

CITY OF HEALDSBURG

RESOLUTION NO. 114-2012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ACCEPTING THE FISCAL YEAR 2011-12 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, a copy of which is attached hereto as Exhibit "A"; 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 16, 2012, 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.

C. The AB 1600 report is available for public review on the City's internet website, at the City Clerk's office and upon request.

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 3rd day of December 2012, by the following vote:

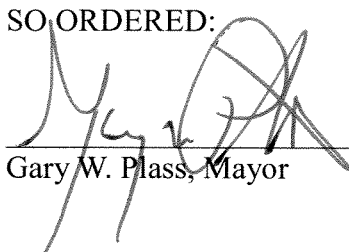
AYES: Councilmembers: (5) Babb, Chambers, Jones, Wood and Mayor Plass

NOES: Councilmembers: (0) None


ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None


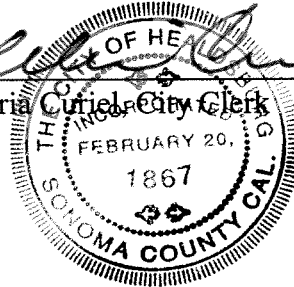
SO ORDERED:

  
\_\_\_\_\_  
Gary W. Plass, Mayor

ATTEST:

  
\_\_\_\_\_  
Maria Curiel, City Clerk

I, MARIA CUIRIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 114-2012 adopted by the City Council of the City of Healdsburg on the 3<sup>rd</sup> day of December, 2012.

  
\_\_\_\_\_  
Maria Curiel, City Clerk  


Resolution No. 114-2012 - Exhibit A

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 07/01/11	\$ 109,043	\$ 728,975	\$ 1,251,383	\$ 3,217,036	\$ 1,632,678	\$ 2,093,085	\$ 28,448
per 2010-11 Developer Report							
<b>Adjusted beginning balance after 2010-11 year end audit</b>	<b>109,043</b>	<b>728,975</b>	<b>1,251,383</b>	<b>3,217,036</b>	<b>1,632,678</b>	<b>2,093,085</b>	<b>28,448</b>
<b>REVENUE</b>							
Fees collected	3,936	32,627	192,412	580,537	83,885	7,109	21,612
Interest earned	1,052	6,095	11,585	28,308	15,708	19,041	247
Transfer from project funds	4,988	38,722	203,997	608,845	99,593	26,150	21,859
<b>EXPENDITURES</b>							
Public Works	-	56,320	163,815	578,784	56,253	11,704	-
Administration	-	6,812	21,455	25,207	14,188	9,816	1,029
	-	63,132	185,270	603,991	70,441	21,520	1,029
Excess of Revenue Over/(Under) Expenditures	4,988	(24,410)	18,727	4,854	29,152	4,630	20,830
<b>Ending Balance 06/30/12</b>	<b>\$ 114,031</b>	<b>\$ 704,566</b>	<b>\$ 1,270,110</b>	<b>\$ 3,221,890</b>	<b>\$ 1,661,830</b>	<b>\$ 2,097,714</b>	<b>\$ 49,278</b>

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

	<b>FY 2011-12</b>	<b>% Funded with Dev Fee</b>
<b>STREETS IMPACT</b>		
Development Engineering	25,000	
Administration Overhead	6,812	
Grove Street Neighborhood Study	31,320	24%
Total	<u><u>\$ 63,132</u></u>	
<b>WATER IMPACT</b>		
Development Engineering & Overhead	75,000	
Administration Overhead	21,455	
Streetscape Improvements	88,815	12%
Total	<u><u>\$ 185,270</u></u>	
<b>SEWER IMPACT</b>		
Development Engineering	478,800	
Administration Overhead	25,207	
RWS Ph1 Geysers	11,169	22%
Streetscape Improvements	88,815	12%
Total	<u><u>\$ 603,991</u></u>	
<b>DRAINAGE IMPACT</b>		
Administration Overhead	14,188	
Streetscape Improvements	56,253	2%
Total	<u><u>\$ 70,441</u></u>	
<b>ELECTRIC IMPACT</b>		
Administrative Overhead	9,816	
System Power Factor Correction	11,704	100%
Total	<u><u>\$ 21,520</u></u>	
<b>PARK DEVELOPMENT</b>		
Administrative Overhead	1,029	
Total	<u><u>\$ 1,029</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 IMPACT</b>			
Estimated Balance at 06/30/12			<b>\$ 704,566</b>
Development Engineering & Overhead	7/1/2012	25,000	
Five-way Intersection Improvements	5/1/2012	2,575,000	
Healdsburg Avenue Bridge	7/1/2009	527,285	
Grove Street Neighborhood Study	6/15/2011	11,500	
Foss Creek Pathway Segment 6	12/1/2011	45,000	
Total		<u>\$ 3,183,785</u>	
<b>WATER IMPACT</b>			
Estimated Balance at 06/30/12			<b>\$ 1,270,110</b>
2010 Urban Water Management Plan Update	3/1/2012	10,000	
Water System Upgrades	2/1/2012	22,000	
Fitch Well Field Stormwater Improvements	1/15/2012	22,000	
Corp Yard MS4 Stormwater Compliance Improvements	1/15/2012	22,000	
Sunset Reservoir Roof Replacement	8/1/2012	4,400	
Gauntlett Reservoir Roof Replacement	8/1/2012	55,000	
Gauntlett/Fitch WTP - Phase 2 Expansion	3/1/2015	330,000	
Miscellaneous Water System Improvements		900,000	
Total		<u>\$ 1,365,400</u>	
<b>SEWER IMPACT</b>			
Estimated Balance at 06/30/12			<b>\$ 3,221,890</b>
Development Engineering & Overhead	7/1/2012	498,750	
Recycled Water System - Design	7/1/2012	50,000	
Recycled Water System - Construction	1/15/2013	1,500,000	
Syar Recycled Water System Connection	4/1/2012	21,750	
Recycled Water Site Technical Studies	6/1/2011	43,500	
Collection System Rehabilitation/Replacement	7/1/2012	165,000	
Sewer Collection System Master Plan	4/1/2012	75,000	
Central Healdsburg Ave Special Study Area Sewer System Main Upgrade	7/1/2013	945,000	
Total		<u>\$ 3,299,000</u>	
<b>DRAINAGE IMPACT</b>			
Estimated Balance at 06/30/12			<b>\$ 1,661,830</b>
McDonough Heights Storm Drain	7/1/2012	210,225	
Stormdrain Masterplan	7/1/2012	50,000	
Vintage Hills Stormdrain	7/1/2012	160,000	
Healdsburg Avenue Storm Drain-Ward St to Healdsburg Ave	7/1/2013	750,000	
Healdsburg Avenue Storm Drain-Mill St to Exchange Ave	7/1/2013	500,000	
Total		<u>\$ 1,670,225</u>	
<b>ELECTRIC DEVELOPMENT</b>			
Estimated Balance at 06/30/12			<b>\$ 2,097,714</b>
System Power Factor Correction	7/1/2011	138,000	
Badger 60kV Bus	7/1/2013	106,000	
Grove Street Capacity Increase	7/1/2013	213,000	
North Feeder System	7/1/2013	418,000	
Downtown Commercial Feeds	11/1/2013	303,800	
Badger Transformer Bank #1 and #2	5/31/2017	7,600,000	
Total		<u>\$ 8,778,800</u>	
<b>PARK DEVELOPMENT</b>			
Estimated Balance at 06/30/12			<b>\$ 49,278</b>
Misc Park Improvements		50,000	
Total		<u>\$ 50,000</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 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	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