

RESOLUTION NO. 2945-12

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ACCEPTING THE FISCAL YEAR 2010-11 ANNUAL REPORT OF
DEVELOPER DEPOSITS (AB 1600 REPORT)**

WHEREAS, the Town of Windsor imposes fees to mitigate the impact of development pursuant to Government Code sections 66000 et seq.; and

WHEREAS, said fees collected are deposited into a special and separate capital facilities account for each type of improvement funded by development fees; and

WHEREAS, the Town maintains separate funds for traffic mitigation, park development, drainage mitigation, public facilities, fire mitigation, water capital and water reclamation capital fees; and

WHEREAS, the Town 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, Town 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, 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 TOWN COUNCIL OF THE TOWN OF WINDSOR
DOES RESOLVE AS FOLLOWS:**

Section 1. Findings. The Town Council of the Town of Windsor hereby finds and adopts as follows:

- A. In accordance with Government Code section 66006, the Town has conducted an annual review of its development impact fees and capital infrastructure programs and the Town Council has reviewed the AB 1600 Report attached hereto as Exhibit A and incorporated herein by this reference.

- B. The funds have been and shall be used for the purposes stated in said reports and are necessary to mitigate impacts resulting from development in the Town and further finds that there is a reasonable relationship between the use of the fees and type of development project upon which the fee is imposed.
- C. The Town Council hereby approves, accepts and adopts the AB 1600 Report.
- D. The AB 1600 report is available for public review on the Town's website, at the Town 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, phrase 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 Town Council hereby declares that it would have passed this Resolution and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases or clauses be declared unconstitutional on their face or as applied.

PASSED, APPROVED AND ADOPTED this 15th day of August 2012, by the following vote:

**AYES: COUNCILMEMBERS ALLEN, GOBLE, SALMON, SCHOLAR
AND MAYOR FUDGE**
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE



DEBORA FUDGE, MAYOR

ATTEST:


MARIA DE LA O, TOWN CLERK

Attachments:
Exhibit A

Annual Report on Developers' Funds Per GC 66000
 Analysis of Changes in Fund Balance / Working Capital
 July 1, 2010 - June 30, 2011

	TRAFFIC MITIGATION	PARK DEVELOPMENT	DRAINAGE MITIGATION	FIRE MITIGATION	WATER CAPITAL	WATER RECLAMATION CAPITAL	PUBLIC FACILITIES
Beginning Balance 07/01/10	\$395,492	\$2,496,431	\$6,721,016	\$435,917	\$5,290,136	\$2,844,556	\$1,003,740
per 2009/10 Developer Report							
Adjusted beginning balance after	\$395,490	\$2,496,431	\$6,721,015	\$435,918	\$5,405,442	\$2,669,420	\$1,003,737
2009/10 year end audit							
REVENUE							
Fees	7,547	0	0	36,102	95,277	22,823	0
Interest	23,761	33,859	85,395	13	123,145	26,826	9,782
Other	31,130	72,170	0	0	30,642	908,786	0
	62,438	106,029	85,395	36,115	249,064	958,435	9,782
EXPENDITURES							
Administration/Debt Service	141,938	191,096	224,537	0	435,747	84,976	0
Public Works (Capital Projects)	81,278	1,975,602	88,310	0	0	0	2,122
Transfers-Out	0	0	0	0	218,428*	3,156,621**	241,056***
	223,217	2,166,698	312,848	0	654,175	3,241,597	243,176
Excess of Revenue Over/(Under)	(160,779)	(2,060,669)	(227,453)	36,115	(405,111)	(2,283,161)	(233,396)
Expenditures							
Ending Balance 06/30/11	\$234,711	\$435,762	\$6,493,562	\$472,033	\$5,000,331	\$386,259	\$770,341

* The Water Capital Fund transferred \$218,428 to the Water Operating Fund for debt service \$93,321 & capital purchases \$125,107.

** The Water Reclamation Capital Fund transferred \$3,156,621 to the Water Reclamation Operating Fund for capital purchases.

*** The Public Facilities Fund transferred at total of \$241,056 to the Debt Service Fund, Water Reclamation Operating Fund and Water Operating Fund for debt service.

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

FY 2010-11

TRAFFIC MITIGATION

Project planning, design, engineering and support	141,938
Arata Lane Interchange	24,631
Mitchell Shiloh Conde Lane	21,118
Shiloh Road Improvements	35,530
Total	<u><u>\$223,217</u></u>

PARK DEVELOPMENT

Project planning, design, engineering and support	191,096
Foothill Regional Park	134,533
Keiser Park Master Plan	1,841,068
Total	<u><u>\$2,166,698</u></u>

DRAINAGE MITIGATION

Project planning, design, engineering and support	224,537
Shiloh Road Bridge - Pruitt Creek	1,403
Mitchell Shiloh Conde Lane	29,462
Shiloh Road Improvements	57,445
Total	<u><u>\$312,848</u></u>

WATER CAPITAL

Project planning, design, engineering and support	435,747
Debt Service	93,321
Capital Purchases	125,107
Total	<u><u>654,175</u></u>

WATER RECLAMATION CAPITAL

Project planning, design, engineering and support	84,976
Capital Purchases	3,156,621
Total	<u><u>3,241,597</u></u>

PUBLIC FACILITIES

Debt Service	241,056
Streetscape Improvement Program	2,122
Total	<u><u>243,178</u></u>

It is anticipated that uncompleted projects will be completed by the end of the 2011-16 Capital Improvement Program period.

Annual Report on Developers' Funds Per GC 66000
Planned Usage of Developer Impact Fees As Per Ordinances Establishing The Impact Fees

		<u>FY 2011-16</u>
TRAFFIC MITIGATION		
Ending Balance at 06/30/11		\$234,711
Project planning, design, engineering and support (including transfers)	1,671,306	
Highway 101 and Arata Lane Northbound On-Ramp	360,000	
Arata Lane Interchange - Phase 2	14,700	
Mitchell/Shiloh/Conde Lane	962	
Shiloh Road Improvements	2,723	
Total	<u>2,049,690</u>	
PARK DEVELOPMENT		
Ending Balance at 06/30/11		\$435,762
Project planning, design, engineering and support	255,305	
Keiser Park Master Plan/Expansion/Construction	424,126	
Hiram E. Lewis Park	7,128	
Ball Field Analysis	9,403	
Total	<u>695,962</u>	
DRAINAGE MITIGATION		
Ending Balance at 06/30/11		\$6,493,562
Project planning, design, engineering and support	1,885,603	
Drainage Master Plan Update	9,716	
Mitchell Shiloh Conde Lane	962	
Shiloh Road Bridge at Pruitt Creek	1,239	
Starr Creek Trib 5 - South of Arata Lane	300,000	
East Windsor Creek - Treatment Plant to NWPRR	1,870,000	
East Windsor Creek Bypass - Bell Road to Conde Lane	570,000	
Shiloh Road Improvements	2,461,784	
Total	<u>7,099,304</u>	
FIRE MITIGATION		
Ending Balance at 06/30/11		\$472,033
Transfer of funds to Town: repayment of principal and interest on Station 2	4,908,906	
Total	<u>4,908,906</u>	
WATER CAPITAL		
Ending Balance at 06/30/11		\$5,000,331
Project planning, design, engineering and support (including transfers)	892,956	
Off River Water Supply	27,973	
Water Master Plan CEQA Review	155,628	
Construct Shiloh Road Improvements	49,228	
New 2 Million Gallon Storage Tank	1,752,500	
New Supply Well at Esposti Park	747,400	
North Windsor Supply Well (Formerly Hiram Lewis Park)	1,776,600	
New Well at Russian River Well Field	535,205	
Construct Pipeline to new Storage Tank	836,400	
Well Field Pipeline Replacement	67,500	
Construct Parallel Pipe, Russian River Well Field	510,000	
North Old Redwood Highway Water Main Extension	53,000	
Total	<u>7,404,389</u>	

Annual Report on Developers' Funds Per GC 66000
Planned Usage of Developer Impact Fees As Per Ordinances Establishing The Impact Fees

WATER RECLAMATION CAPITAL

Ending Balance at 06/30/11		\$386,259
Project planning, design, engineering and support (including transfers)	1,313,372	
Eastside Road Storage Project	22,434	
Airport Service Area Disposal	30,962	
Geysers Pipeline Pumpstation	315,249	
Keiser Park Master Plan/Expansion/Construction	148,505	
Trunk Sewer Master Plan Update	2,454	
Shiloh Road Improvements	541,509	
Shone Farm Reservoir	16,387	
Total	<u>\$2,390,871</u>	

PUBLIC FACILITIES

Ending Balance at 06/30/11		\$770,341
Project planning, design, engineering and support (including transfers)	1,238,775	
Streetscape Improvement Program	25,000	
New Library Project	50,000	
New Police Station Project	50,000	
Total	<u>\$1,363,775</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 Mitigation
- Traffic Mitigation
- Water Capital
- Water Reclamation Capital
- Drainage Mitigation
- Public Facilities
- Park Development

Fire Mitigation AB 1600 the Town approves the establishment of the Fire Mitigation Fee for both the Windsor and Rincon Valley F.P.D.s yet does not collect or administer the Rincon Valley F.P.D. capital projects. In the future, it is possible to use these funds to pay a portion of the Fire Station Debt and to reimburse the Fire District for general fund dollars that were used to construct the station at Old Redwood Highway and Hembree.

Traffic Mitigation 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 Capital 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.

Water Reclamation 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 Mitigation 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.

Public Facilities AB 1600 development fees are used to finance municipal public facilities to reduce impact caused by future development. Improvements include, but are not limited to expansion and construction of Town office space and police vehicles needed to meet Town standards.

Park Development 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.

**Town of Windsor
Development Impact Fee Schedule
As of July 1, 2012**

Infrastructure Impact Charges - Single Family Residential Dwelling

Water System	7,349.00	per 1" meter
Sewer System	14,616.00	per equivalent SFD
Streets & Traffic Controls	10,812.00	per 1,000 sq ft of bldg
Park System	9,109.00	per unit
Public Facilities Impact Fee	4,691.00	per 1,000 sq ft of bldg
Storm Drain System	3,158.00	per acre
Fire Facilities Impact Fees	768.00	per 1,000 sq ft of bldg

Infrastructure Impact Charges - Commercial, Office & Industrial

Water System	12,274.00	per 1" meter
Sewer System	14,616.00	per equivalent SFD
Streets & Traffic Controls (Commercial)	9,028.00	per 1,000 sq ft of bldg
Streets & Traffic Controls (Office)	6,887.00	per 1,000 sq ft of bldg
Streets & Traffic Controls (Industrial)	4,456.00	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Commercial)	927.00	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Office)	1,545.00	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Industrial)	662.00	per 1,000 sq ft of bldg
Storm Drain System	16,676.00	per acre
Fire Facilities Impact Fees (Commercial)	360.00	per 1,000 sq ft of bldg
Fire Facilities Impact Fees (Office)	601.00	per 1,000 sq ft of bldg
Fire Facilities Impact Fees (Industrial)	257.00	per 1,000 sq ft of bldg

Infrastructure Impact Charges - Multi-Family Residential Dwelling Units (Apartments)

Water System	12,274.00	per 1" meter
Sewer System	14,616.00	per equivalent SFD
Streets & Traffic Controls	6,637.00	per dwelling unit
Park System	6,290.00	per dwelling unit
Public Facilities Impact Fee	3,240.00	per 1,000 sq ft of bldg
Storm Drain System	3,158.00	per acre
Fire Facilities Impact Fees	531.00	per 1,000 sq ft of bldg