

CITY OF HEALDSBURG

RESOLUTION NO. 136-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ACCEPTING THE FISCAL YEAR 2019-20 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, streets 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 12, 2020, 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 7th day of December 2020, by the following vote:

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

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:



Evelyn L. Mitchell, Mayor



Raina Allan, City Clerk

I, RAINA ALLAN, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 136-2020 adopted by the City Council of the City of Healdsburg on the 7th day of December, 2020.


Raina Allan, City Clerk



**City of Healdsburg
Development Impact Fees Schedule**

Parking Development Impact

New Construction	15,730.00
Change of Use	6,506.00

Development Impact Charges - Single Family Residential Dwelling

Water Development Impact Fees	6,689.00	per unit
Sewer Development Impact Fees	11,094.00	per unit
Streets Development Impact Fees	2,991.00	per unit
Park Development Impact Fees	2,057.00	per unit
Drainage Development Impact Fees	3,222.00	per unit
Electric Development Impact 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 Development Impact Fees	193.00	per unit

Development Impact Charges - Secondary Residential Dwelling Unit

Tier 2, between 851 and 1,200 square feet		
Drainage Development Impact Fees	**	
Electric Development Impact Fees	**	
Park Development Impact Fees	**	
Streets Development Impact Fees	**	
Sewer Development Impact Fees	**	
Water Development Impact Fees	**	

** Per Resolution 62-2020, fees are based proportionally to the fees charged for the primary dwelling unit, but in no case greater than 50% of the fees charged to the single family or multifamily dwelling on the site as the ADU

Development Impact Charges - Commercial & Industrial

Water Development Impact Fees	11,170.00	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 Development Impact Fees	18,528.00	
Streets Development Impact Fees	0.59	per sq-ft of gross floor area
Park Development Impact Fees	0.35	per sq-ft of gross floor area
Drainage Development Impact Fees	1.32	per sq-ft of hard surface area
Electric Development Impact Fees	Varies	
Fire Facilities Development Impact Fees	0.15	per sq-ft of gross floor area

Development Impact Charges - Multi-Family Residential Dwelling Units

Water Development Impact Fees	4,012.00	per dwelling unit
Sewer Development Impact Fees	9,984.00	per dwelling unit
Streets Development Impact Fees	2,991.00	per dwelling unit
Park Development Impact Fees	2,057.00	per dwelling unit
Drainage Development Impact Fees	1.32	per sq-ft of hard surface
Electric Development Impact Fees		
2 to 8 Units	975.00	per dwelling unit
9 to 50 Units	780.00	per dwelling unit
Fire Facilities Development Impact Fees	193.00	per dwelling unit

Resolution No. 136-2020

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

	FIRE FACILITIES DEVELOPMENT IMPACT	PARKING DEVELOPMENT IMPACT	STREETS DEVELOPMENT IMPACT	WATER DEVELOPMENT IMPACT	SEWER DEVELOPMENT IMPACT	DRAINAGE DEVELOPMENT IMPACT	ELECTRIC DEVELOPMENT IMPACT	PARK DEVELOPMENT IMPACT
Beginning Fund Balance 07/01/19 per 2018-19 Developer Report	\$ 240,491	\$ 74,805	\$ 171,529	\$ 1,428,377	\$ 3,135,342	\$ 2,523,546	\$ 935,943	\$ 522,693
Adjusted beginning fund balance after 2018-19 fiscal year end audit	240,491	74,805	171,529	1,428,377	3,135,342	2,523,546	935,943	522,693
REVENUE								
Fees collected	5,170	-	27,468	91,194	138,486	49,836	10,443	18,199
Interest earned	6,707	1,720	5,082	40,951	88,684	49,378	22,820	14,632
Rent received	-	-	-	-	-	-	-	189
	<u>11,877</u>	<u>1,720</u>	<u>32,550</u>	<u>132,145</u>	<u>227,170</u>	<u>99,214</u>	<u>33,263</u>	<u>33,020</u>
EXPENDITURES								
Public Works	-	-	10,217	583	50,000	772,835	232,744	2,008
	<u>-</u>	<u>-</u>	<u>10,217</u>	<u>583</u>	<u>50,000</u>	<u>772,835</u>	<u>232,744</u>	<u>2,008</u>
Excess of Revenue Over/(Under) Expenditures	11,877	1,720	22,333	131,562	177,170	(673,621)	(199,481)	31,012
Ending Fund Balance 06/30/20	<u><u>\$ 252,368</u></u>	<u><u>\$ 76,525</u></u>	<u><u>\$ 193,862</u></u>	<u><u>\$ 1,559,939</u></u>	<u><u>\$ 3,312,512</u></u>	<u><u>\$ 1,849,925</u></u>	<u><u>\$ 736,462</u></u>	<u><u>\$ 553,704</u></u>

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

	FY 2019-20	% Funded with AB 1600 Fee	Balance of Project Funding
FIRE FACILITIES DEVELOPMENT IMPACT			
Administration Overhead	-		
Total	<u>-</u>		
PARKING DEVELOPMENT IMPACT			
Administration Overhead	-		
Total	<u>-</u>		
STREET DEVELOPMENT IMPACT			
Fee Study	10,217		
Total	<u>\$ 10,217</u>		
WATER DEVELOPMENT IMPACT			
Redwood Tank Replacement	583	38%	Water Operations
Total	<u>\$ 583</u>		
SEWER DEVELOPMENT IMPACT			
Operations and Maintenance	50,000		
Total	<u>\$ 50,000</u>		
DRAINAGE DEVELOPMENT IMPACT			
Fee Study	2,008		
5-way Roundabout	770,827	9%	Bond Proceeds, Sewer Development,
Total	<u>\$ 772,835</u>		Water Development and Street Development
ELECTRIC DEVELOPMENT IMPACT			
5-way Underground Utility District	232,744	100%	
Total	<u>\$ 232,744</u>		
PARK DEVELOPMENT IMPACT			
Fee Study	2,008		
Total	<u>\$ 2,008</u>		

Resolution No. 136-2020

Exhibit A

**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 DEVELOPMENT IMPACT			
Estimated Balance at 06/30/2020			\$ 252,368
Aerial Ladder Truck	7/1/2025	1,570,000	
Total		<u>\$ 1,570,000</u>	
PARKING DEVELOPMENT IMPACT			
Estimated Balance at 06/30/2020			\$ 76,525
Miscellaneous Improvements	7/1/2022	77,000	
Total		<u>\$ 77,000</u>	
STREETS DEVELOPMENT IMPACT			
Estimated Balance at 06/30/2020			\$ 193,862
5-way Roundabout	1/1/2016	175,000	
Foss Creek Segments 9 & 10	7/1/2020	605,500	
Total		<u>\$ 780,500</u>	
WATER DEVELOPMENT IMPACT			
Estimated Balance at 06/30/2020			\$ 1,559,939
5-way Roundabout	1/1/2016	197,872	
College Street Sewer and Water Main Replacement	7/1/2019	108,991	
Operations and Maintenance	7/1/2022	1,300,000	
Total		<u>\$ 1,606,863</u>	
SEWER DEVELOPMENT IMPACT			
Estimated Balance at 06/30/2020			\$ 3,312,512
5-way Roundabout	1/1/2016	1,642,133	
College Street Sewer and Water Main Replacement	7/1/2019	186,322	
Operations and Maintenance	7/1/2020	600,000	
Operations and Maintenance	7/1/2022	900,000	
Total		<u>\$ 3,328,455</u>	
DRAINAGE DEVELOPMENT IMPACT			
Estimated Balance at 06/30/2020			\$ 1,849,925
5-way Roundabout	1/1/2016	1,450,682	
Storm Drain Facility Expansion	7/1/2021	4,747,752	
Total		<u>\$ 6,198,434</u>	
ELECTRIC DEVELOPMENT IMPACT			
Estimated Balance at 06/30/2020			\$ 736,462
Badger Substation 60kV and 12kV Bus Reconstruction	7/1/2019	843,047	
Healdsburg and Mill Underground Utility District	7/1/2019	52,410	
Total		<u>\$ 895,457</u>	
PARK DEVELOPMENT IMPACT			
Estimated Balance at 06/30/2020			\$ 553,704
Badger Park Redevelopment	7/1/2019	580,000	
Montage Healdsburg Park Development	7/1/2019	74,500	
Fitch Mountain Park and Open Space Preserve	7/1/2021	520,000	
Total		<u>\$ 1,174,500</u>	