

RESOLUTION NO. 3047-13

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ACCEPTING THE FISCAL YEAR 2012-13 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 Section 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, pursuant to Government Code Section 66006, 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; 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 Section 66001(e), nor were there any allocations of unexpended revenues collected pursuant to Government Code Section 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; and

WHEREAS, a notice of the availability of the development fee information was posted on the Town's website more than 15 days ago.

**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 resolves 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 the AB 1600 Report, are necessary to mitigate impacts resulting from development in the Town, and bear 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 accepts the AB 1600 Report.
- D. The AB 1600 report continues to be 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 18th day of December 2013 by the following vote:

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



BRUCE OKREPKIE, 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, 2012 - June 30, 2013

	TRAFFIC MITIGATION	PARK DEVELOPMENT	DRAINAGE MITIGATION	FIRE MITIGATION	WATER CAPITAL	WATER RECLAMATION CAPITAL	PUBLIC FACILITIES
Beginning Balance 07/01/12	\$479,543	\$491,075	\$5,908,509	\$472,468	\$4,860,931	(\$238,105)	\$636,587
per 2011-12 Developer Report	\$479,547	\$491,076	\$5,839,372	\$472,467	\$4,730,049	(\$1,275,328)	\$636,589
Adjusted beginning balance after 2011-12 year end audit							
REVENUE							
Fees	289,660	276,845	169,918	21,943	177,484	417,635	103,478
Interest	(1,029)	(1,884)	(6,909)	1,198	(37,448)	(39,465)	(1,759)
Other	288,631	274,962	163,009	23,141	140,036	481,768	101,718
EXPENDITURES							
Project planning, design, engineering and support	-	38,345	-	-	-	145,748	7,048
Public Works (Capital Projects)	127,344	8,850	2,170,943	-	71,668	-	-
Debt Service	127,344	47,195	2,170,943	-	116,632	396,252	7,048
Excess of Revenue Over/(Under)	161,286	227,767	(2,007,935)	23,141	23,404	(60,232)	94,671
Expenditures							
Ending Balance 06/30/13	\$640,833	\$718,843	\$3,831,438	\$495,608	\$4,753,452	(\$1,335,560)	\$731,259

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

FY 2012-13

TRAFFIC MITIGATION

Project planning, design, engineering and support	117,465
Arata Lane Interchange	7,276
Mitchell/Shiloh/Conde Lane	2,604
Total	<u>\$127,344</u>

PARK DEVELOPMENT

Project planning, design, and support	38,345
Town Green Playground Expansion	8,850
Total	<u>\$47,195</u>

DRAINAGE MITIGATION

Project planning, design, engineering and support	371,161
Shiloh Road Improvements	1,799,783
Total	<u>\$2,170,943</u>

WATER CAPITAL

Project planning, design, engineering and support	48,445
Urban Water Master Plan CEQA Review	23,223
Debt Service	44,964
Total	<u>116,632</u>

WATER RECLAMATION CAPITAL

Project planning, design, engineering and support	139,460
Debt Service	396,252
Keiser Park Master Plan	2,643
Eastside Road Storage	3,645
Total	<u>542,000</u>

PUBLIC FACILITIES

Project planning, design, engineering and support	7,048
Total	<u>7,048</u>



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

FY 2013-18

TRAFFIC MITIGATION

Ending Balance at 06/30/13		\$640,833
Project planning, design, engineering and support	1,401,278	
Loan repayment (Drainage)	1,100,000	
Highway 101 and Arata Lane Northbound On-Ramp	750,000	
Total	\$3,251,278	

PARK DEVELOPMENT

Ending Balance at 06/30/13		\$718,843
Project planning, design, engineering and support	454,044	
Keiser Park Expansion	300,000	
Total	\$754,044	

DRAINAGE MITIGATION

Ending Balance at 06/30/13		\$3,831,438
Project planning, design, engineering and support	1,477,901	
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	
Total	\$4,217,901	

FIRE MITIGATION

Ending Balance at 06/30/13		\$495,608
Type I Structure Fire Engine	420,000	
Station Infrastructure Improvements	80,000	
Total	\$500,000	

WATER CAPITAL

Ending Balance at 06/30/13		\$4,753,452
Project planning, design, engineering and support	253,591	
Debt Service	425,488	
New 2 Million Gallon Storage Tank	4,502,000	
New Supply Well at Esposti Park	2,868,499	
New Supply Well at North Windsor	510,000	
New Well at Russian River Well Field	185,000	
Construct Pipeline to New Storage Tank	1,243,000	
Total	\$9,987,578	

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 06/30/13		(\$1,335,560)
Debt Service	3,087,612	
Total	<u>\$3,087,612</u>	

PUBLIC FACILITIES

Ending Balance at 06/30/13		\$731,259
Debt Service	1,084,824	
Total	<u>\$1,084,824</u>	

**Town of Windsor
Development Impact Fee Schedule
As of July 1, 2013**

Infrastructure Impact Charges - Single Family Residential Dwelling

Water System	7,548	per 1" meter
Sewer System	14,952	per equivalent SFD
Streets & Traffic Controls	11,060	per 1,000 sq ft of bldg
Park System	9,318	per unit
Public Facilities Impact Fee	4,799	per 1,000 sq ft of bldg
Storm Drain System	3,275	per acre
Fire Facilities Impact Fees	786	per 1,000 sq ft of bldg

Infrastructure Impact Charges - Commercial, Office & Industrial

Water System	12,606	per 1" meter
Sewer System	14,952	per equivalent SFD
Streets & Traffic Controls (Commercial)	9,235	per 1,000 sq ft of bldg
Streets & Traffic Controls (Office)	7,045	per 1,000 sq ft of bldg
Streets & Traffic Controls (Industrial)	4,558	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Commercial)	948	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Office)	1,581	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Industrial)	677	per 1,000 sq ft of bldg
Storm Drain System	17,291	per acre
Fire Facilities Impact Fees (Commercial)	368	per 1,000 sq ft of bldg
Fire Facilities Impact Fees (Office)	615	per 1,000 sq ft of bldg
Fire Facilities Impact Fees (Industrial)	263	per 1,000 sq ft of bldg

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

Water System	12,606	per 1" meter
Sewer System	14,952	per equivalent SFD
Streets & Traffic Controls	6,789	per dwelling unit
Park System	6,434	per dwelling unit
Public Facilities Impact Fee	3,240	per 1,000 sq ft of bldg
Storm Drain System	3,275	per acre
Fire Facilities Impact Fees	543	per 1,000 sq ft of bldg

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.