

RESOLUTION NO. 2967-12

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ACCEPTING THE FISCAL YEAR 2011-12 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.

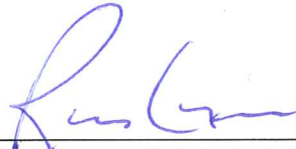
PASSED, APPROVED AND ADOPTED this 5th day of December 2012, by the following vote:

**AYES: COUNCILMEMBERS ALLEN, FUDGE, OKREPKE, SALMON
AND MAYOR GOBLE**

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



ROBIN GOBLE, MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK

Attachments:
Exhibit A

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

FY 2011-12

TRAFFIC MITIGATION

Project planning, design, engineering and support	85,180
Arata Lane Interchange	7,423
Mitchell/Shiloh/Conde Lane	2,875
Shiloh Road Improvements	21,158
Total	<u>\$116,636</u>

PARK DEVELOPMENT

Project planning, design, engineering and support	51,135
Keiser Park Master Plan	383,453
Total	<u>\$434,588</u>

DRAINAGE MITIGATION

Project planning, design, engineering and support	220,578
Drainage Master Plan Update	9,097
Shiloh Road Bridge - Pruitt Creek	1,097
Mitchell Shiloh Conde Lane	2,540
Shiloh Road Improvements	569,489
Total	<u>\$802,800</u>

WATER CAPITAL

Project planning, design, engineering and support	37,167
Urban Water Management Plan	475
Urban Water Master Plan CEQA Review	85,025
Debt Service	93,620
Shiloh Road Improvements	12,480
Off River Water Supply	43,374
North Old Redwood Highway Water Main Extension	2,639
Total	<u>274,780</u>

WATER RECLAMATION CAPITAL

Project planning, design, engineering and support	55,434
Airport Service Area Disposal	1,015
Sewer Master / Lakewood Storage #3	879
Shone Farm Reservoir	255
Debt Service	631,908
Keiser Park Master Plan	133,777
Mitchell/Shiloh/Conde Lane	7,279
Shiloh Road Improvements	129,395
Geysers Pipeline	221,540
Eastside Road Storage	1,740
Total	<u>1,183,221</u>

PUBLIC FACILITIES

Debt Service	240,768
Total	<u>240,768</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 2012-17</u>
TRAFFIC MITIGATION	
Ending Balance at 06/30/12	\$479,543
Project planning, design, engineering and support	464,477
Loan repayment (Drainage)	1,100,000
Highway 101 and Arata Lane Northbound On-Ramp	360,000
Arata Lane Interchange - Phase 2	7,277
Total	<u>\$1,931,754</u>
PARK DEVELOPMENT	
Ending Balance at 06/30/12	\$491,075
Project planning, design, engineering and support	207,985
Keiser Park Master Plan/Expansion/Construction	13,823
Hiram E. Lewis Park	7,128
Town Green Playground Expansion design	15,000
Other Miscellaneous Park Projects	250,000
Total	<u>\$493,935</u>
DRAINAGE MITIGATION	
Ending Balance at 06/30/12	\$5,908,509
Project planning, design, engineering and support	1,120,559
Drainage Master Plan Update	620
Shiloh Road Improvements	1,892,711
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
Other Miscellaneous Drainage Projects	160,000
Total	<u>\$5,913,889</u>
FIRE MITIGATION	
Ending Balance at 06/30/12	\$472,468
Transfer of funds to Town: repayment of principal and interest on Station 2	1,184,948
Unpaid repayment of previous year's principal and interest (2009-2012)	620,600
Total	<u>\$1,805,548</u>
WATER CAPITAL	
Ending Balance at 06/30/12	\$4,860,931
Project planning, design, engineering and support	343,135
Debt Service - 2002B Bond	373,677
Off River Water Supply	26,762
Water Master Plan CEQA Review	70,603
Shiloh Road Improvements	36,755
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	50,361
Total	<u>\$7,126,898</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 06/30/12		(\$238,105)
Debt Service - 2004 Bond, SRF Loan & 2002B Bond	631,464	
Eastside Road Storage Project	27,204	
Airport Service Area Disposal	54,472	
Keiser Park Master Plan/Expansion/Construction	7,848	
Shiloh Road Improvements	412,114	
Total	<u>\$1,133,101</u>	

PUBLIC FACILITIES

Ending Balance at 06/30/12		\$636,587
Project planning, design, engineering and support	2,143	
Debt Service - 2002B Bond & 2001A Bond	959,538	
Streetscape Improvement Program	25,000	
New Library Project	50,000	
New Police Station Project	50,000	
Total	<u>\$1,086,681</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	per 1" meter
Sewer System	14,616	per equivalent SFD
Streets & Traffic Controls	10,812	per 1,000 sq ft of bldg
Park System	9,109	per unit
Public Facilities Impact Fee	4,691	per 1,000 sq ft of bldg
Storm Drain System	3,158	per acre
Fire Facilities Impact Fees	768	per 1,000 sq ft of bldg

Infrastructure Impact Charges - Commercial, Office & Industrial

Water System	12,274	per 1" meter
Sewer System	14,616	per equivalent SFD
Streets & Traffic Controls (Commercial)	9,028	per 1,000 sq ft of bldg
Streets & Traffic Controls (Office)	6,887	per 1,000 sq ft of bldg
Streets & Traffic Controls (Industrial)	4,456	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Commercial)	927	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Office)	1,545	per 1,000 sq ft of bldg
Public Facilities Impact Fee (Industrial)	662	per 1,000 sq ft of bldg
Storm Drain System	16,676	per acre
Fire Facilities Impact Fees (Commercial)	360	per 1,000 sq ft of bldg
Fire Facilities Impact Fees (Office)	601	per 1,000 sq ft of bldg
Fire Facilities Impact Fees (Industrial)	257	per 1,000 sq ft of bldg

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

Water System	12,274	per 1" meter
Sewer System	14,616	per equivalent SFD
Streets & Traffic Controls	6,637	per dwelling unit
Park System	6,290	per dwelling unit
Public Facilities Impact Fee	3,240	per 1,000 sq ft of bldg
Storm Drain System	3,158	per acre
Fire Facilities Impact Fees	531	per 1,000 sq ft of bldg