

CITY OF HEALDSBURG

RESOLUTION NO. 138-2011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HEALDSBURG ACCEPTING THE FISCAL YEAR 2010-11
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 Exhibit "A"; 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 December 1, 2011, more than fifteen (15) days prior to the date 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 Exhibit A and incorporated herein by this reference.

- B. The City Council hereby approves, accepts and adopts 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. Effective Date. The resolution shall take effect immediately upon adoption.

Section 3. 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 19th day of December 2011, by the following vote:

AYES: Council members: (4) Babb, Jones, Plass, Wood and Mayor Chambers

NOES: Council members: (0) None

ABSENT: Council members: (1) Plass

ABSTAINING: Council members: (0) None

SO ORDERED:

ATTEST:

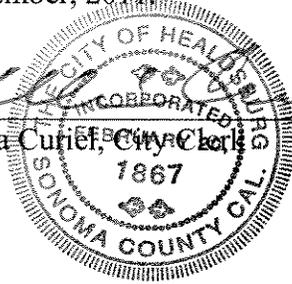

Thomas L. Chambers, Mayor


Maria Curiel, City Clerk

I, MARIA CURIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 138-2011 adopted by the City Council of the City of Healdsburg on the 19th day of December, 2011.



Maria Curiel, City Clerk



Annual Report on Developers' Funds Per GC 66000
 Analysis of Changes in Fund Balance /Working Capital

	FIRE SYSTEM DEVELOPMENT	STREETS CAPITAL	WATER IMPACT	SEWER IMPACT	DRAINAGE IMPACT	ELECTRIC DEVELOPMENT	PARK DEVELOPMENT
Beginning Balance 07/01/10	\$ 107,118	\$ 1,600,722	\$ 1,211,873	\$ 2,996,988	\$ 2,316,531	\$ 2,070,110	\$ 39,802
per 2009-10 Developer Report							
Adjusted beginning balance after 2009-10 year end audit	107,118	1,600,722	1,211,872	2,996,986	2,316,531	2,070,111	39,800
REVENUE							
Fees collected	970	4,748	150,511	662,424	54,276	4,588	8,209
Interest earned	955	6,394	10,736	27,385	14,378	18,386	439
Transfer from project funds	1,925	93,966	161,247	689,809	68,654	22,974	8,648
EXPENDITURES							
Public Works	-	960,397	115,680	465,443	744,926	-	20,000
Administration	-	5,316	6,056	4,316	7,581	-	-
	-	965,713	121,736	469,759	752,507	-	20,000
Excess of Revenue Over/(Under) Expenditures	1,925	(871,747)	39,511	220,050	(683,853)	22,974	(11,352)
Ending Balance 06/30/11	\$ 109,043	\$ 728,975	\$ 1,251,383	\$ 3,217,036	\$ 1,632,678	\$ 2,093,085	\$ 28,448

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

	FY 2010-11	% Funded with Dev Fee
STREETS CAPITAL		
Development Engineering	25,000	
Administration Overhead	5,316	
5-way Improvement	475,000	90%
Foss Creek Path Depot - Front Street	194,622	67%
Healdsburg Avenue Bridge	212,775	19%
Foss Creek Pathway Phase 6	20,000	11%
Grove Street Neighborhood Study	30,000	100%
March Avenue Dry Creek Bike Lane	3,000	18%
Total	<u><u>\$ 965,713</u></u>	
WATER IMPACT		
Development Engineering & Overhead	75,000	
Administration Overhead	6,056	
Chemical Feed - Gauntlet	4,700	
Cadoul Reservoir Rehabilitation	15,000	12%
Urban Water Management Plan	10,000	20%
Well Rehabilitation	10,980	11%
Total	<u><u>\$ 121,736</u></u>	
SEWER IMPACT		
Development Engineering	460,443	
Administration Overhead	4,316	
WWTP Drawings	5,000	25%
Total	<u><u>\$ 469,759</u></u>	
DRAINAGE IMPACT		
Administration Overhead	7,581	
Storm Drain @ Front Street	300,000	100%
McDonough Heights Storm Drain Improvements	444,926	
Total	<u><u>\$ 752,507</u></u>	
PARK DEVELOPMENT		
Giorgi Park Rehabilitation	20,000	6%
Total	<u><u>\$ 20,000</u></u>	

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Annual Report on Developers' Funds Per GC 66000
 Planned Usage of Developer Impact Fees As Per Ordinances Establishing The Impact Fees

	Anticipated Start of Project		
STREETS CAPITAL			
Estimated Balance at 06/30/11			\$ 728,975
Development Engineering & Overhead	7/1/2011	126,580	
Five-way Intersection Improvements	5/1/2012	225,000	
March Ave/Dry Creek Rd Class 2 Bike Lanes	2/1/2012	3,000	
Grove Street Neighborhood Study	6/15/2011	12,000	
Foss Creek Pathway Segment 3	9/1/2011	175,000	
Foss Creek Pathway Segment 6	12/1/2011	16,000	
Grant Street Safe Route to School	5/15/2010	2,000	
Miscellaneous Street Improvements		200,000	
Total		<u>\$ 759,580</u>	
WATER IMPACT			
Estimated Balance at 06/30/11			\$ 1,251,383
Development Engineering & Overhead	7/1/2011	405,280	
Cadoul Reservoir Rehabilitation/Replacement	3/15/2011	15,000	
2010 Urban Water Management Plan Update	3/1/2012	10,000	
Water System Upgrades	2/1/2012	88,000	
Fitch Well Field Stormwater Improvements	1/15/2012	22,000	
Corp Yard MS4 Stormwater Compliance Improvements	1/15/2012	22,000	
Sunset Reservoir Roof Replacement	8/1/2012	4,400	
Gauntlett Reservoir Roof Replacement	8/1/2012	55,000	
Gauntlett/Fitch WTP - Phase 2 Expansion	3/1/2015	330,000	
Well and Pump Rehabilitation	2/1/2012	7,950	
Miscellaneous Water System Improvements		300,000	
Total		<u>\$ 1,259,630</u>	
SEWER IMPACT			
Estimated Balance at 06/30/11			\$ 3,217,036
Development Engineering & Overhead	7/1/2011	2,323,745	
WWTP Record Drawings	2/1/2012	5,000	
Recycled Water System	6/1/2011	789,630	
Syar Recycled Water System Connection	4/1/2012	21,750	
Recycled Water Site Technical Studies	6/1/2011	43,500	
Sewer Collection System Master Plan	4/1/2012	75,000	
Total		<u>\$ 3,258,625</u>	
DRAINAGE IMPACT			
Estimated Balance at 06/30/11			\$ 1,632,678
Administration Overhead	7/1/2011	37,905	
Front Street Storm Drain	8/15/2011	293,000	
Miscellaneous Storm Drain Improvements		1,350,000	
Total		<u>\$ 1,680,905</u>	
ELECTRIC DEVELOPMENT			
Estimated Balance at 06/30/11			\$ 2,093,085
System Power Factor Correction	7/1/2011	150,000	
Miscellaneous Electric System Improvements		2,000,000	
Total		<u>\$ 2,150,000</u>	
PARK DEVELOPMENT			
Estimated Balance at 06/30/11			\$ 28,448
Misc Park Improvements		28,448	
Total		<u>\$ 28,448</u>	

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.

**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