

RESOLUTION NO. 2015-186

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
ACCEPTING THE DEVELOPMENT IMPACT FEE REPORT FOR
FISCAL YEAR JULY 1, 2014 THROUGH JUNE 30, 2015**

WHEREAS, pursuant to Government Code Section 66006, the City of Rohnert Park is required to prepare an annual report regarding development impact fees within 180 days after the close of each fiscal year; and

WHEREAS, staff has prepared a report that contains the information required by Government Code Section 66006, a copy of which is attached hereto as Exhibit A and incorporated by this reference; and

WHEREAS, this report has been made available to the public not less than fifteen (15) days from the date of the next regularly scheduled public meeting. The report has been available for public review at the Clerk's office and on the City's website since November 20, 2015; and

WHEREAS, Government Code Section 66001 (d) requires a local agency to make findings with respect to any unexpended funds for the fifth fiscal year following the first deposit into the account or fund; and

WHEREAS, the City's Sewer Capacity Charge, Fund No. 120, and the Public Facilities Fee Fund No. 165 met the requirement to expend the funds by the fifth fiscal year following the first deposit into the account or fund; and

WHEREAS, the City's Per Acre Development Fee Fund No. 110 contains unexpended funds; and

WHEREAS, Per Acre Development Fee Fund No. 110 fees are to be used for the expansion of the City's water system, including but not limited to production, storage, distribution facilities and necessary engineering and planning studies; and

WHEREAS, there is a reasonable relationship between the Per Acre Development Fee and its use, because the fee will be used for the expansion of the City's water system, including but not limited to production, storage, distribution facilities and necessary engineering and planning studies; and

WHEREAS, the approved land used plans and environmental documents for each Specific Plan Area and Planned Development Area in the City require the construction of water storage facilities and these improvements are slated for construction beginning in Fiscal Year 2016-17; and

WHEREAS, all funds available in the Per Acre Development Fund, which total \$483,239 will be used to fund construction of water storage facilities; and

WHEREAS, the City's Traffic Signalization Fund No. 150 contains unexpended funds; and

WHEREAS, Traffic Signalization Fund No. 150 fees are to be used for traffic signals installation in the Rohnert Park Major Thoroughfare District; and

WHEREAS, there is a reasonable relationship between the Traffic Signalization Fee and its use, because the fee will be used to fund traffic signal installations or modifications on the Snyder Lane Widening Project; and

WHEREAS, the Traffic Signalization Fees have been deposited into the City's Traffic Signal Fund No. 150 and no additional funds are anticipated to be deposited into this fund because the fee was eliminated in 2004; and

WHEREAS, all funds available in the Traffic Signalization Fund, which total \$1,502,466 will be used on the Snyder Lane Widening Project for the traffic signalization portion of the project and will be transferred to the project in Fiscal Year 2015-16; and

WHEREAS, the Capital Outlay Fund Fee (Fund No. 160) fees are to be used for the acquisition, improvement, and expansion of public parks, playgrounds, open space, recreation facilities, and community facilities such as fire stations, libraries, civic auditoriums, civic centers, and sports stadiums; and

WHEREAS, there is a reasonable relationship between the Capital Outlay Fund Fee and its use, because the fee will be used to fund public parks, playgrounds, open space, recreation facilities and community facilities; and

WHEREAS, all funds in the Capital Outlay Fund, which total \$205,122, will be used for the M Park Tennis Courts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rohnert Park that the foregoing recitals are true and correct.

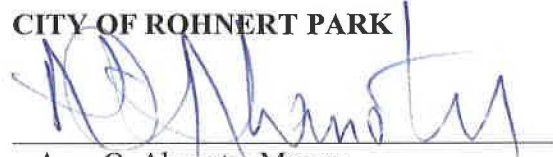
BE IT FURTHER RESOLVED that the City Council does hereby find and adopt as follows:

1. 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 Council has reviewed the Development Impact Fee Report for the fiscal year 2014-15.

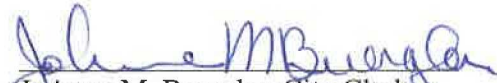
2. The funds have been and shall be used for the purposes stated in said report and are necessary to mitigate impacts resulting from development in the City and there is a reasonable relationship between the use of the fees and the type of development project upon which the fee is imposed.
3. The Council hereby approves, accepts and adopts the Development Impact Fee Report for the fiscal year 2014-15.

DULY AND REGULARLY ADOPTED this 8th day of December, 2015.

CITY OF ROHNERT PARK


Amy O. Ahanotu, Mayor

ATTEST:


JoAnne M. Buergler, City Clerk

Attachment: Exhibit A

CALLINAN: Aye MACKENZIE: Aye STAFFORD: Aye BELFORTE: Aye AHANOTU: Aye
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

**CITY OF ROHNERT PARK
ANNUAL DEVELOPMENT IMPACT FEE REPORT**

**Fiscal Year July 1, 2014 through June 30, 2015
Issued on November 20, 2015**

State Law (Government Code Section 66006), requires each local agency that imposes AB 1600 development impact fees to prepare an annual report providing specific information about those fees. Further, it stipulates that fees imposed on new development have the proper nexus to any project on which they are imposed.

AB 1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees must be segregated from the General Fund and from other funds or accounts containing fees collected for other improvements. Each fund must earn its own interest and be used for the same purpose as the fee collected.

The report shall be completed within 180 days after the last day of each fiscal year, and made available to the public at least 15 days in advance of the public meeting at which the report is presented. The following information should be contained in the report:

- A description of the type fee in the account or fund.
- The amount of the fee.
- The beginning and ending balances of each fund for which the impact fees were collected.
- The amount of fee collected and the corresponding interest earned.
- An identification of each public improvement on which fees were expended and the amounts expended on each such improvement including the total percentage of the cost of the public improvement that was funded with the fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of any interfund transfer, loan or any refund made for each impact fee fund including the public improvement on which the transferred or loaned fees will be expended, and in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- The amount of refunds made due to sufficient funds being collect to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenue exceeded the amount to be refunded.

PER ACRE DEVELOPMENT FEE (Fund No. 110)

This fee was established per Resolution 79-08 and provides for the expansion of the City's water system, including but not limited to production, storage, distribution facilities and necessary engineering and planning studies. The City has not programmed capital projects related to water production, storage and distribution facilities, because there are insufficient funds collected at this time. However, the approved land used plans and environmental documents for each Specific Plan Area and Planned Development Area in the City require the construction of water storage facilities. These improvements are slated for construction beginning in Fiscal Year 2016-17. No interfund transfers or loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Amount of Fee: \$17,715.00 per acre

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$ 366,105.98
Adjustment to Fund Balance	279.60
Receipts	115,147.50
Interest	1,705.84
Expenditures	0.00
Ending Balance:	<u>\$ 483,238.92</u>

Five Year Revenue Test					
	Revenues	Expenditures	Adjustments	Fund Balance	
Beginning Fund Balance 09/10				\$	2,490.79
FY 2010/11	320.80	-	-		2,811.59
FY 2011/12	320.80	-	-		3,132.39
FY 2012/13	28,642.54	-	-		31,774.93
FY 2013/14	334,331.05	-	-		366,105.98
FY 2014/15	116,853.34	-	279.60		483,238.92
Totals	\$ 482,959.32	\$ -	\$ 279.60	\$	483,238.92
Result: Five year spent test not met in accordance with Government Code 66001.					

PER ACRE DEVELOPMENT FEE (Fund No. 110) continued:

The table below shows the planned usage of the Per Acre Development Fee funds that were not spent within the 5 year period, but retain a reasonable relationship between the Per Acre Development Fee and its use, because the fee will be used for construction of water storage facilities.

Per Acre Development Fee Future Public Improvement Projects

Project #	Project Name	Expenditure	% Funded With Fee
N/A	Wilfred Dowdell Specific Plan Tank	\$1,300,000.00	100.00%
N/A	Sonoma Mtn Village Planned Dev Tank	2,780,000.00	100.00%
N/A	Stadium Lands Planned Dev Tank	1,490,000.00	100.00%
Total Expenditures		\$5,570,000.00	

SEWER CAPACITY CHARGE (Fund No. 120)

This fee was established per Resolution 2008-127. The fee served as the mechanism by which the City of Rohnert Park collected from new development the funds necessary to pay for the Incremental Recycled Water Program (IRWP) Capacity Expansion Projects that benefit new development. The City is no longer collecting for Sewer capacity charge. This fee was incorporated into the Public Facilities Fee on November 22, 2011. An outstanding receivable is due in the amount of \$4,426. As the receivable is collected, the funds are transferred to the Sewer Enterprise Fund to pay for a portion of the City's share of the expansion of the Subregional Wastewater System Expansion debt service. No loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$	-
Adjument to Fund Balance		0.00
Receipts		2,735.63
Interest		271.44
Expenditures		3,007.07
Ending Balance:	\$	-

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2009/10				\$ 2,066,747.48
FY 2010/11	193,878.63	878,717.95	-	1,381,908.16
FY 2011/12	133,793.40	967,846.44	-	547,855.12
FY 2012/13	340,907.56	888,762.68	-	(0.00)
FY 2013/14	3,047.62	3,047.62	-	(0.00)
FY 2014/15	3,007.07	3,007.07	-	(0.00)
Totals	\$ 674,634.28	\$ 2,741,381.76	\$ -	\$ -

Result: Five year spent test met in accordance with Government Code 66001.

Sewer Capacity Charge Public Improvement FY 14-15 Expenditures

Project #	Project Name	Expenditure	% Funded With Fee
N/A	Subregional Wastewater System	\$ 3,007.07	100.00%
Total Expenditures		\$ 3,007.07	

TRAFFIC SIGNALIZATION FEE (Fund No. 150)

This fee was established per Resolution 79-84 for the construction of traffic signals at planned intersections. This fee was superseded by the Public Facilities Fee on July 13, 2004.

A loan was made from this fund to the General Fund for the Department of Public Safety Roof Project authorized by Resolution 2013-066. Funds were disbursed on a reimbursement basis not to exceed \$1.3M with repayment beginning in FY 2015-16 over a period of 7 years. The loan amount was \$1,002,397.16. Interest accrues at the LAIF rate. The repayment was accelerated and the loan including interest was repaid in full as of June 30, 2015 in the amount of \$1,006,228.87. No other loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$ 1,502,465.99
Adjument to Balance	0.00
Receipts	0.00
Interest	4,816.18
Expenditures	0.00
Ending Balance:	<u>\$ 1,507,282.17</u>

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2009/10				\$ 1,842,713.25
FY 2010/11	19,393.82	-	-	1,862,107.07
FY 2011/12	12,731.13	113,606.28	-	1,761,231.92
FY 2012/13	8,426.66	281,006.91	-	1,488,651.67
FY 2013/14	13,814.32	-	-	1,502,465.99
FY 2014/15	4,816.18	-	-	1,507,282.17
Totals	\$ 59,182.11	\$ 394,613.19	\$ -	\$ 1,507,282.17
Result: Five year spent test not met in accordance with Government Code 66001.				

TRAFFIC SIGNALIZATION FEE (Fund No. 150) continued:

The table below shows the planned usage of the Traffic Signalization Fee funds that were not spent within the 5 year period, but retain a reasonable relationship between the Traffic Signalization Fee and its use, because the fee will be used to pay for the signalization portion of the Snyder Lane Widening Project on FY 2015-16; a Medical Center/Snyder and Jasmine project beginning in FY 2015-16, and other future projects noted below.

Traffic Signalization Fee Future Public Improvement Projects

Project #	Project Name	Expenditure	% Funded With Fee
2014-01	Snyder Lane Widening Project	\$ 5,467,290.00	4.40%
	Medical Center/Snyder and Jasmine	500,000.00	100.00%
	Commerce and Snyder	700,000.00	100.00%
	Signal Capacity Increasing Project	650,000.00	100.00%
Total Expenditures		\$7,317,290.00	

CAPITAL OUTLAY FUND FEE (Fund No. 160)

This fee was established per Ordinance 47 for the acquisition, improvement, and expansion of public parks, playgrounds, open space, recreation facilities, and community facilities such as fire stations, libraries, civic auditoriums, civic centers, and sports stadiums. This fee was superseded by the Public Facilities Fee on July 13, 2004.

The money is used as the City has applicable projects. It was anticipated in FY 2013-14 that these funds would be used to pay for the Sports Center Locker Room Retrofit project; however a new funding source, 2007R bond proceeds was identified and used instead. These remaining funds will be transferred to a capital projects fund to pay for the majority of the M Park Tennis Courts rehabilitation in FY 2015-16 and will be exhausted by the end of the fiscal year. No loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$ 210,954.69
Adjumt to Balance	(75.32)
Receipts	0.00
Interest	898.10
Expenditures	6,655.50
Ending Balance:	<u>\$ 205,121.97</u>

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2009/10				\$ 215,062.59
FY 2010/11	2,263.45	-	-	217,326.04
FY 2011/12	1,501.53	-	-	218,827.57
FY 2012/13	1,124.44	-	-	219,952.01
FY 2013/14	648.12	9,645.44	-	210,954.69
FY 2014/15	898.10	6,655.50	(75.32)	205,121.97
Totals	\$ 6,435.64	\$ 16,300.94	\$ (75.32)	\$ 205,121.97

Result: Five year spent test not met in accordance with Government Code 66001.

Capital Outlay Fund Fee Public Improvement FY 14-15 Expenditures

Project #	Project Name	Expenditure	% Funded With Fee
N/A	M Section Tennis Courts	\$ 6,655.50	100.00%
Total Expenditures		\$ 6,655.50	

PUBLIC FACILITIES FEE (Fund No. 165)

This fee was updated per Resolution 2008-126 and shall be solely used for; (a) the purposes described in the Public Facilities Finance Plan (PFFP); (b) for reimbursing the City for the development's fair share of those capital improvements already constructed by the City; or (c) for reimbursing developers who have constructed public facilities described in the PFFP or other facility master plans adopted from time to time by the City Council where those facilities were beyond that needed to mitigate the impacts of the developer's project or projects. All expenditures from this fund are in the form of transfers to capital project funds.

In FY 2014-15 an audit adjustment was made that recognized 2 loans that were made in prior fiscal years to this fund for development projects. The first loan was from the former Redevelopment Agency for Eastside Trunk Sewer Phase I in the amount of \$10,055,725, and the second was a loan from the Sewer Enterprise fund to catch up for prior year debt service payments that should have been made from this fund in the amount of \$1,222,382.

No loans were made from this fund. In addition, no refunds or allocations were made pursuant to subdivisions (e) and (f) of Government Code Section 66001.

Amount of Fee: See Attachment 1

Fund Balance, Receipts, and Interest Earned:

Beginning Balance:	\$ 6,471,120.73
Adjustment to Balance Per Audit	(11,274,981.16)
Receipts	2,741,835.91
Interest	19,774.69
Expenditures	<u>5,869,147.00</u>
Ending Balance:	<u><u>\$ (7,911,396.83)</u></u>

Five Year Revenue Test				
	Revenues	Expenditures	Adjustments	Fund Balance
Beginning Fund Balance 2009/10				\$ 939,229.66
FY 2010/11	70,556.62	255,550.64	-	754,235.64
FY 2011/12	39,559.83	129,630.54	-	664,164.93
FY 2012/13	13,117,204.97	698,099.58	-	13,083,270.32
FY 2013/14	2,598,968.03	9,211,117.62	-	6,471,120.73
FY 2014/15	2,761,610.60	5,869,147.00	(11,274,981.16)	(7,911,396.83)
Totals	\$18,587,900.05	\$16,163,545.38	\$(11,274,981.16)	\$(7,911,396.83)
Result: Five year spent test met in accordance with Government Code 66001.				

PUBLIC FACILITIES FEE (Fund No. 165) continued

Public Facilities Fee Public Improvement FY 14-15 Expenditures

Project #	Project Name	Expenditure	% Funded With Fee
2004-08	Water Distribution System Improvements	\$ 2,056,950.49	94.00%
2005-03	Recycled Water Expansion	29,139.37	100.00%
2007-02	Eastside Trunk Sewer - Phase II	928,422.48	100.00%
2011-09	Dowdell Right of Way Acquisition	206.55	100.00%
2011-11	Dowdell Ave Construction	285,328.12	100.00%
2011-12	Dowdell Ave Improvement	1,743.00	100.00%
2012-08	Dowdell Ave Widening	624.00	100.00%
2012-15	Dowdell Oxford	236.25	100.00%
2014-01	ESTS - Phase III/Snyder Lane Widening	1,431,413.65	48.00%
N/A	Subregional Wastewater System Debt Service	927,961.10	N/A
N/A	2005 Sewer COPS Debt Service (Expansion)	207,121.99	N/A
Total Expenditures		\$5,869,147.00	

City of Rohnert Park
PUBLIC FACILITIES FEES
(July 2014 Update*)

ATTACHMENT 1

Table 1 Residential Fees

Public Facilities Fee Zones										
Land Use Designation	Infill East of Hwy 101	Infill West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	Sonoma Mountain Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
Single Family Residential (Unit)	\$ 19,210	\$ 20,790	\$ 29,802	\$ 30,226	\$ 27,361	\$ 23,463	N/A	N/A	N/A	\$ 21,523
Multi Family Residential (Unit)	\$ 12,398	\$ 13,386	\$ 18,540	\$ 18,640	\$ 17,706	\$ 15,162	\$ 13,764	N/A	\$ 13,861	\$ 14,053
Senior Housing (Unit)	\$ 11,743	\$ 12,731	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Assisted Living (Unit)	\$ 10,212	\$ 10,706	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 2 Non-Residential Fees Applied to Enclosed Thousand Square Feet (TSF)

Public Facilities Fee Zones										
	Infill ² East of Hwy 101	Infill ² West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	Sonoma Mountain Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
Land Use Designation										
General Office (enclosed tsf)	\$ 8,836	\$ 10,249	NA	\$ 9,278	\$ 9,278	\$ 9,278	\$ 10,249	\$ 10,249	\$ 10,249	NA
Hotel/Motel (enclosed tsf)	\$ 6,325	\$ 7,049	NA	\$ 6,488	\$ 6,488	\$ 6,488	\$ 6,844	\$ 6,844	\$ 6,844	NA
Retail (enclosed tsf)	\$ 13,272	\$ 14,170	NA	\$ 13,553	\$ 13,553	\$ 13,553	\$ 14,170	\$ 14,170	\$ 14,170	NA
Light Industrial (enclosed tsf)	\$ 2,845	\$ 3,171	NA	\$ 2,947	\$ 2,947	\$ 2,947	\$ 3,171	\$ 3,171	\$ 3,171	NA
Heavy Industrial (enclosed tsf)	\$ 2,845	\$ 3,171	NA	\$ 2,947	\$ 2,947	\$ 2,947	\$ 3,171	\$ 3,171	\$ 3,171	NA
Warehouse (enclosed tsf)	\$ 2,288	\$ 2,615	NA	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,615	\$ 2,615	\$ 2,615	NA

*Fees adjusted by Engineering News Record Construction Cost Index for the San Francisco Bay Area, as authorized by Rohnert Park City Council Resolution No. 2011-112

City of Rohnert Park
PUBLIC FACILITIES FEES
(July 2014 Update*)

Table 3 Non-Residential Fees Applied to Gallons of Wastewater Generated (GAL)

Public Facilities Fee Zones										
	Infill ² East of Hwy 101	Infill ² West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	Sonoma Mountain Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
Land Use Designation										
General Office (gallon)	\$ 68.75	\$ 68.75	NA	\$ 117.07	\$ 113.78	\$ 113.78	\$ 68.75	\$ 68.75	\$ 68.75	\$ 113.78
Hotel/Motel (gallon)	\$ 68.75	\$ 68.75	NA	\$ 117.07	\$ 113.78	\$ 113.78	\$ 68.75	\$ 68.75	\$ 68.75	\$ 113.78
Retail (gallon)	\$ 68.75	\$ 68.75	NA	\$ 117.07	\$ 113.78	\$ 113.78	\$ 68.75	\$ 68.75	\$ 68.75	\$ 113.78
Light Industrial (gallon)	\$ 68.75	\$ 68.75	NA	\$ 117.07	\$ 113.78	\$ 113.78	\$ 68.75	\$ 68.75	\$ 68.75	\$ 113.78
Heavy Industrial (gallon)	\$ 68.75	\$ 68.75	NA	\$ 117.07	\$ 113.78	\$ 113.78	\$ 68.75	\$ 68.75	\$ 68.75	\$ 113.78
Warehouse (gallon)	\$ 68.75	\$ 68.75	NA	\$ 117.07	\$ 113.78	\$ 113.78	\$ 68.75	\$ 68.75	\$ 68.75	\$ 113.78

Table 4 Non-Residential Fees Applied to Disturbed Site Area (TSF)

Public Facilities Fee Zones										
	Infill ² East of Hwy 101	Infill ² West of Hwy 101	Northeast SPA	University District SPA	Southeast SPA	Sonoma Mountain Village PD	Northwest SPA	Wilfred Dowdell SPA	Stadium Lands PD	Canon Manor SPA
Land Use Designation										
General Office (disturbed tsf)	NA	NA	NA	\$ 285.47	NA	NA	\$ 259.81	\$ 259.81	\$ 259.81	NA
Hotel/Motel (disturbed tsf)	NA	NA	NA	\$ 285.47	NA	NA	\$ 259.81	\$ 259.81	\$ 259.81	NA
Retail (disturbed tsf)	NA	NA	NA	\$ 285.47	NA	NA	\$ 259.81	\$ 259.81	\$ 259.81	NA
Light Industrial (disturbed tsf)	NA	NA	NA	\$ 285.47	NA	NA	\$ 259.81	\$ 259.81	\$ 259.81	NA
Heavy Industrial (disturbed tsf)	NA	NA	NA	\$ 285.47	NA	NA	\$ 259.81	\$ 259.81	\$ 259.81	NA
Warehouse (disturbed tsf)	NA	NA	NA	\$ 285.47	NA	NA	\$ 259.81	\$ 259.81	\$ 259.81	NA

*Fees adjusted by Engineering News Record Construction Cost Index for the San Francisco Bay Area, as authorized by Rohnert Park City Council Resolution No. 2011-112