

CITY OF HEALDSBURG

RESOLUTION NO. 115-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ACCEPTING THE FISCAL YEAR 2016-17 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 13, 2017, 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.

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

A. 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 4<sup>th</sup> day of December, 2017 by the following vote:

AYES: Councilmembers: (5) Gold, Hagele, Mansell, Naujokas and Mayor McCaffery

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:


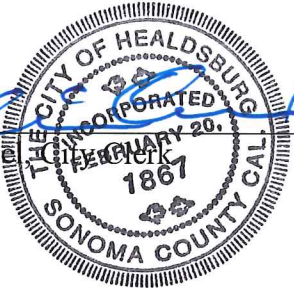
  
Shaun E. McCaffery, Mayor

  
Maria Curiel, City Clerk

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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. 115-2017 adopted by the City Council of the City of Healdsburg on the 4<sup>th</sup> day of December, 2017.

  
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Maria Curriel  


Resolution No. 115-2017 - Exhibit A

**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 Fund Balance 07/01/16 per 2015-16 Developer Report	\$ 166,155	\$ 572,774	\$ 2,166,676	\$ 3,855,835	\$ 2,643,454	\$ 1,575,693	\$ 325,112
<b>Adjusted beginning fund balance after 2015-16 fiscal year end audit</b>	<b>166,155</b>	<b>572,775</b>	<b>2,166,676</b>	<b>3,855,835</b>	<b>2,643,455</b>	<b>1,898,693</b>	<b>325,112</b>
<b>REVENUE</b>							
Fees collected	24,361	177,602	184,881	566,866	101,063	57,317	103,159
Interest earned	(4,909)	2,511	(1,479)	1,528	(217)	(13,234)	4,067
	<u>19,452</u>	<u>180,114</u>	<u>183,402</u>	<u>568,394</u>	<u>100,847</u>	<u>44,083</u>	<u>107,226</u>
<b>EXPENDITURES</b>							
Public Works	-	-	62,118	270,000	69,877	158,360	-
Administration	-	-	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>62,118</u>	<u>270,000</u>	<u>69,877</u>	<u>158,360</u>	<u>-</u>
Excess of Revenue Over/(Under) Expenditures	19,452	180,114	121,284	298,394	30,970	(114,277)	107,226
<b>Ending Fund Balance 06/30/17</b>	<b><u>\$ 185,607</u></b>	<b><u>\$ 752,889</u></b>	<b><u>\$ 2,287,960</u></b>	<b><u>\$ 4,154,229</u></b>	<b><u>\$ 2,674,424</u></b>	<b><u>\$ 1,784,416</u></b>	<b><u>\$ 432,338</u></b>

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

	<b>FY 2016-7</b>	<b>% Funded with AB 1600 Fee</b>	<b>Balance of Project Funding</b>
<b>FIRE FACILITY IMPACT</b>			
Administration Overhead	-		
Total	<u>-</u>		
<b>STREETS IMPACT</b>			
Administration Overhead	-		
Total	<u>\$ -</u>		
<b>WATER IMPACT</b>			
Redwood Tank Replacements	2,118	41%	Water Operations
Advanced Metering	60,000	100%	
Total	<u>\$ 62,118</u>		
<b>SEWER IMPACT</b>			
Moore Lift Station	270,000	100%	
Total	<u>\$ 270,000</u>		
<b>DRAINAGE IMPACT</b>			
Pordon Lane/Tayman Park	47,531	100%	
Healdsburg Avenue Stormdrain at Dry Creek	22,346	100%	
Total	<u>\$ 69,877</u>		
<b>ELECTRIC IMPACT</b>			
Badger Substation	68,360	100%	
Advanced Metering	90,000	100%	
Total	<u>\$ 158,360</u>		
<b>PARK DEVELOPMENT</b>			
Administration Overhead	-		
Total	<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>FIRE FACILITIES IMPACT</b>			
Estimated Balance at 06/30/2017			\$ 185,607
Aerial Ladder Truck	7/1/2025	1,570,000	
Total		<u>\$ 1,570,000</u>	
<b>STREETS IMPACT</b>			
Estimated Balance at 06/30/2017			\$ 752,889
5-way Roundabout	1/1/2016	691,320	
Miscellaneous Street System Improvements	7/1/2020	63,450	
Total		<u>\$ 754,770</u>	
<b>WATER IMPACT</b>			
Estimated Balance at 06/30/2017			\$ 2,287,960
5-way Roundabout	1/1/2016	1,400,000	
Redwood Tank Replacement	7/1/2016	547,883	
Miscellaneous Water System Improvements	7/1/2020	350,000	
Total		<u>\$ 2,297,883</u>	
<b>SEWER IMPACT</b>			
Estimated Balance at 06/30/2017			\$ 4,154,229
University Sewer Main	7/1/2016	775,000	
5-way Roundabout	1/1/2016	2,375,070	
Miscellaneous Sewer System Improvements	7/1/2020	1,025,000	
Total		<u>\$ 4,175,070</u>	
<b>DRAINAGE IMPACT</b>			
Estimated Balance at 06/30/2017			\$ 2,674,424
5-way Roundabout	1/1/2016	1,800,000	
Pordon Lane	7/1/2016	252,469	
CHAP Master Plan	7/1/2016	15,000	
Healdsburg Ave Storm Drain Outfall	7/1/2016	77,655	
Miscellaneous Drainage System Improvements	7/1/2020	530,000	
Total		<u>\$ 2,675,124</u>	
<b>ELECTRIC DEVELOPMENT</b>			
Estimated Balance at 06/30/2017			\$ 1,784,416
Badger Substation	1/1/2016	226,640	
5-way Underground Utility District	1/1/2016	1,200,000	
Miscellaneous Electric System Improvements	7/1/2020	375,000	
Total		<u>\$ 1,801,640</u>	
<b>PARK DEVELOPMENT</b>			
Estimated Balance at 06/30/2017			\$ 432,338
Synthetic Turf - Community Center	7/1/2016	274,840	
Miscellaneous Park Improvements	7/1/2020	175,000	
Total		<u>\$ 449,840</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	6,182.00	per unit
Sewer System	10,253.00	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	1,400.00	per unit
Sewer System	3,193.00	per unit
Streets & Traffic Controls	2,991.00	per ADU sq. footage/primary unity sq. footage
Park System	2,057.00	per ADU sq. footage/primary unity sq. footage
Storm Drain System	1.32	per SF of Detached ADU Footprint
Electrical Development Fees	975.00	per unit

**Infrastructure Impact Charges - Commercial & Industrial**

Water System	10,324.00	water meter size 1" or smaller (rate varies for larger meter sizes) water meter size 1" or smaller with low sewer strength (rate varies for larger meter sizes and increased sewer strenghts)
Sewer System	17,124.00	
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	3,709.00	per dwelling unit
Sewer System	9,228.00	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