sup>6</sup> .....	1				1.5	0.7	

<sup>1</sup> Foods, fuels, and several other items are priced every month in all areas. Most other goods and services are priced as indicated: M - Every month.

<sup>1</sup> 1 - January, March, May, July, September, and November. 2 - February, April, June, August, October, and December.

<sup>2</sup> Regions defined as the four Census regions.

<sup>3</sup> Indexes on a December 1996=100 base.

<sup>4</sup> Indexes on a December 2017=100 base.

<sup>5</sup> Indexes on a December 1986=100 base.

<sup>6</sup> 1998 - 2017 indexes based on substantially smaller sample.

<sup>7</sup> Indexes on a December 2001=100 base.

<sup>8</sup> Indexes on a 1987=100 base.

NOTE: Local area indexes are byproducts of the national CPI program. Each local index has a smaller sample size than the national index and is, therefore, subject to substantially more sampling and other measurement error. As a result, local area indexes show greater volatility than the national index, although their long-term trends are similar. Therefore, the Bureau of Labor Statistics strongly urges users to consider adopting the national average CPI for use in their escalator clauses.



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 22, 2021

### **MEMORANDUM**

**TO: COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**KELLI TUNNICLIFF  
PUBLIC WORKS DIRECTOR**

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISTANT**

**SUBJECT: THRESHOLD VALUATION FOR PUBLIC WORKS IMPROVEMENTS**

Pursuant to Section 12.04.025A. of the Signal Hill Municipal Code, the following is the calculated change in the threshold valuation for public works improvements. This year a decrease of 1.6% is based on the Building Cost Index as published in the January 4, 2021 Engineering News-Record Issue. Therefore, effective April 1, 2021, the City's 2021 threshold valuation will be **\$74,450**.



## CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 25, 2020

### MEMORANDUM

**TO: COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**KELLI TUNNICLIFF  
PUBLIC WORKS DIRECTOR**

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISANT**

**SUBJECT: WATER AND TRAFFIC IMPACT FEE ANNUAL ADJUSTMENT**

In accordance with Signal Hill Municipal Title 21, Water and Traffic Impact Fees are to be adjusted by any annual increase in the Construction Cost Index for the Los Angeles or surrounding areas, as published in the Engineering News Record.

During the 12-month period ending January 2021, the Engineering News Record Construction Cost Index for Los Angeles decreased 0.5 percent (data attached). The decrease will cause an adjustment in the Impact Fees as follows:

### **WATER IMPACT FEES**

Residential	<b><u>2020</u></b>	<b><u>0.5% dec.</u></b>	<b><u>2021</u></b>
5/8 - 3/4"	12,844		12,780
1"	21,545		21,437
1 1/2"	42,677		42,464
2"	68,597		68,254
3"	136,937		136,252
4"	214,210		213,139
6"	428,006		425,866
8"	684,893		681,468
Commercial	3.83/sq. ft.		3.81/sq. ft.

## TRAFFIC IMPACT FEES

	<b>2020</b>	<b>0.5% decr</b>	<b>2021</b>
Commercial			
High intensity uses:	6.43/sq. ft.		6.40/sq. ft.
Office uses	1.26/sq. ft.		1.26/sq. ft.
All other uses	3.21/sq. ft.		3.20/sq. ft.
Industrial	0.77/sq. ft.		0.77/sq. ft.
Residential	543.18/unit		540.47/unit

ENR's 20-city average cost indexes, wages and material prices. Historical data and details for ENR's 20 cities can be found at [ENR.com/economics](http://ENR.com/economics)

## Construction Cost Index

**+2.1%**  
JAN. 2021

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	11627.94	0.0%	+2.1%
COMMON LABOR	24037.06	0.0%	+0.2%
WAGE \$/HR.	46.20	0.0%	+0.2%

The Construction Cost Index's annual escalation was up 2.1%, while the monthly component stayed flat.

## Building Cost Index

**+4.0%**  
JAN. 2021

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	6459.83	+0.2%	+4.0%
SKILLED LABOR	10775.90	+0.3%	+1.5%
WAGE \$/HR.	59.59	+0.3%	+1.5%

The Building Cost Index was up 4% on an annual basis, while the monthly component increased 0.2%.

## Materials Cost Index

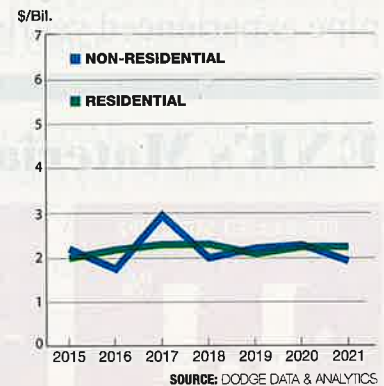
**+0.1%**  
JAN. 2021

MONTHLY INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	3794.68	+0.1%	+7.8%
CEMENT \$/TON	146.82	-0.7%	+3.4%
STEEL \$/CWT	56.30	+0.8%	+1.6%
LUMBER \$/MBF	748.19	-0.9%	+24.3%

The MCI rose 0.1% on a monthly basis, while the annual rate was up 7.8%.

Construction starts in the St. Louis metro area are expected to drop 8.2% in 2021, to \$4.1 billion, according to Dodge Data & Analytics. Dodge predicts a 16.3% decrease in non-residential construction, while residential work is expected to stay flat. Single-family homes, warehouses and health care work will see increases, while multifamily construction, offices and education are expected to decline.



## ENR's Cost Indexes by City

1913=100  
1967=100  
R=REVISED

	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	JAN '20: 1913	% CHG. YEAR	JAN '20: 1913	% CHG. YEAR	JAN '20: 1967	% CHG. YEAR	JAN '20: 1967	% CHG. YEAR	JAN '20: 1967	% CHG. YEAR
ATLANTA	6879.03	+2.4	4799.18	+4.8	825.83	0.0	728.97	+2.6	886.46	+7.0
BALTIMORE	9396.56	+4.8	5719.03	+9.5	1214.52	0.0	885.81	+2.3	905.04	+19.5
BIRMINGHAM	7535.05	+0.9	4761.96	+1.8	978.68	0.0	823.99	+0.7	764.64	+3.0
BOSTON	14955.52	+1.3	8181.04	+3.5	1595.66	-0.1	1482.69	+1.2	812.66	+9.3
CHICAGO	17013.41	+0.7	8170.33	+2.6	1690.57	0.0	1442.24	+1.5	687.91	+5.5
CINCINNATI	10317.32	+1.8	5543.83	+3.9	1028.46	0.0	907.12	+0.8	783.38	+8.5
CLEVELAND	12618.91	+1.5	6185.96	+4.9	1094.27	0.0	949.75	+2.8	764.82	+8.6
DALLAS	6143.65	+3.6	4752.98	+4.7	742.23	0.0	738.08	0.0	791.87	+9.6
DENVER	7636.68	+1.1	5239.12	+1.7	818.18	0.0	854.73	0.0	754.33	+4.0
DETROIT	12267.91	+1.3	6574.08	+3.5	1068.28	0.0	1020.67	+1.5	716.83	+7.4
KANSAS CITY	11866.43	+3.2	6559.22	+5.1	1308.17	+0.8	1238.10	+0.7	773.28	+13.5
LOS ANGELES	12078.97	-0.5	6376.34	-1.6	1111.66	0.0	1053.90	-0.9	730.71	-2.9
MINNEAPOLIS	13225.50	+1.4	6719.39	+3.4	1339.26	0.0	1238.40	+0.9	762.39	+8.4
NEW ORLEANS	6515.83	+3.1	4471.08	+4.6	749.82	0.0	646.00	0.0	841.19	+9.0
NEW YORK CITY	20590.43	+1.1	9885.80	+4.2	1626.07	0.0	1456.81	+2.3	845.18	+10.6
PHILADELPHIA	13924.63	+4.1	7764.67	+4.2	1538.40	+2.9	1356.72	+1.6	864.35	+10.6
PITTSBURGH	11068.70	+2.1	6460.02	+6.4	1120.44	0.0	1022.34	+4.0	720.39	+10.9
ST. LOUIS	12580.93	+1.8	6457.41	+3.5	1096.32	0.0	1007.27	0.0	863.73	+9.8
SAN FRANCISCO	13097.91	+2.3	7804.07	+3.9	1046.50	0.0	1091.49	0.0	986.52	+11.1
SEATTLE	12845.38	+6.0	6771.14	+5.9	1210.11	+6.0	1195.72	+5.9	895.12	+5.9