

CITY OF HEALDSBURG

RESOLUTION NO. 152-2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
HEALDSBURG ACCEPTING THE FISCAL YEAR 2009-10  
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; 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 19, 2010, 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 Exhibit A and incorporated herein by this reference.

B. The City Council hereby approves, accepts and adopts the AB 1600 Report .

Section 2. Effective Date. The resolution shall take effect immediately upon adoption.

Section 3. Severability. If any section, subsection, sentence, clause, phrase 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 phrase thereof irrespective of the fact that any one of or more sections, subsections, clauses or phrases be declared unconstitutional on their face or as applied.

PASSED, APPROVED AND ADOPTED, this 6th day of December 2010, by the following vote:

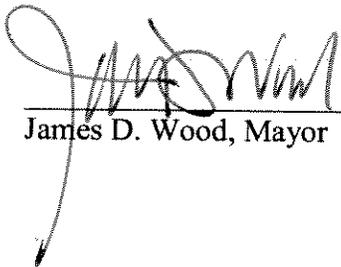
AYES: Councilmembers: (4) Chambers, Plass, Ziedrich and Mayor Wood

NOES: Councilmembers (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

  
\_\_\_\_\_  
James D. Wood, Mayor

ATTEST:

  
\_\_\_\_\_  
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 07/01/09	\$ 102,066	\$ 1,745,322	\$ 1,659,408	\$ 2,857,639	\$ 2,342,531	\$ 1,854,867	\$ 29,581
per 2008/09 Developer Report							
<b>Adjusted beginning balance after 2008/09 year end audit</b>	<b>102,065</b>	<b>1,745,323</b>	<b>1,659,409</b>	<b>2,857,638</b>	<b>2,342,531</b>	<b>1,854,866</b>	<b>29,582</b>
<b>REVENUE</b>							
Fees collected	3,708	32,184	143,432	540,756	53,422	17,396	23,230
Interest earned	1,345	8,818	18,648	38,377	18,309	26,093	49
Transfers from Project Funds	-	-	25,615	25,615	-	174,675	-
Other	-	-	-	3,227	-	-	177
	5,053	41,002	187,695	607,975	71,731	218,164	23,456
<b>EXPENDITURES</b>							
Public Works	-	185,603	635,231	468,625	97,731	2,919	13,236
	-	185,603	635,231	468,625	97,731	2,919	13,236
Excess of Revenue Over/(Under) Expenditures	5,053	(144,601)	(447,536)	139,350	(26,000)	215,244	10,220
<b>Ending Balance 06/30/10</b>	<b>\$ 107,118</b>	<b>\$ 1,600,722</b>	<b>\$ 1,211,873</b>	<b>\$ 2,996,988</b>	<b>\$ 2,316,531</b>	<b>\$ 2,070,110</b>	<b>\$ 39,802</b>

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

	FY 2009-10	% Funded with Dev Fee
<b>STREETS CAPITAL</b>		
Development Engineering	25,000	
Foss Creek Path Depot - Front Street	5,378	33%
Healdsburg Avenue Bridge	137,225	28%
New Sidewalk Installation	18,000	100%
Total	<u><u>\$ 185,603</u></u>	
<b>WATER IMPACT</b>		
Development Engineering	583,421	
20 West Grant Street	21,319	100%
Panorama Reservoir Flow Meter	12,192	40%
Cadoul Liner	1,281	50%
Pressure Reducing Valve	7,698	47%
Well Rehabilitation	4,020	50%
Chemical Feed - Gauntlet	5,300	53%
Total	<u><u>\$ 635,231</u></u>	
<b>SEWER IMPACT</b>		
Development Engineering	397,026	
20 West Grant Street	19,446	100%
Lift Station Repairs	20,239	71%
Magnolia Station General Rebuild	10,000	49%
Sewer Main Replacement	4,719	100%
Manhole Rehabilitation	17,195	50%
Total	<u><u>\$ 468,625</u></u>	
<b>DRAINAGE IMPACT</b>		
20 West Grant Street	19,655	100%
Foss Creek Flood Plain Improvements	4,747	100%
McDonough Heights Storm Drain Improvements	14,775	100%
Misc Storm Drain Improvements	58,554	100%
Total	<u><u>\$ 97,731</u></u>	
<b>ELECTRIC DEVELOPMENT</b>		
North Area Express Feeder	2,919	100%
Total	<u><u>\$ 2,919</u></u>	
<b>PARK DEVELOPMENT</b>		
Giorgi Park Rehabilitation	13,236	12%
Total	<u><u>\$ 13,236</u></u>	

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

	<b>Anticipated Start of Project</b>		
<b>STREETS CAPITAL</b>			
Estimated Balance at 06/30/10			<b>\$ 1,600,722</b>
5-way Improvements	1/1/2011	475,000	
March Ave/Dry Creek Rd Class 2 Bike Lanes	1/1/2011	3,000	
Grove Street Neighborhood Study	1/1/2011	30,000	
Foss Creek Pathway Phase 6	1/1/2011	20,000	
Foss Creek Pathway Depot to Front Street	7/1/2010	152,000	
Healdsburg Avenue Bridge	7/1/2010	2,210,943	
Grant Street Safe walk	7/1/2010	210,000	
101 and Dry Creek Interchange	7/1/2011	704,850	
101 and Westside Road Interchange	7/1/2011	634,000	
Total		<u><u>\$ 4,439,793</u></u>	
<b>WATER IMPACT</b>			
Estimated Balance at 06/30/10			<b>\$ 1,211,873</b>
Cadoul Reservoir Rehabilitation/Replacement	9/30/2010	28,500	
Development Engineering	7/1/2010	1,458,553	
2010 Urban Water Management Plan Update	1/1/2011	10,000	
Well and Pump Rehabilitation	3/15/2010	10,950	
Total		<u><u>\$ 1,508,003</u></u>	
<b>SEWER IMPACT</b>			
Estimated Balance at 06/30/10			<b>\$ 2,996,988</b>
WWTP Record Drawings	1/1/2011	5,000	
Recycled Water System Construction	7/1/2011	3,000,000	
Total		<u><u>\$ 3,005,000</u></u>	
<b>DRAINAGE IMPACT</b>			
Estimated Balance at 06/30/10			<b>\$ 2,316,531</b>
Front Street Storm Drain	7/27/2010	300,000	
McDonough Heights Storm Drain Improvement	7/1/2010	335,225	
Misc Storm Drain Improvements		1,700,000	
Total		<u><u>\$ 2,335,225</u></u>	
<b>ELECTRIC DEVELOPMENT</b>			
Estimated Balance at 06/30/10			<b>\$ 2,070,110</b>
Badger Substation Upgrade	7/1/2011	2,100,000	
Total		<u><u>\$ 2,100,000</u></u>	
<b>PARK DEVELOPMENT</b>			
Estimated Balance at 06/30/10			<b>\$ 39,802</b>
Misc Park Improvements		20,000	
Giorgi Park Rehabilitation Phase II	9/28/2010	20,000	
Total		<u><u>\$ 40,000</u></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 recreation infrastructure 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