

CITY OF HEALDSBURG

RESOLUTION NO. 153-2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ACCEPTING THE FISCAL YEAR 2022-23 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, streets/traffic, water, sewer, drainage, electric, park development fees, inclusionary housing in-lieu fees, parking in-lieu fees, and park dedication in-lieu 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 sections 66001 and 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 December 1, 2023, more than fifteen (15) days prior to the date that the Council considered the AB 1600 Report; and

WHEREAS, one interested persons has requested notice of the AB 1600 Report; and one notice of the availability of the AB 1600 Report was mailed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HEALDSBURG FINDS AND RESOLVES AS FOLLOWS:

Section 1.

- A. In accordance with Government Code sections 66001 and 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, 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 18th day of December 2023, by the following vote:

AYES: Councilmembers: (5) Edwards, Hagele, Herrod, Mitchell and Mayor Kelley

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:



Ariel Kelley, Mayor

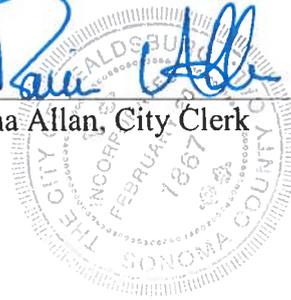


Raina Allan, City Clerk

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. 153-2023 adopted by the City Council of the City of Healdsburg on the 18th day of December, 2023.



Raina Allan, City Clerk



City of Healdsburg
Annual Report on Developers' Funds Per GC 66000
Development Impact Fee Descriptions

Fire Facilities Development Impact

City Council Resolution 129-2002 established the Fire Facilities Impact Fee for development within the City of Healdsburg. The fee applies to all commercial and residential development regardless of size of the proposed structure. The fee revenues will be used only for the replacement and maintenance costs of the fire department aerial ladder truck. The fee amount is based on the use by the respective development, measured by the number of units of the new development, and the new development's proportionate costs to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of fire facilities necessary to serve new development.

Traffic Development Impact

City Council Resolution 2-2021 updated the Streets/Traffic Impact Fee for new and expanded development within the City of Healdsburg incorporating an alternative fee schedule effective upon the closure of the City emergency declaration for COVID-19. Fee revenues will only be used to pay for the portion of various streets facilities that support new development within the City. The fee amount is based on the use of the respective development, measured by the number of units of the new development, and the new developments proportionate cost to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of traffic facilities necessary to serve new development.

Water Development Impact

City Council Resolution 98-2013 established the current Water Capacity Charges for development within the City of Healdsburg. The Water Capacity Charges are based on a system buy-in methodology that assures new developments pay estimated reasonable costs associated with the use of existing capacity in the City's water system. Fee revenues will be used for the fair share of the City's acquisition and construction costs of the existing water systems, costs of financing system improvements, and existing capital reserves. The fee amount is based on the use of the respective development, measured by the number of units of the new development, and the new developments proportionate costs to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of Water facilities necessary to serve new development. The following projects were completed in Fiscal Year 2022-23: Flowmeter replacement \$7,557 and Equipment repair \$13,401.

Sewer Development Impact

City Council Resolution 98-2013 established the current Sewer Capacity Charges for development within the City of Healdsburg. The Sewer Capacity Charges are based on a system buy-in methodology that assures new developments pay estimated reasonable costs associated with the use of existing capacity in the City's sewer system. Fee revenues will be used for the fair share of the City's acquisition and construction costs of the existing sewer systems, costs of financing system improvements, and existing capital reserves. The fee amount is based on the use by the respective development, measured by the number of units of the new development, and the new development's proportionate costs to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of Sewer facilities necessary to serve new development. The following projects were completed in Fiscal Year 2022-23: Flowmeter replacement \$7,567 and Equipment repair and replacement \$188,010.

Drainage Development Impact

City Council Resolution 2-2021 updated the Drainage Impact Fee for new and expanded development within the City of Healdsburg incorporating an alternative fee schedule effective upon the closure of the City emergency declaration for COVID-19. Fee revenues will only be used to pay for the portion of various drainage facilities that support new development within the City. The fee amount is based on the use of the respective development, measured by the number of units of the new development, and the new developments proportionate cost to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of drainage facilities necessary to serve new development.

Electric Development Impact

City Council Resolution 75-1997 updated the Electric Impact Fee for development within the City of Healdsburg. The fee is assessed on new development initial connections to the City's electric system and existing development service upgrades. Fee revenues will be used to fund system expansions that support new development and costs of prior oversizing providing services to new development. The fee amount is based on the use by the respective development, measured by the number of units of the new development, and the new development's proportionate costs to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of Electric facilities necessary to serve new development.

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Exhibit A

Park Development Impact

City Council Resolution 74-1997 updated the Park Development Impact Fee for development within the City of Healdsburg. The fee is assessed on new commercial, industrial and residential units to mitigate the impact of development on park facilities. Fee revenues will be used to fund the expansion and improvement of park facilities. The fee amount is based on the use by the respective development, measured by the number of units of the new development, and the new development's proportionate costs to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of park facilities necessary to serve new development.

Inclusionary Housing In-Lieu

City Council Resolution 81-2019 established the current Inclusionary Housing In-Lieu fee for development within the City of Healdsburg. The fee is assessed on new residential developments to support the development of affordable housing in the City. Fee revenues will be used to provide affordable housing programs and services in the community, including acquisition of property, planning and design, construction costs, and program administration. The fee amount is based on the impact of the respective development, measured by the square foot, and the new development's proportionate costs to construct affordable housing required to serve the community. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of affordable housing necessary to serve the community.

Parking In-Lieu

City Council Resolution 87-2015 established the current Parking In-Lieu fee for development within the Downtown In-Lieu Fee Area. The fee is assessed on new construction and change of use projects that do not provide the required off-street parking in the in-lieu fee area. Fee revenues will be used to fund parking improvements and alternative transportation, including bicycle and pedestrian, and improvements designed to reduce parking requirements. The fee amount is based on the use by the respective development, measured by development type, and the new development's proportionate costs to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of parking facilities necessary to serve new development.

Park Dedication In-Lieu

City Council Ordinance 1085 established the current Quimby Park Dedication In-Lieu Fee for development within the City of Healdsburg. The fee is assessed on the development of new subdivisions in lieu of dedicating land as determined in Article VIII of the Ordinance. Fee revenues will be used to provide park or recreational facilities reasonably related to serving the subdivision by way of the purchase of necessary land or improving such land available to the subdivision for park and recreational purposes. The fee amount is based on the use by the respective development, and the new development's proportionate costs to construct the improvements required to serve the use generated by the new development. The purpose of this fee is to raise capital revenues necessary to mitigate the cost of park facilities necessary to serve new development.

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Exhibit A

**Annual Report on Developers' Funds Per GC 66000
Development Impact Fees Schedule**

Infrastructure Development Impact Charges - Single Family Residential Dwelling

Water System	7,375.83	per unit
Sewer System	12,233.13	per unit
Park Development	2,057.00	per unit
Electrical Development		
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	193.00	per unit
Traffic Development	4,488.75	per unit
Drainage Development	4,507.65	per unit

Infrastructure Development Impact Charges - Secondary Residential Dwelling Unit

Tier 2, between 851 and 1200 square feet		
Electrical Development	487.00	
Park Development	1,028.00	
Sewer System	6,116.57	
Water System	3,687.91	

Infrastructure Development Impact Charges - Commercial & Industrial

Water System	12,316.94	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	20,430.46	
Park Development	0.35	per sq-ft of gross floor area
Electrical Development	Varies	
Fire Facilities Development	0.15	per sq-ft of gross floor area
Traffic Development		
Commercial	4,223.10	per 1,000 Building Sq. Ft. or Hotel Room
Office	5,373.90	per 1,000 Building Sq. Ft. or Hotel Room
Industrial	3,188.85	per 1,000 Building Sq. Ft. or Hotel Room
Hotel Room	1,978.20	per 1,000 Building Sq. Ft. or Hotel Room
Drainage Development		
Commercial	1,262.10	per 1,000 Building Sq. Ft. or Hotel Room
Office	2,028.60	per 1,000 Building Sq. Ft. or Hotel Room
Industrial	1,938.30	per 1,000 Building Sq. Ft. or Hotel Room
Hotel Room	1,487.85	per 1,000 Building Sq. Ft. or Hotel Room

Infrastructure Development Impact Charges - Multi-Family Residential Dwelling Units

Water System	4,423.95	per dwelling unit
Sewer System	11,009.16	per dwelling unit
Park Development	2,057.00	per dwelling unit
Electrical Development		
2 to 8 Units	975.00	per dwelling unit
9 to 50 Units	780.00	per dwelling unit
Fire Facilities Development	193.00	per dwelling unit
Traffic Development	2,244.90	per dwelling unit
Drainage Development	1,803.90	per sq-ft of hard surface

In-Lieu Charges

Inclusionary Housing		
For Sale	18.73	per unit, per square foot
Rental	6.90	per unit, per square foot
Parking		
New Construction	17,144.66	
Change of Use	7,091.08	
Park Dedication		Fair market value of land dedication per Section 17.04

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Exhibit A

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

	FIRE FACILITIES DEVELOPMENT IMPACT	TRAFFIC DEVELOPMENT IMPACT	WATER DEVELOPMENT IMPACT	SEWER DEVELOPMENT IMPACT	DRAINAGE DEVELOPMENT IMPACT	ELECTRIC DEVELOPMENT IMPACT	PARK DEVELOPMENT IMPACT	INCLUSIONARY HOUSING IN-LIEU	PARKING IN-LIEU	PARK DEDICATION IN-LIEU
Beginning Fund Balance 07/01/22 per 2021-22 Developer Report	\$ 134,465	\$ 1,219,595	\$ 1,233,672	\$ 2,842,077	\$ 1,242,623	\$ 107,493	\$ 998,404	\$ 262,398	\$ 406,031	\$ 57,797
Adjusted beginning fund balance after 2021-22 fiscal year end audit	134,465	1,219,595	1,233,672	2,842,077	1,242,623	107,493	998,404	262,398	\$ 406,031	57,797
REVENUE										
Fees collected	15,789	175,329	85,449	666,473	138,605	7,832	91,663	56,744	27,014	516,827
Interest earned	2,882	27,858	46,001	74,554	24,068	11,416	23,722	-	9,722	2,002
Rent received	-	-	-	-	-	-	244	-	-	-
	<u>18,671</u>	<u>203,187</u>	<u>131,451</u>	<u>741,026</u>	<u>162,672</u>	<u>19,248</u>	<u>115,629</u>	<u>56,744</u>	<u>36,735</u>	<u>518,829</u>
EXPENDITURES										
Projects	143,372	-	20,969	195,577	-	-	-	-	31,888	-
Interfund Transfers/Loans	-	-	-	-	-	-	-	-	-	-
Refunds	-	-	-	-	-	-	-	-	-	-
Audit Adjustment	-	-	-	-	-	-	-	-	-	-
	<u>143,372</u>	<u>-</u>	<u>20,969</u>	<u>195,577</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>31,888</u>	<u>-</u>
Excess of Revenue Over/(Under) Expenditures	(124,701)	203,187	110,482	545,449	162,672	19,248	115,629	56,744	4,847	518,829
Ending Fund Balance 06/30/23	<u>\$ 9,764</u>	<u>\$ 1,422,782</u>	<u>\$ 1,344,154</u>	<u>\$ 3,387,526</u>	<u>\$ 1,405,295</u>	<u>\$ 126,741</u>	<u>\$ 1,114,033</u>	<u>\$ 319,142</u>	<u>\$ 410,878</u>	<u>\$ 576,626</u>

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

	FY 2022-23	% Funded with AB 1600 Fee	Balance of Project Funding	Public Improvement Date
FIRE FACILITIES DEVELOPMENT IMPACT				
Aerial Ladder Truck	143,372	29%	Developer Contribution	5/11/2022
Total	<u>143,372</u>			
TRAFFIC DEVELOPMENT IMPACT				
Total	<u>\$ -</u>			-
WATER DEVELOPMENT IMPACT				
Fluxus Flowmeter	7,567	50%	Sewer Development Impact	10/19/2022
Equipment Repair	13,401	100%		3/16/2023
Total	<u>\$ 20,969</u>			
SEWER DEVELOPMENT IMPACT				
Fluxus Flowmeter	7,567	50%	Water Development Impact	10/19/2022
Equipment Repair & Replacement	188,010	100%		4/30/2023
Total	<u>\$ 195,577</u>			-
DRAINAGE DEVELOPMENT IMPACT				
Total	<u>\$ -</u>			-
ELECTRIC DEVELOPMENT IMPACT				
Total	<u>\$ -</u>			-
PARK DEVELOPMENT IMPACT				
Total	<u>\$ -</u>			-
INCLUSIONARY HOUSING IN-LIEU				
Total	<u>\$ -</u>			-
PARKING IN-LIEU				
Parking Lot Resurfacing	31,888	100%		5/19/2023
Total	<u>31,888</u>			
PARK DEDICATION IN-LIEU				
Total	<u>-</u>			-

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5-Year Report on Developers' Funds Per GC 66001
 Planned Usage of Developer Impact Fees As Per Ordinances Establishing The Impact Fees

Exhibit A

	Estimated Balance at 6/30/2023	Planned AB 1600 Fee Use	Anticipated Start of Project	Additional Funding Amount	Additional Funding Source
FIRE FACILITIES DEVELOPMENT IMPACT	\$ 9,764				
Aerial Ladder Truck		138,372	7/1/2021	348,333	Developer Contribution
Total		<u>\$ 138,372</u>			
TRAFFIC DEVELOPMENT IMPACT	\$ 1,422,782				
US-101 and Dry Creek Road Interchange		1,423,500	7/1/2024	7,149,000	Unknown
Total		<u>\$ 1,423,500</u>			
WATER DEVELOPMENT IMPACT	\$ 1,344,154				
System Improvements		422,162	7/1/2023	-	-
Groundwater Supply Wells / Aquifer Storage Recovery		1,931,200	7/1/2024	7,724,800	Grant
Healdsburg Avenue Utility Replacements		473,331	7/1/2023	378,665	Water Operations
				724,486	Sewer Operations
				318,774	Sewer Impact
				695,506	Drainage Impact
Total		<u>\$ 2,826,693</u>			
SEWER DEVELOPMENT IMPACT	\$ 3,387,526				
System Improvements		227,090	7/1/2023	-	-
Grove Street and Vine Street Trunk Main Replacement		3,575,000	7/1/2025	-	-
Healdsburg Avenue Utility Replacements		318,774	7/1/2023	378,665	Water Operations
				724,486	Sewer Operations
				473,331	Water Impact
				695,506	Drainage Impact
Total		<u>\$ 4,120,864</u>			
DRAINAGE DEVELOPMENT IMPACT	\$ 1,405,295				
Dry Creek Storm Drain Relocation		660,000	7/1/2025	-	-
Armory Catch Basin Replacements		100,000	7/1/2027	660,000	Drainage Operations
Healdsburg Avenue Utility Replacements		695,506	7/1/2023	378,665	Water Operations
				724,486	Sewer Operations
				473,331	Water Impact
				318,774	Sewer Impact
Total		<u>\$ 1,455,506</u>			
ELECTRIC DEVELOPMENT IMPACT	\$ 126,741				
Badger Substation Bank Replacement		1,960,000	7/1/2026	7,840,000	Electric Operations
Total		<u>\$ 1,960,000</u>			
PARK DEVELOPMENT IMPACT	\$ 1,114,033				
Badger Park Redevelopment		445,042	7/1/2019	1,000,000	Grant
				10,417,409	Bond Proceeds
				1,000,000	Park Dedication
				200,000	Measure M Parks
Fitch Mountain Park and Open Space Preserve		671,569	7/1/2021	1,835,530	Grant
				380,000	Measure M Parks
Total		<u>\$ 1,116,611</u>			
INCLUSIONARY HOUSING IN-LIEU	\$ 319,142				
Development of Affordable Housing – North Healdsburg		500,000	7/1/2024	-	-
Total		<u>\$ 500,000</u>			
PARKING IN-LIEU	\$ 410,878				
West Plaza Parking Lot Resurfacing		665,280	7/1/2024	-	-
Total		<u>\$ 665,280</u>			
PARK DEDICATION IN-LIEU	\$ 576,626				
Badger Park Redevelopment		1,000,000	7/1/2023	1,000,000	Grant
				10,535,409	Bond Proceeds
				327,042	Park Development
				200,000	Measure M Parks
Total		<u>\$ 1,000,000</u>			