

CITY OF HEALDSBURG

RESOLUTION NO. 168-2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ACCEPTING THE FISCAL YEAR 2013-14 ANNUAL REPORT OF DEVELOPER DEPOSITS (AB 1600 REPORT)

WHEREAS, the City of Healdsburg imposes fees to mitigate the impact of development pursuant to Government Code section 66000 et seq.; and

WHEREAS, said fees collected are deposited into a special and separate capital account for each type of improvement funded by development fees; and

WHEREAS, the City maintains separate funds for fire system development, street capital, water impact, sewer impact, drainage impact, electric development and park development fees; and

WHEREAS, the City is required within 180 days after the last day of each fiscal year to make available to the public information for the fiscal year regarding these fees under Government Code section 66006; and

WHEREAS, City staff has prepared a report ("AB 1600 Report") that contains the information required by Government Code section 66006, a copy of which is attached hereto as Exhibits "A-E"; and

WHEREAS, no interfund transfers or loans were made from any of the accounts identified in the AB 1600 Report; and

WHEREAS, there were no refunds of development impact fees collected pursuant to Government Code §66001(e), nor were there any allocations of unexpended revenues collected pursuant to Government Code §66001(f); and

WHEREAS, the AB 1600 Report was made available for review on November 26, 2014, more than fifteen (15) days prior to the date that the Council considered the AB 1600 Report; and

WHEREAS, no interested persons have requested notice of the AB 1600 Report; consequently no notices of the availability of the AB 1600 Report were mailed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HEALDSBURG FINDS AND RESOLVES AS FOLLOWS:

Section 1.

- A. In accordance with Government Code section 66006, the City has conducted an annual review of its development impact fees and capital infrastructure programs and the City Council has reviewed the AB 1600 Report attached hereto as Exhibits A-E and incorporated herein by this reference.

- B. The City Council hereby approves the AB 1600 Report.
- C. The AB 1600 report is available for public review on the City's internet website, at the City Clerk's office and upon request.

Section 2. That the following finding is made as required under the Government Code Section 66006:

The fire facilities impact fee has been accumulated beyond five years for the purchase of an aerial ladder truck. A reasonable relationship exists between the need for an aerial ladder truck and future commercial and residential development due to the increased risk of loss of life and property damage that can occur when a ladder truck is not available in a response area. A ladder truck in the response area will bring specialized fire suppression and rescue equipment to structure fires and/or rescue activities.

Section 3. Effective Date. The resolution shall take effect immediately upon adoption.

Section 4. Severability. If any section, subsection, sentence, clause, phase or portion of this Resolution is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

The City Council hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause or phase thereof irrespective of the fact that any one of or more sections, subsections, clauses or phases be declared unconstitutional on their face or as applied.

PASSED, APPROVED AND ADOPTED, this 15th day of December 2014, by the following vote:

AYES: Councilmembers: (4) Chambers, Jones, Plass and Vice Mayor McCaffery

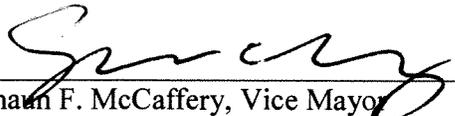
NOES: Councilmembers: (0) None

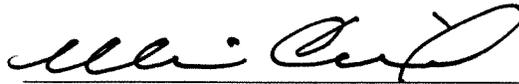
ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:

  
Shaun F. McCaffery, Vice Mayor

  
Maria Curiel, City Clerk

Resolution No. 168-2014  
Page 3

I, MARIA CUIRIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 168-2014 adopted by the City Council of the City of Healdsburg on the 15<sup>th</sup> day of December, 2014.

  
\_\_\_\_\_  
Maria Curiel, City Clerk



**Exhibit A**  
**AB 1600 Development Fees**  
**Description of Fees**

The AB 1600 Development Fee is used only for the construction and the expansion of infrastructure to accommodate growth, not for operating or maintenance costs. Revenue will be used to maintain infrastructure standards for seven capital types:

- Fire System Development
- Streets Capital
- Water Impact
- Sewer Impact
- Drainage Impact
- Electric Development
- Park Development fees.

Fire System AB 1600 development fees are used to fund the replacement cost of the aerial ladder truck. An aerial ladder truck generally has a service life of 25 years, and it is anticipated that the City will need to replace the truck in 2025.

Streets Capital AB 1600 development fees are used to fund the design and construction of streets, bridges and traffic signal infrastructure improvements required to mitigate the impact of new development.

Water Impact AB 1600 development fees are used to fund the design and construction of water supply, water treatment and distribution system infrastructure improvements required to mitigate the impact of new development.

Sewer Impact AB 1600 development fees are used to fund the design and construction of wastewater treatment and collection infrastructure improvements required to mitigate the impact of new development.

Drainage Impact AB 1600 development fees are used to fund the design and construction of drainage infrastructure improvements required to mitigate the impact of new development.

Electric AB 1600 development fees are used to fund the design and construction of electric infrastructure improvements required to mitigate the impact of new development.

Park AB 1600 development fees are used to fund the design and construction of park and park improvements required to mitigate the impact of new development.

**Exhibit B**  
**City of Healdsburg**  
**Capital Impact Fee Schedule**

**Infrastructure Impact Charges - Single Family Residential Dwelling**

Water System	7,213.00	per unit
Sewer System	14,242.00	per unit
Streets & Traffic Controls	2,991.00	per unit
Park System	2,057.00	per unit
Storm Drain System	3,222.00	per unit
Electrical Development Fees		
Up to 125 amps	975.00	per unit
Up to 200 amps	1,473.00	per unit
Up to 400 amps	2,925.00	per unit
Fire System Development Impact Fees	193.00	per unit

**Infrastructure Impact Charges - Secondary Residential Dwelling Unit**

Water System	3,606.50	per unit
Sewer System	7,121.00	per unit
Streets & Traffic Controls	1,495.50	per unit
Park System	1,028.50	per unit
Storm Drain System	1,611.00	per unit
Electrical Development Fees	975.00	when second electrical meter is requested
Fire System Development Impact Fees	193.00	per unit

**Infrastructure Impact Charges - Commercial & Industrial**

Water System	7,213.00	per ERU*
Sewer System	14,242.00	per ERU*
Streets & Traffic Controls	0.59	per sq-ft of gross floor area
Park System	0.35	per sq-ft of gross floor area
Storm Drain System	1.32	per sq-ft of hard surface area
Electrical Development Fees	Varies	
Fire System Development Impact Fees	0.15	per sq-ft of gross floor area

**Infrastructure Impact Charges - Multi-Family Residential Dwelling Units**

Water System	7,213.00	per dwelling unit
Sewer System	14,242.00	per dwelling unit
Streets & Traffic Controls	2,991.00	per dwelling unit
Park System	2,057.00	per dwelling unit
Storm Drain System	1.32	per sq-ft of hard surface
Electrical Development Fees		
2 to 8 Units	975.00	per dwelling unit
9 to 50 Units	780.00	per dwelling unit
Fire System Development Impact Fees	193.00	per dwelling unit

**Infrastructure Impact Charges - Mixed Use (Live/Work)**

Water System	7,213.00	per residential dwelling unit plus 7,213.00 per non-residential ERU*
Sewer System	14,242.00	per residential dwelling unit plus 14,242.00 per non-residential ERU*
Streets & Traffic Controls	2,991.00	per residential dwelling unit plus 0.59 per sq-ft of non-residential gross floor area
Park System	2,057.00	per residential dwelling unit plus 0.35 per sq-ft of non-residential gross floor area
Storm Drain System	1.32	per sq-ft of hard surface
Electrical Development Fees	Varies	
Fire System Development Impact Fees	193.00	per residential dwelling unit plus 0.15 per sq-ft of non-residential gross floor area

**Exhibit C**

**Annual Report on Developers' Funds Per GC 66000**

**Analysis of Changes in Fund Balance /Working Capital including beginning and ending balances, fees collected and interest earned**

	<b>FIRE SYSTEM DEVELOPMENT</b>	<b>STREETS CAPITAL</b>	<b>WATER IMPACT</b>	<b>SEWER IMPACT</b>	<b>DRAINAGE IMPACT</b>	<b>ELECTRIC DEVELOPMENT</b>	<b>PARK DEVELOPMENT</b>
Beginning Balance 07/01/13 per 2012-13 Developer Report	\$ 121,014	\$ 819,292	\$ 1,461,537	\$ 2,584,843	\$ 1,735,001	\$ 1,968,951	\$ 88,253
<b>Adjusted beginning balance after 2012-13 year end audit</b>	<b>122,187</b>	<b>824,657</b>	<b>1,474,647</b>	<b>2,617,024</b>	<b>1,754,504</b>	<b>1,977,455</b>	<b>87,986</b>
<b>REVENUE</b>							
Fees collected	11,277	76,678	225,289	377,006	130,807	8,515	49,853
Interest earned	834	5,560	9,948	18,163	10,570	12,565	754
Transfer from project funds							
	<u>12,112</u>	<u>82,238</u>	<u>235,237</u>	<u>395,169</u>	<u>141,376</u>	<u>21,080</u>	<u>50,607</u>
<b>EXPENDITURES</b>							
Public Works	-	-	-	-	-	180,592	-
Administration	-	-	2,791	1,829	-	-	-
	<u>-</u>	<u>-</u>	<u>2,791</u>	<u>1,829</u>	<u>-</u>	<u>180,592</u>	<u>-</u>
Excess of Revenue Over/(Under) Expenditures	12,112	82,238	232,445	393,340	141,376	(159,512)	50,607
<b>Ending Balance 06/30/14</b>	<b><u>\$ 134,299</u></b>	<b><u>\$ 906,896</u></b>	<b><u>\$ 1,707,092</u></b>	<b><u>\$ 3,010,364</u></b>	<b><u>\$ 1,895,880</u></b>	<b><u>\$ 1,817,943</u></b>	<b><u>\$ 138,593</u></b>

**Exhibit D**  
**Annual Report on Developers' Funds Per GC 66000**  
**Expenditures By Project**

	FY 2013-14	% Funded with AB 1600 Fee	Balance of Project Funding
<b>FIRE FACILITY IMPACT</b>			
Administration Overhead	-		
Total	<u>-</u>		
<b>STREETS IMPACT</b>			
Development Engineering	-		
Administration Overhead	-		
Total	<u>\$ -</u>		
<b>WATER IMPACT</b>			
Development Engineering	-		
Administration Overhead	2,791		
Total	<u>\$ 2,791</u>		
<b>SEWER IMPACT</b>			
Administration Overhead	1,829		
Total	<u>\$ 1,829</u>		
<b>DRAINAGE IMPACT</b>			
Administration Overhead	-		
Total	<u>\$ -</u>		
<b>ELECTRIC IMPACT</b>			
Transmission Facilities @ Badger Substation	180,592		
Total	<u>\$ 180,592</u>		
<b>PARK DEVELOPMENT</b>			
Administrative Overhead	-		
Total	<u>\$ -</u>		

**Exhibit E**  
**Annual Report on Developers' Funds Per GC 6600**  
**Planned Usage of Developer Impact Fees As Per Ordinances Establishing The Impact Fees**

	<b>Anticipated Start of Project</b>		
<b>FIRE FACILITIES IMPACT</b>			
Estimated Balance at 06/30/2013			\$ 134,299
Aerial Ladder Truck	7/1/2025	1,570,000	
Total		<u>\$ 1,570,000</u>	
<b>STREETS IMPACT</b>			
Estimated Balance at 06/30/13			\$ 906,896
Grove Street Neighborhood Study	3/1/2015	1,900,000	
Total		<u>\$ 1,900,000</u>	
<b>WATER IMPACT</b>			
Estimated Balance at 06/30/13			\$ 1,707,092
Rehabilitation and seismic retrofit Healdsburg Bridge	7/1/2014	250,000	
Increase Water Main's from Sunset to Boosters (8")	7/1/2015	900,000	
Total		<u>\$ 1,150,000</u>	
<b>SEWER IMPACT</b>			
Estimated Balance at 06/30/13			\$ 3,010,364
Solids Handling Improvements	7/1/2014	1,500,000	
Rehabilitation and seismic retrofit Healdsburg Bridge	7/1/2014	250,000	
Agriculture Reuse Recycled Water System Connection	3/1/2015	570,000	
Increase Storage Capacity at Wastewater Treatment Plant	7/1/2015	750,000	
Total		<u>\$ 3,070,000</u>	
<b>DRAINAGE IMPACT</b>			
Estimated Balance at 06/30/13			\$ 1,895,880
Healdsburg Avenue Storm Drain-Ward St to Healdsburg Ave	7/1/2016	750,000	
Healdsburg Ave/Foss Creek Storm Drain-Mill St to Exchange Ave	7/1/2016	1,000,000	
Total		<u>\$ 1,750,000</u>	
<b>ELECTRIC DEVELOPMENT</b>			
Estimated Balance at 06/30/13			\$ 1,817,943
Badger 60kV Bus	7/1/2014	240,000	
Badger Transformer Bank #1 and #2	5/31/2018	7,600,000	
Total		<u>\$ 7,840,000</u>	
<b>PARK DEVELOPMENT</b>			
Estimated Balance at 06/30/13			\$ 138,593
Misc. Park Improvements		100,000	
Total		<u>\$ 100,000</u>	