

CITY OF HEALDSBURG

RESOLUTION NO. 150-2009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ACCEPTING THE FISCAL YEAR 2008-09 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, the AB 1600 Report was made available for review on December 4, 2009, more than fifteen (15) days prior to the date that the Council considered the AB 1600 Report; and

WHEREAS, notices were given to the persons and in the manner required by Government Code section 66006(b)(2);

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. 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 21st day of December 2009, by the following vote:

AYES: Councilmembers: (4) McGuire, Plass, Wood, and Mayor Ziedrich

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (1) Chambers

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:

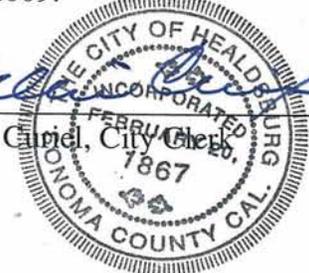
/S/ ERIC ZIEDRICH
Eric Ziedrich, Mayor

/S/ MARIA CURIEL
Maria Curiel, City Clerk

I, MARIA CURIEL, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the City Council of the City of Healdsburg on this 21st day of December, 2009.



Maria Curiel, City Clerk



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 07/01/08	\$ 77,842	\$ 422,500	\$ 384,552	\$ 766,053	\$ 1,358,369	\$ (15,559)	\$ 241,441
per 2007/08 Developer Report							
Adjusted beginning balance after 2007/08 year end audit	77,842	422,499	384,552	766,054	1,358,370	(15,555)	241,441
REVENUE							
Fees collected	22,475	279,546	766,148	2,013,749	170,472	102,425	190,845
Interest earned	1,884	15,353	20,012	49,568	37,538	24,072	4,064
Transfers from Project Funds	-	1,447,086	838,067	461,623	1,125,850	2,064,259	13,964
Other	-	139	67	81	158	120	248
	<u>24,359</u>	<u>1,742,124</u>	<u>1,624,294</u>	<u>2,525,021</u>	<u>1,334,018</u>	<u>2,190,876</u>	<u>209,121</u>
EXPENDITURES							
Administration/Debt Service	135	1,103	1,438	3,561	8,193	1,729	292
Public Works	-	418,198	348,000	429,875	341,664	318,725	420,688
	<u>135</u>	<u>419,301</u>	<u>349,438</u>	<u>433,436</u>	<u>349,857</u>	<u>320,454</u>	<u>420,980</u>
Excess of Revenue Over/(Under) Expenditures	24,224	1,322,823	1,274,856	2,091,585	984,161	1,870,422	(211,860)
Ending Balance 06/30/09	<u>\$ 102,066</u>	<u>\$ 1,745,322</u>	<u>\$ 1,659,408</u>	<u>\$ 2,857,639</u>	<u>\$ 2,342,531</u>	<u>\$ 1,854,867</u>	<u>\$ 29,581</u>

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

	FY 2008-09	% Funded with Dev Fee
STREETS CAPITAL		
Development Engineering	108,765	86%
Russian River Bridge	59,433	10%
Grant Street Safe Sidewalk	250,000	2%
Total	<u>\$ 418,198</u>	
WATER IMPACT		
Gauntlett/Fitch Treatment	241,000	9%
Development Engineering	100,000	100%
Fitch Well Field	7,000	33%
Total	<u>\$ 348,000</u>	
SEWER IMPACT		
Collection System Main Replacement	75,000	36%
Lift Station Sewer Rebuild	50,000	40%
Development Engineering	133,992	100%
WWTP Modifications	70,883	2%
WW Reclamation System Design	100,000	2%
Total	<u>\$ 429,875</u>	
DRAINAGE IMPACT		
Misc Storm Drain Replacement	150,000	47%
Phase II Stormwater Compliance	1,226	100%
Development Engineering	115,438	100%
Foss Creek Improvements	75,000	22%
Total	<u>\$ 341,664</u>	
ELECTRIC DEVELOPMENT		
North Area Express Feeder	87,500	100%
Badger Substation Upgrade	231,000	18%
Grant Street URD Extention	225	1%
Total	<u>\$ 318,725</u>	
PARK DEVELOPMENT		
Parks Master Plan	48	1%
Giorgi/Rec Park Master Plan	420,641	18%
Total	<u>\$ 420,688</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		
STREETS CAPITAL			
Estimated Balance at 06/30/09			\$ 1,745,322
101 and Dry Creek		400,000	
101 and Mill Street		260,000	
5-Way Upgrade		475,000	
Foss Creek Path Depot	7/1/2009	200,000	
Russian River Bridge	7/1/2009	350,000	
New Sidewalk Installation	7/1/2009	18,000	
Misc Street Improvements	7/1/2009	50,000	
Total		<u>\$ 1,753,000</u>	
WATER IMPACT			
Estimated Balance at 06/30/09			\$ 1,659,408
Flow Meter Panorama	7/1/2009	10,000	
Gauntlett Liner	7/1/2009	115,000	
Gauntlett Roof	7/1/2010	100,000	
Pressure Reducing Valve Installation	7/1/2009	21,648	
Well Rehabilitation	7/1/2009	15,000	
Panorama Generator	7/1/2009	100,000	
Phase II Treatment		575,000	
Second Plant at Badger		600,000	
Development Engineering	7/1/2009	583,421	
Chemical Feed-Gauntlett	7/1/2009	10,000	
Total		<u>\$ 2,130,069</u>	
SEWER IMPACT			
Estimated Balance at 06/30/09			\$ 2,857,639
Magnolia Generator Improvements	7/1/2009	10,000	
Main Replacement	7/1/2009	30,000	
Man Hole Rehabilitation	7/1/2009	15,000	
Lift Station Upgrade	7/1/2009	40,000	
Recycled Water Construction		2,440,000	
Development Engineering	7/1/2009	371,745	
Total		<u>\$ 2,906,745</u>	
DRAINAGE IMPACT			
Estimated Balance at 06/30/09			\$ 2,342,531
Misc Storm Drain Improvements		1,059,000	
Foss Creek Flood Plain Improvement	7/1/2009	1,020,000	
McDonough Heights Storm Drain	7/1/2009	500,000	
Storm Drain at Foss Creek Depot	7/1/2009	300,000	
Total		<u>\$ 2,879,000</u>	
ELECTRIC DEVELOPMENT			
Estimated Balance at 06/30/09			\$ 1,854,867
Badger Substation Upgrade		2,000,000	
Total		<u>\$ 2,000,000</u>	
PARK DEVELOPMENT			
Estimated Balance at 06/30/09			\$ 29,581
Misc Park Improvements		30,000	
Total		<u>\$ 30,000</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