

CITY OF HEALDSBURG

RESOLUTION NO. 139-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HEALDSBURG ACCEPTING THE FISCAL YEAR 2018-19
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 facilities impact, parking impact, 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, 2019, 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. 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 2nd day of December 2019, by the following vote:

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

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:



David L. Hagele, Mayor

ATTEST:



Stephanie A. Williams, City Clerk

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I, STEPHANIE A. WILLIAMS, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 139-2019 adopted by the City Council of the City of Healdsburg on the 2nd day of December, 2019.


Stephanie A. Williams, City Clerk

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

	FIRE FACILITIES IMPACT	PARKING IMPACT	STREETS CAPITAL	WATER IMPACT	SEWER IMPACT	DRAINAGE IMPACT	ELECTRIC DEVELOPMENT	PARK DEVELOPMENT
Beginning Fund Balance 07/01/18 per 2017-18 Developer Report	\$ 210,076	\$ -	\$ 3,977	\$ 891,284	\$ 4,007,686	\$ 2,853,065	\$ 988,334	\$ 452,353
Adjusted beginning fund balance after 2017-18 fiscal year end audit	210,076	-	3,977	891,284	3,178,344	2,853,065	988,334	452,353
REVENUE								
Fees collected	22,536	74,805	163,977	550,539	865,310	39,066	12,950	53,223
Interest earned	7,881	-	3,575	41,721	122,391	97,303	34,431	16,890
Rent received								227
	<u>30,416</u>	<u>74,805</u>	<u>167,552</u>	<u>592,260</u>	<u>987,701</u>	<u>136,369</u>	<u>47,381</u>	<u>70,340</u>
EXPENDITURES								
Public Works	-	-	-	55,167	1,030,704	465,888	54,886	-
Audit Adjustment	-	-	-	-	-	-	44,886	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>55,167</u>	<u>1,030,704</u>	<u>465,888</u>	<u>99,772</u>	<u>-</u>
Excess of Revenue Over/(Under) Expenditures	30,416	74,805	167,552	537,093	(43,002)	(329,519)	(52,391)	70,340
Ending Fund Balance 06/30/19	<u>\$ 240,492</u>	<u>\$ 74,805</u>	<u>\$ 171,529</u>	<u>\$ 1,428,377</u>	<u>\$ 3,135,342</u>	<u>\$ 2,523,546</u>	<u>\$ 935,943</u>	<u>\$ 522,693</u>

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

	FY 2018-19	% Funded with AB 1600 Fee	Balance of Project Funding
FIRE FACILITIES IMPACT			
Administration Overhead	-		
Total	<u>-</u>		
PARKING IMPACT			
Administration Overhead	-		
Total	<u>-</u>		
STREETS IMPACT			
Administration Overhead	-		
Total	<u>\$ -</u>		
WATER IMPACT			
Redwood Tank Replacement	55,167	38%	Water Operations
Total	<u>\$ 55,167</u>		
SEWER IMPACT			
5-way Roundabout	1,030,704	47%	Bond Proceeds, Gas Tax
Total	<u>\$ 1,030,704</u>		
DRAINAGE IMPACT			
Pordon Lane/Tayman Park	116,570	100%	
5-way Roundabout	349,318	47%	Bond Proceeds, Gas Tax
Total	<u>\$ 465,888</u>		
ELECTRIC IMPACT			
5-way Underground Utility District	54,886	100%	
Audit Adjustment	44,886		
Total	<u>\$ 99,772</u>		
PARK DEVELOPMENT			
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**

	Anticipated Start of Project		
FIRE FACILITIES IMPACT			
Estimated Balance at 06/30/2019			\$ 240,492
Aerial Ladder Truck	7/1/2025	1,570,000	
Total		<u>\$ 1,570,000</u>	
PARKING IMPACT			
Estimated Balance at 06/30/2019			\$ 74,805
Miscellaneous Improvements	7/1/2020	75,000	
Total		<u>\$ 75,000</u>	
STREETS IMPACT			
Estimated Balance at 06/30/2019			\$ 171,529
Contracted Services	2/1/2019	200,000	
Total		<u>\$ 200,000</u>	
WATER IMPACT			
Estimated Balance at 06/30/2019			\$ 1,428,377
Redwood Tank Replacement	7/1/2016	60,000	
Miscellaneous Water System Improvements	7/1/2020	1,395,000	
Total		<u>\$ 1,455,000</u>	
SEWER IMPACT			
Estimated Balance at 06/30/2019			\$ 3,135,342
Miscellaneous Sewer System Improvements	7/1/2020	3,200,000	
Total		<u>\$ 3,200,000</u>	
DRAINAGE IMPACT			
Estimated Balance at 06/30/2019			\$ 2,523,546
5-way Roundabout	1/1/2016	1,450,682	
Miscellaneous Drainage System Improvements	7/1/2020	1,250,000	
Total		<u>\$ 2,700,682</u>	
ELECTRIC DEVELOPMENT			
Estimated Balance at 06/30/2019			\$ 935,943
Miscellaneous Electric System Improvements	7/1/2020	968,000	
Total		<u>\$ 968,000</u>	
PARK DEVELOPMENT			
Estimated Balance at 06/30/2019			\$ 522,693
Badger Park Redevelopment	7/1/2019	400,000	
Miscellaneous Park Improvements	7/1/2020	145,000	
Total		<u>\$ 545,000</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 eight capital types:

- Fire Facilities Impact
- Parking Impact
- Streets Capital
- Water Impact
- Sewer Impact
- Drainage Impact
- Electric Development
- Park Development fees

Fire Facilities Impact 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.

Parking Impact AB 1600 development fees are used to fund parking improvements and alternative transportation, including bicycle and pedestrian, improvements designed to reduce parking requirements for which the fees are charged.

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**

Parking Impact

New construction	15,559.00
Change of Use	6,435.00

Infrastructure Impact Charges - Single Family Residential Dwelling

Water System	6,571.00	per unit
Sewer System	10,898.00	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 Facilities Impact Fees	193.00	per unit

Infrastructure Impact Charges - Secondary Residential Dwelling Unit

Tier 2, between 851 and 1200 square feet		
Drainage/Storm Drain System	1,611.00	
Electrical Development Fees	487.00	
Park System	1,028.00	
Streets & Traffic Controls	1,495.00	
Wastewater System Capacity	5,295.00	
Water System	3,193.00	

Infrastructure Impact Charges - Commercial & Industrial

Water System	10,973.00	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 strengths)
Sewer System	18,201.00	
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 Facilities Impact Fees	0.15	per sq-ft of gross floor area

Infrastructure Impact Charges - Multi-Family Residential Dwelling Units

Water System	3,942.00	per dwelling unit
Sewer System	9,808.00	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 Facilities Impact Fees	193.00	per dwelling unit