CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA

CITY COUNCIL
CLOSED SESSION AGENDA

DECEMBER 4, 2012

5:30 P.M.

A. CALL TO ORDER

B. CLOSED SESSION

B.1 Conference with Labor Negotiators, Pursuant to Section 54957.6
Agency Designated Representatives: Paul Navazio, Sheila McShane, Kimberly McKinney and Dania Torres Wong
Employee Organization(s): Firefighters' Association, Woodland City Employees' Association and Mid-Management Association

JOINT REGULAR CITY COUNCIL/ WOODLAND FINANCE AUTHORITY

6:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. COMMUNICATIONS–COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

F. CONSENT CALENDAR

1. <u>Approve Annual Measure E Report for Fiscal Year Ending June 30, 2012</u>
   Recommendation: Staff recommends that the City Council approve the Annual Measure E (MSE) Report for Fiscal Year Ending June 30, 2012 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website

2. <u>Approve Annual Measure V Report for Fiscal Year Ending June 30, 2012</u>
   Recommendation: Staff recommends that the City Council approve the Annual Measure V (MSV) Report for Fiscal Year Ending June 30, 2012 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website

3. <u>Tree City USA Recertification</u>
   Recommendation: Staff recommends that the City Council support the application packet that will recertify the City of Woodland as a Tree City USA.

G. REPORTS OF THE CITY MANAGER

4. Adopt Urgency Ordinance to Amend PERS Contract for Miscellaneous Employees

Recommendation: Staff recommends that the City Council adopt by four-fifths roll call vote an Urgency Ordinance No. _____ to comply with CalPERS schedule of agency actions to amend a contract for an earlier effective date and meet the end of the year deadline imposed by CalPERS. This PERS contract amendment adds a second tier pension plan (2% at 60 retirement formula with the 3 year final compensation provision) for miscellaneous employees hired after the effective date of the contract amendment. (Item appeared on the Consent Calendar at the November 27, 2012 Study Session).

5. Accept the AB1600 Development Fees Annual Report for the Fiscal Year Ended June 30, 2012

Recommendation: Staff recommends that the City Council review and accept the attached AB1600 Annual Report for the year ended June 30, 2012

H. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority of the City of Woodland scheduled for Tuesday, December 4, 2012, was posted on November 29, 2012 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

____
Ana B. Gonzalez, City Clerk

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 4, 2012

SUBJECT: Approve Annual Measure E Report for Fiscal Year Ending June 30, 2012

Recommendation for Action

Staff recommends that the City Council approve the Annual Measure E (MSE) Report for Fiscal Year Ending June 30, 2012 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Fiscal Impact

MSE receipts and expenses were accounted for and used in accordance with the approved MSE spending plan. Per City Council direction in 2010, the MSE spending plan will be reviewed by Council annually. We plan to bring an update to the spending plan to Council in early 2013 so that revenue expectations and projects can be reviewed and programmed in the FY 2014 budget.

Background

On June 6, 2006, the Woodland voters approved MSE, which extended the ½ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland. Additionally, the voters approved three advisory measures outlining the types of projects for which proceeds from MSE would be spent:

- Measure B, approved by 66.8% of voters, allocated a minimum of $30.2 million or 45% of MSE for road rehabilitation;
- Measure C, approved by 69.37% of voters, approved funding for Community and Senior Center Phase II, Sports Park and renovation and improvements of parks, recreation facilities and pools;
- Measure D, approved by 53.4% of voters, approved funding for expansions of the Library, City Hall and the Opera House

On February 6, 2007, the City Council adopted the initial Measure E Spending Plan, which provided the allocation of total anticipated MSE revenues in a manner consistent with legal restrictions, advisory measures, and Council policy direction. Included with the spending plan was a resolution calling for preparation of an annual financial report and an updated bi-annual spending plan. The first annual financial report was provided to Council in September 2007 and subsequently each year with the most recent financial report presented on December 6, 2011. The Council adopted a revised MSE Spending Plan at the July 3, 2012 meeting.

Discussion

The following table includes a summary of the budget uses as adopted in the 2012 MSE Spending Plan, and the FY2012 Expenditures. Final revenues for MSE during FY2012 were $4,009,528, which is approximately $309,500 more than anticipated.

Project Description	**Approved MSE Spending Plan (7/3/12) Total Budget**	**Life To Date Expenditures**	**FY 12 Expenditures**
Rehabilitation, Renovation & Improvements			
Roads	$ 18,763,920	$ 6,618,237	$ 1,497,592
Parks/Ball Fields/Pools	$ 3,249,279	$ 1,703,340	$ 389,364
Library Repair	$ 273,688	$ 273,688	$ 0
Opera House	$ 852,793	$ 582,793	$ 5,000
Construction Projects			
Community & Senior Center Ph. II/ Sports Park Ph. I (see note)	$ 3,854,468	$ 1,955,647	$ 392,119
Sports Park – 6th Field	$ 650,000	$ 0	$ 0
Literacy Center	$ 600,000	$ 0	$ 0
Civic Center Expansion	$ 329,455	$ 279,455	$ 0
Reserve	$ 2,000,000	$ 0	$ 0
Long Term Loan for Debt Service on CSC/Sports Park	$ 18,000,000	$ 6,000,000	$ 2,000,000
Total	**$ 48,573,603**	**$ 17,413,159**	**$ 4,284,075**

Note: Bond proceeds are not included as revenue, nor are the expenditure of those proceeds included in the life to date or FY 12 expenditure amounts. The expenditure amounts in this table represent the debt service for those bonds, which is the accurate expense of MSE funds for those projects. Future debt service obligations have been reduced to reflect savings from refinancing the 2007 bonds in 2012. The project overhead amounts are included in the amount shown for roads.

Conclusion

Staff recommends that the City Council approve the Annual Measure E Report for Fiscal Year Ending June 30, 2012 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Prepared by: Lynn Johnson
Senior Management Analyst

Reviewed by: Kimberly McKinney
Finance Officer

____
Paul Navazio
City Manager

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 4, 2012

SUBJECT: Approve Annual Measure V Report for Fiscal Year Ending June 30, 2012

Recommendation for Action

Staff recommends that the City Council approve the Annual Measure V (MSV) Report for Fiscal Year Ending June 30, 2012 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Fiscal Impact

The proceeds from MSV funded all or part of the activities identified in the companion advisory measures approved June 2010. Although the percentage allocation is not identical to the approved ballot initiatives, the overarching intent to fund the identified service areas was met with the additional MSV revenue.

Based on the most recent data from our sales tax consultant, Muni Services, we hope to receive approximately $2.08 million for FY 2013, which is slightly more than the projections used in developing the FY2013 General Fund budget.

Background

On December 15, 2009 the City Council received an update on major fiscal issues facing the community. That update included the unfortunate news that the City was facing an FY 2010 General Fund deficit of approximately $2 million and needed to consider total reductions for FY 2011 of up to $3 million. The December 15 report summarized potential funding mechanisms such as revenue measures that could be considered by the voters in order to mitigate the revenue loss and further reduction of programs and services. On May 4, 2010, based on the proposed reductions to the City's Library, parks & recreation and public safety programs, Council approved an ordinance allowing a ¼ cent supplemental transactions and use tax subject to a June 8, 2010 election. On June 8, 2010, MSV was approved with 55% of the Woodland vote. Companion advisory measures S, T and U were also approved by overwhelming margins. The companion measures were intended to guide the City Council in the allocation of the resources generated by Measure V for the Library, Public Safety and Parks & Recreation as follows:

- Measure S, approved by 65.5% of voters, provides 30% of the additional sales tax received for the Woodland Public Library to restore educational and literacy programs and maintain operating hours at 54 hours per week;
- Measure T, approved by 64.3% of voters, provides 30% of the additional sales tax for the Woodland Parks & Recreation Department to maintain current levels of park and public landscape maintenance and senior citizen programs;
- Measure U, approved by 66.4% of voters, provides 40% of the additional sales tax for Public Safety services within the Woodland Police Department and Woodland Fire Department to maintain the current number of sworn police officers and firefighters.

Discussion

Fiscal year 2012 revenue estimates for MSV were $1,850,000. Our actual revenue was $1,969,691. This is within the original estimates of $1.75- $2 million per year when the advisory measure was approved. Actual revenue realized for fiscal year 2011 (¾ of a year) was $1,381,355 for total revenue since inception of $3,197,546. The ¼ cent supplemental transactions and use tax will expire in 2014.

According to the advisory measures, the additional annual income generated by the sales tax measure was to be allocated as follows assuming $1.85 million in revenue:

- 30% to the Library or $555,000
- 40% to public safety (Police and Fire) or $740,000
- 30% to Parks & Recreation or $555,000

It is important to remember that the original expenditure reductions associated with the Library, Parks & Recreation, and Police and Fire (for FY11) totaled approximately $4.9 million. The sales tax measure by itself could not make up the difference. Because of this gap and other changes that were made to revenue estimates and expenditures, and the use of one-time funds, it is difficult to determine the exact amount of MSV used in the three categories. This issue was discussed with Council June 22, 2010 when the FY2011 Operations & Maintenance budget was approved and is still the case for FY2012. Since the Library was originally proposed for closure, the full general fund amount needed to remain open has to come from MSV. After the full Library allocation, the remaining allocations follow the general intent of the advisory measures including funding the position for the Senior Center program, keeping Brooks Pool open during the winter, and funding the administrative support position for the Community and Senior Center. With the increased revenue this year, we were able to provide public safety with 40% of the allocation which is consistent with Measure U. The table below shows the planned and actual allocation for MSV for FY2012.

Department	Approved MSV Spending for FY12	% of Total Revenue Estimate	Actual MSV Revenue for FY12	% of Actual Revenue
Library	$ 946,290	51%	$ 922,284	47%
Parks and Recreation	$ 260,500	14%	$ 260,500	13%
Police & Fire	$ 643,210	35%	$ 786,907	40%
Total	**$ 1,850,000**		**$ 1,969,691**	

Conclusion

Staff recommends that the City Council approve the Annual Measure V Report for Fiscal Year Ending June 30, 2012 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Prepared by: Lynn Johnson
Senior Management Analyst

Reviewed by: Kimberly McKinney
Finance Officer

____

Paul Navazio
City Manager

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 4, 2012

SUBJECT: Tree City USA Recertification

Recommendation for Action

Staff recommends that the City Council support the application packet that will recertify the City of Woodland as a Tree City USA.

Fiscal Impact

None

Report in Brief

The City of Woodland has a long standing history of being recognized as the City of Trees; this is largely due to our commitment to the well being of the City's urban forest. Our diligence doesn't go unrecognized, every year since 2000 we have been identified as a "Tree City USA"; a label that exudes the level of effort we apply to our urban forest. It is now time to once again recertify the City of Woodland as a "Tree City USA" from the National Arbor Day Foundation.

Staff recommends that Council adopt the alterative course of action which support staffs decision to submit the application packet that will recertify the City of Woodland as a Tree City USA.

Background

The Tree City USA program is sponsored by the National Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters. Woodland was designated as a Tree City USA for the first time in 2000 and has been recertified every year since**.**

A community's public image is a very real phenomenon and important in many ways. Being a Tree City USA helps present the kind of image that most citizens want to have for the place they live or conduct business. The Tree City USA signs that are placed at our community entrances tell visitors that here is a community that cares about its environment. It is also an indication to prospective businesses that the quality of life may be better here. It has even been known to be a factor in where meetings or conferences have been held.

Preference is sometimes given to Tree City USA communities over other communities when allocations or grant money is made available for trees or forestry programs. The reason is that there are invariably more requests than available funds when grants available through state or federal agencies. If request are equally worthy, some officials tend to have more confidence in communities that have demonstrated the foresight of becoming a Tree City USA.

To be eligible for Tree City USA certification cities must have:

1. A Tree Board or Department
2. A Community Tree Ordinance
3. A Community Forestry Program with an annual budget of at least $2 per capita
4. An Arbor Day Observance and Proclamation

The City meets the above standards in 2012 by employing staff in the Urban Forestry Group of the Public Works Department, supporting the Parks and Recreation Commission, having a tree ordinance, having a tree budget of $370K and celebrating Arbor Day.

Discussion

Support of this recertification would reflect the City's continuing commitment to our urban forest and the quality of life that these assets provide the community. Recertification also supports Woodland's heritage as the "City of Trees."

Commission/Committee Recommendation

Tree City USA recertification is supported by the Parks and Recreation Commission.

Alternative Courses of Action

Approve:
City Council support staffs decision to submit the application packet that will recertify the City of Woodland as a Tree City USA.

Alternative Course:
City Council does not support staffs decision to submit the application packet that will recertify the City of Woodland as a Tree City USA.

Prepared by: Robert G Sanders
PW InfrastructureSuperintendent

Reviewed by: Gregor G Meyer
PW Director

Paul Navazio
City Manager

Attachments: Resolution
Application Packet

RESOLUTION ____

A RESOLUTION OF THE CITY OF WOODLAND SUPPORTING THE APPLICATION FOR TREE CITY U.S.A. RECERTIFICATION

WHEREAS, the National Arbor Day Foundation, in cooperation with the U. S. Forest Service and the National Association of State Foresters, recognizes towns and cities across America that meet the standards of the TREE CITY USA program; and

WHEREAS, trees reduce the erosion of topsoil, cut heating and cooling costs, moderate temperature, clean the air, produce oxygen, provide habitat for wildlife and beautify our community; and,

WHEREAS, the Woodland Parks and Recreation Commission was established by City Ordinance "to act in an advisory capacity in matters pertaining to the planting and maintenance of trees growing on public property…"; and,

WHEREAS, the City of Woodland has further demonstrated its commitment to the urban forest by allocating significant budgetary and human resources to its care; and,

WHEREAS, the City of Woodland supports Arbor Day activities to promote public awareness of the tremendous value of trees as a renewable resource in our community; and,

WHEREAS, the City of Woodland proudly embraces its reputation as "The City of Trees"; and,

WHEREAS, the City of Woodland was honored with the designation of Tree City U.S.A. for the first time in 2000, and has been recertified every year since.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland fully supports the Parks and Recreation Commission application to recertify the City of Woodland as a "Tree City U.S.A.".

PASSED AND ADOPTED THIS 4th day of December, 2012 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

____
Marlin "Skip" Davies, Mayor

ATTEST:

____
Ana Gonzalez, City Clerk

Attachment 1
City of Woodland
Tree City USA
Application for Recertification 2012

Parks and Recreation Commission

Members: Joe Romero, Sheila Groom, Nathan Stevens, Jesse Salinas, Enrique Fernandez

2012 Meeting Dates: January 23, February 27, March 26, April 23, May 21, June 25, July 23, September 24, October 22, and November 26.

CITY OF WOODLAND
TREE CITY USA—APPLICATION FOR RECERTIFICATION 2012

November 6, 2012

ANNUAL WORK PLAN

Compliance

- Cyclical pruning of our urban forest has always been a priority with our organization, and as such, we strive to maintain a seven year pruning cycle. Unfortunately, our cyclical pruning goals have had to be modified due to budget constraints over the last three fiscal years. Although our funding has greatly diminished over the last several years, we have managed to secure funding to finish Area 3, and complete Areas 5 and 6.

Operations

- Weekly operations/safety/supervisors meetings.
- Responded to 364 miscellaneous service requests. These requests included hazard response and Right-of-Way (ROW) clearances.
- Completed a total of 173 work orders.
- Removed 41 trees due to poor health or safety concerns.
- Ground down 20 stumps.
- Completed core area 5, 25, and started area 6.
- Planted 229 trees in various locations throughout the City.
- The Urban Forestry Group will perform the annual merit injections on 300 plus trees. This helps reduce infestation of aphids on the European Hackberry, the elm leaf beetle on the America Elm and the aphid on various varieties of Oak in the Spring Lake Area.
- Issued 15 tree rebates on privately planted trees.

Tree Group – Special Projects, Training and Studies

- Assisted Tree Foundation with the planning and planting of approximately 300 trees.
- The Urban Forestry Group, with the assistance of the Woodland Tree foundation organized Arbor Day. There were a total of 50 trees planted. Training
    - CPR and First-aid classes through YCPARMIA.
    - Injury Illness Protection Plan (IIPP) – Annual training on safe work practices.
    - Liebert, Cassidy, Whitmore (LCW) – various managerial and supervisor classes.
    - Pesticide training through Pesticide Applicators Professional Association (PAPA)

TREE CITY USA

Application for Recertification

Mail completed application with requested attachments to your state forester no later than December 31.
The TREE CITY USA award is in recognition of work completed by the community during the calendar year.
Please provide information for the year ending.
(Some states require information in addition to the requested on this application. Check with your state foresters.)

As Marlin "Skip" Davies of the community of Woodland
(Title - Mayor or other city official)

I herewith make application for this community to be officially recertified as a Tree City USA for 2012 (year), having achieved the standards set forth by The National Arbor Day Foundation as noted below.

Standard 1: A Tree Board or Department

List board members, and meeting dates for the past year; or name of city department and manager.
See Attachment #1

Standard 2: A Community Tree Ordinance

Check One: ☑ Our ordinance as last submitted is unchanged and still in effect.
☐ Our ordinance has been changed. The new version is attached.

Standard 3: A Community Forestry Program with an Annual Budget of at Least $2 Per Capita

Total community forestry expenditures .... $ $375,000
Community populations 54,567
Attach annual work plan outlining the work carried out during the past year. Attach breakdown of community forestry expenditures.

Standard 4: An Arbor Day Observance and Proclamation

Date observance was held March 10th, 2012
Attach program of activities and/or news coverage. Attach Arbor Day proclamation.

Signature Title Date

Please type or print the following:

Mayor or equivalent:
Name: Marlin "Skip" Davies
Title: Mayor
Address: 300 First St.
City, State, Zip: Woodland, CA, 95695
Phone #: 530-661-5800
Email: skip.davies@cityofwoodland.org

City Forestry Contact:
Name: Robert Sanders
Title: Public Works Infrastructure Superintendent
Address: 655 North Pioneer Ave
City, State, Zip: Woodland, CA, 95776
Phone #: 530-661-5959
Email: robert.sanders@cityofwoodland.org

NOTE: Application will not be processed without Standard 3 and 4 attachments.

Certification

(To Be Completed By The State Forester)

(Community)

The above named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained herein, said community is eligible to be recertified as a Tree City USA, for the ________ calendar year, having in my opinion met the four standards of achievement in urban forestry.

Signed
State Forester Date

Person in State Forester's Office who should receive recognition material:

Name:
Title:
Agency:
UPS Address:
City, State, Zip:
PH #: Email:

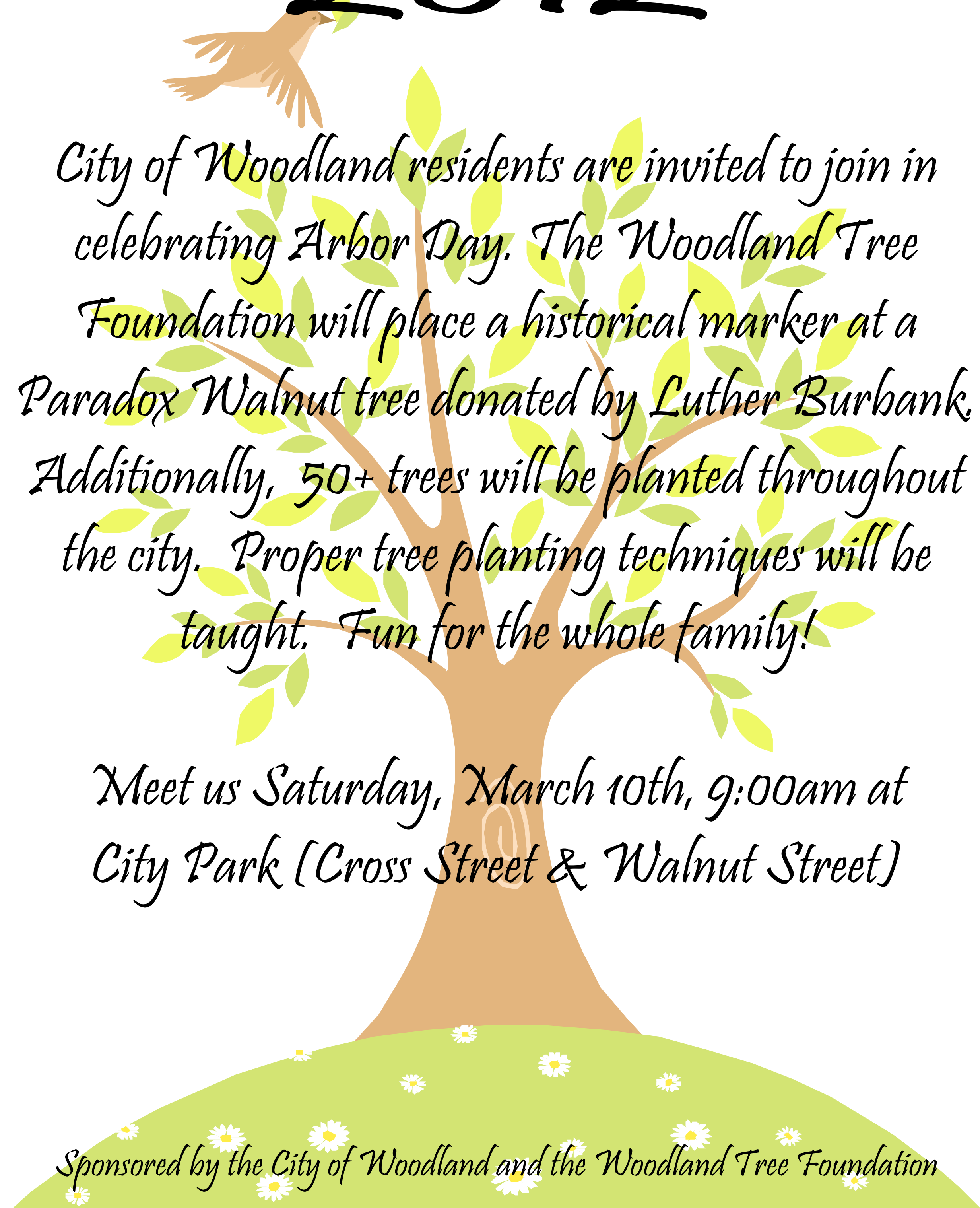
CITY OF WOODLAND
TREE CITY USA—APPLICATION FOR RECERTIFICATION 2012

December, 2012

BREAKDOWN OF COMMUNITY FORESTRY EXPENDITURES

Tree Planting and Initial Care	
Includes cost of tree purchases, labor and equipment for planting, planting materials, stakes, wrapping, mulching, competition control, etc.	$31,199
Community Forest Management	
Includes pruning, public education, professional training, memberships, salaries, street and park tree inventory, pest management, fertilization, etc.	$236,619
Tree Removals	
Includes cost of saws and equipment, supplies and labor.	$38,132
Other	
Contract trimming and removals	$69,050
Total	$375,000

Arbor Day 2012

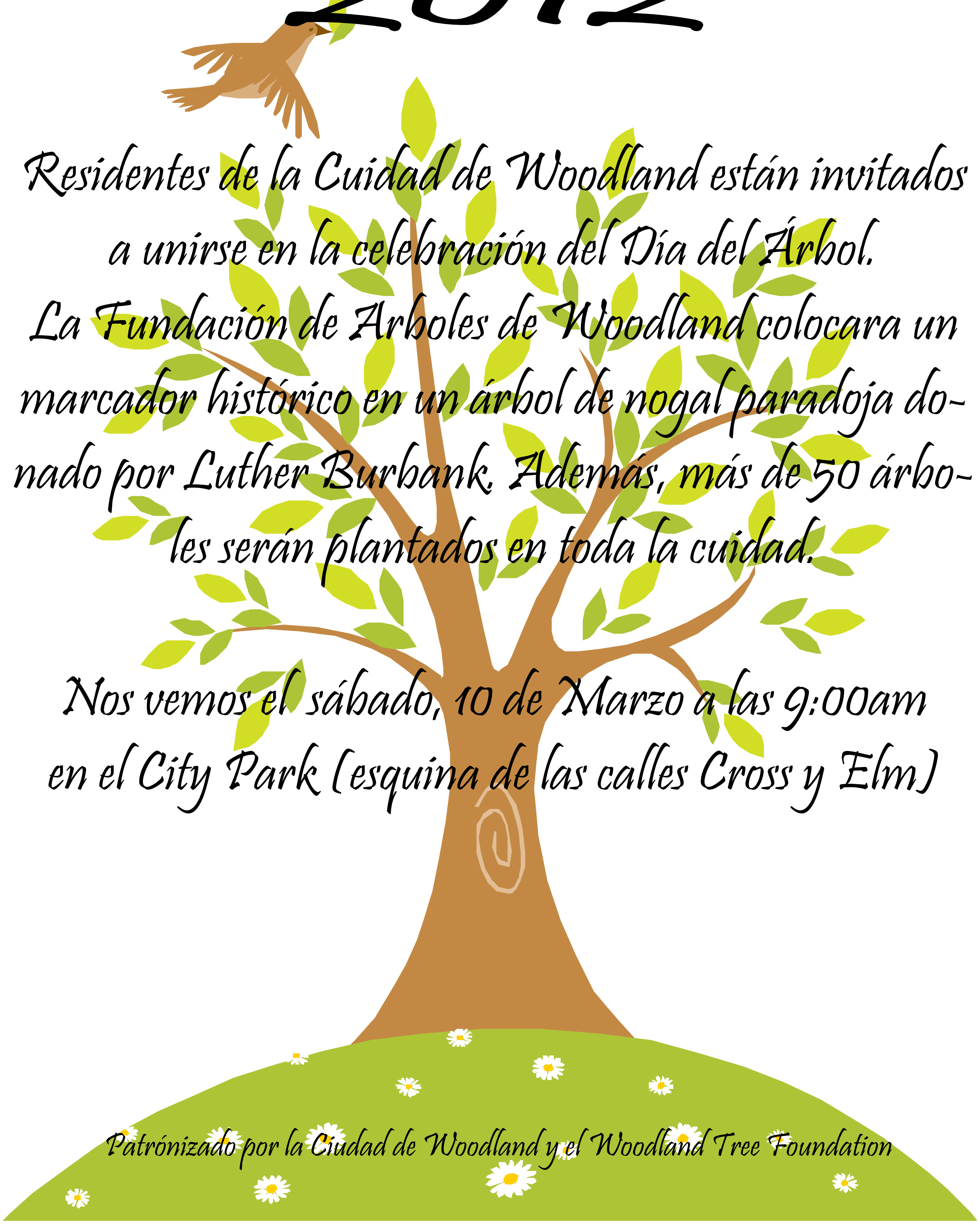


City of Woodland residents are invited to join in celebrating Arbor Day. The Woodland Tree Foundation will place a historical marker at a Paradox Walnut tree donated by Luther Burbank. Additionally, 50+ trees will be planted throughout the city. Proper tree planting techniques will be taught. Fun for the whole family!

Meet us Saturday, March 10th, 9:00am at
City Park (Cross Street & Walnut Street)

Sponsored by the City of Woodland and the Woodland Tree Foundation

Arbor Day 2012



Residentes de la Cuidad de Woodland están invitados
a unirse en la celebración del Día del Árbol.
La Fundación de Arboles de Woodland colocara un
marcador histórico en un árbol de nogal paradoja do-
nado por Luther Burbank. Además, más de 50 árbo-
les serán plantados en toda la cuidad.

Nos vemos el sábado, 10 de Marzo a las 9:00am
en el City Park (esquina de las calles Cross y Elm)

Patrónizado por la Ciudad de Woodland y el Woodland Tree Foundation

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 4, 2012

SUBJECT: Adopt Urgency Ordinance to Amend PERS Contract for Miscellaneous Employees

Recommendation for Action

Staff recommends that the City Council adopt by four-fifths roll call vote an Urgency Ordinance No. _____ to comply with CalPERS schedule of agency actions to amend a contract for an earlier effective date and meet the end of the year deadline imposed by CalPERS. This PERS contract amendment adds a second tier pension plan (2% at 60 retirement formula with the 3 year final compensation provision) for miscellaneous employees hired after the effective date of the contract amendment.

Fiscal Impact

There will be no immediate fiscal impact as a result of this contract amendment. The employer rate reduction will occur gradually, beginning on July 1, 2015, if there are second tier employees hired on or before June 30, 2013. Ultimately, the City's normal PERS cost will decrease. If the mix of active member entry ages were the same for both the current continuing first tier employees and the new second tier employees, the decrease in the employer rate would be 4.0% (the City's current employer rate for the Miscellaneous plan is 20.765 %).

Report in Brief

Recent negotiations with the miscellaneous employees bargaining units and miscellaneous employees represented in the Woodland Professional Police Employees Association bargaining unit have resulted in an agreement to establish a second tier pension plan for future miscellaneous employees. As the miscellaneous employees with individual employment agreements in Senior Management are covered by the same Public Employees Retirement System (PERS) contract for miscellaneous members, this second tier pension plan would also apply to future miscellaneous employees in Senior Management.

Staff recommends that the City Council adopt Ordinance No. _____ to amend the PERS contract to add a second tier pension plan (2% at 60 retirement formula with the 3 year final compensation provision) for miscellaneous employees hired after the effective date of the contract amendment.

Background

The retirement formula for current miscellaneous ("first tier") employees covered by the existing PERS contract is 2%7 at 55 with the highest 12 months of compensation. In October 2011, the City approved a Memorandum of Understanding (MOU) for the Woodland Mid-Management Association with section 6.1.9 requesting the City to implement a second tier retirement system for newly hired employees consisting of the 2% @ 60 retirement formula with a 36 month final compensation provision. In November 2011, the City approved an MOU side letter of agreement for the Woodland Professional Police Employees Association (WPPEA). The side letter includes the establishment of a second tier pension plan for future police miscellaneous employees with the retirement formula and final compensation period to be determined by the other miscellaneous bargaining units. On October 4, 2012, the Woodland City Employees' Association (WCEA) signed an MOU side letter of agreement requesting the City to implement a second tier retirement system for newly hired employees consisting of the 2% @ 60 retirement formula with a 36 month final compensation provision. The employees in the Confidential unit have agreed to a second tier pension plan for future miscellaneous employees with the retirement formula and final compensation period to be determined by the other miscellaneous bargaining units. The miscellaneous employees with individual employment agreements in Senior Management are covered by the same Public Employees Retirement System (PERS) contract for miscellaneous members, therefore this second tier pension plan would also apply to future miscellaneous employees in Senior Management.

Discussion

As outlined in the MOU and side letters, future miscellaneous employees ("second tier") would be covered by a 2% at 60 retirement formula with the 3 year final compensation provision. To amend the PERS contract, PERS requires that proposed benefit contract amendments be made public at a public meeting at least twenty (20) days prior to the adoption of the final Ordinance. The contract amendments were made available to the public at the November 6, 2012 City Council meeting.

Conclusion

Staff recommends that the City Council adopt Ordinance No. _____ to amend the PERS contract to add a second tier pension plan (2% at 60 retirement formula with the 3 year final compensation provision) for miscellaneous employees hired after the effective date of the contract amendment.

Prepared by: Amy Buck
Human Resources Manager

Reviewed by: Sheila McShane
Human Resources Manager

Paul Navazio
City Manager

Attachment: Ordinance to Amend PERS Contract
CalPERS Amendment to Contract

ORDINANCE NO. ____

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF WOODLAND AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

WHEREAS, the California Legislature has approved Assembly Bill 340, California Public Employees' Pension Reform Act of 2013 (PEPRA), which significantly restricts a public agency's ability to reduce costs by enacting a lower tier retirement formula prior to year end; and

WHEREAS, the City Council recognizes the immediate need to reduce costs associated with personnel; and

WHEREAS, without this urgency ordinance, the City's fiscal health and welfare would be at risk due to an increased burden on the City's General Fund to pay the employer share of the current enhanced 2.7% at 55 retirement formula and would reduce the City's ability to provide services in order to protect to the public; and

WHEREAS, a means for fulfilling this need is provided in the Public Employees' Retirement Law, Government Code 20475, "Different Level of Benefits", but the rights provided to the City by this statue are available only if the City has fulfilled the requirements of the PERS contract amendment process and timeline by enacting this Ordinance such that it becomes immediately effective on November 27, 2012; and

WHEREAS, The City Council hereby finds that there would be a current and immediate threat to the public health, safety, and welfare as a result of the City's inability to take advantage of the rights provided to it by section 20475, "Different Level of Benefits", should this Ordinance not take effect on November 27, 2012; namely the loss of its ability to reduce costs by implementing the rights granted by section 20475 to the detriment of the City and its employees, thereby potentially necessitating further reductions in the essential services in order to reduce costs and operate within a balanced budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That an amendment to the contract between the City Council of the City of Woodland and the Board of Administration, California Public Employees' Retirement System is hereby authorized. A copy of said amendment being attached hereto, marked as an Exhibit, and by such reference made a part hereof as though herein set out in full.

Section 2. This Ordinance is an urgency measure to protect the public health, safety, and welfare by allowing the City to reduce its costs, provide benefits to its employees, and operate with in a balanced budget by taking advantage of the rights provided by Government code section 20475 within the timeframe mandated by this statute.

Section 3. The Mayor of the City Council of the City of Woodland is hereby authorized, empowered, and directed to execute said amendment for and on behalf of the City of Woodland.

Section 4. This ordinance was introduced and adopted on November 27, 2012, by a vote of at least four-fifths of the members of the City Council. This Ordinance shall take effect immediately upon its adoption, and shall be published at least once in the Daily Democrat, a newspaper of general circulation, published and circulated in the City of Woodland, County of Yolo, and thenceforth and thereafter the same shall be in full force and effect.

PASSED AND ADOPTED by the City Council this 4th day of December, 2012, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Marlin H. Davies, Mayor

ATTEST:

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Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

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Andrew J. Morris, City Attorney

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 4, 2012

SUBJECT: Accept the AB1600 Development Fees Annual Report for the Fiscal Year Ended June 30, 2012

Recommendation for Action

Staff recommends that the City Council review and accept the attached AB1600 Annual Report for the year ended June 30, 2012.

Fiscal Impact

There is no fiscal impact related to accepting the AB1600 Annual Report. All revenues and expenses have been recorded and expended according to Government Code Section 66006.

Report in Brief

Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) within 180 days of the close of a fiscal year.

Background

In 1978, following the passage of Proposition 13, many cities began charging fees on new development to fund public improvements and services such as streets, park facilities, sewers and storm drains. These fees are commonly known as development impact fees. In order to ensure that these fees were spent in a timely manner and on projects for which they were being collected, the State Legislature passed a bill known as AB1600 (Mitigation Fee Act). This bill applies to developer fees which were increased or imposed on or after January 1, 1989. AB1600 enacts Government Code Sections 66000-66008 which generally contain four requirements:

1. A local jurisdiction must follow the process set forth in the bill and make certain determinations regarding the purpose and use of the fees, and establish a “nexus” or connection between a development project or class of project and the public improvement that will be financed with the fee.

2. The fee revenue must be segregated from the general fund in order to avoid commingling of public improvement fees and the general fund.

3. If a local jurisdiction has had possession of a developer fee for five or more years and has not committed that money to a project or spent that money, then it must make findings describing the continuing need for that money. In addition, an annual report must be made of fees collected, interest earned, projects on which fees were expended, and any transfers for loans from the fee account. This report is to be reviewed by the local agency assessing the fees.

4. If a local jurisdiction cannot make the findings required under paragraph three (3), the City must refund the fees collected.

Discussion

The City of Woodland development fees covered by AB1600, and documented in the attached report, include the following:

- General City impact fee
- Parks and Recreation impact fee
- Police impact fee
- Fire protection impact fee
- Library impact fee
- Surface Water impact fee
- Storm Drainage impact fee
- Road impact fee
- Water impact fee
- Wastewater impact fee

Staff examined each of the funds for the impact fees listed above to determine if any development fees remain unexpended five years or more after receipt and are subject to refund. Based on our analysis, no refunds are due. Unexpended fund balances represent fees collected for respective Council approved projects which will be financed and implemented when financially feasible or practical.

This is the first year of reporting for the Surface Water impact fee which was adopted by Council on June 21, 2011. This new impact fee will not show direct expenditures, but will be used to pay down long-term debt associated with the Surface Water Supply Project. This impact fee allows for the development community to pay their fair share of the capacity designed within the Surface Water Supply project to support future growth in the community. For FY2012, we collected approximately $40,000 from the new impact fee.

The nature of AB1600 funds is such that timing of receipt of revenues and construction of the related capital projects rarely coincide. Ideally, revenues will be collected over time and accumulated until a development related project is needed; in years of construction, accumulated reserves will be used up. For many years it was the City's practice to construct projects in advance of collecting sufficient funds through borrowing from other City funds, or by issuing long term external debt. This practice has resulted in certain of the AB1600 funds operating with very large deficit balances.

As has been previously discussed with Council, the City's AB1600 impact fee revenues have been greatly affected by the slump in residential development and the significant reduction of the development impact fees in December 2008. While expenditures on major capital projects have been delayed or altogether cancelled in the ten year Capital Improvement Plan (CIP), the City is still required to pay continuing annual debt service for debt that was secured by impact fee revenues. Development fee revenues for FY2012 are the lowest we have seen in more than a decade. Even with reduced spending, the expenses were far greater than the revenues.

For FY 2012, expenditures from the AB1600 funds exceeded revenues by $4.47 million. While the majority of the funds showed a deficit for FY2012, the largest imbalance occurred in the Park Development fund, which posted a loss of $2.2 million. Almost all of the expense in the Park fund was the contribution for annual debt service payments. FY2012 revenues of $56k are no where near sufficient to cover this cost. Although not reflected in the AB1600 annual report, this huge deficit will be covered by the annual internal loan of $2 million from Measure E to the Park Development fund approved by Council on March 20, 2012. The other fund with the largest FY2012 imbalance was the Wastewater fund which has significant on-going expenditures related to debt service payments. Staff is working with our financial advisor to look at possible alternatives for managing this on-going debt in future years.

Conclusion

Staff recommends that the City Council review and accept the attached AB1600 Annual Report for the year ended June 30, 2012.

Prepared by: Lynn Johnson
Sr. Management Analyst

Reviewed by: Kimberly McKinney
Finance Officer

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Paul Navazio
City Manager

Attachment: AB1600 Annual Report

Attachment 1
AB1600 Annual Report
Development Impact Fees
City of Woodland
Fiscal Year Ended June 30, 2012

Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) within 180 days of the close of a fiscal year.

This report summarizes the following information for each of the development fee programs:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Disbursement information.

ANALYSIS

For the fiscal year ended June 30, 2012, fund revenues (development fees, interest income, bond proceeds, etc.) totaled $681,195, while expenditures totaled $5,148,902.

The table below summarizes annual fee revenues directly relating to impact fees and related project expenditures:

Category	Development Fee Revenues	Other Revenues	Total Revenues	Expenditures	Net Difference
General City	$ 44,773	$ -	$ 44,773	$ 140,167	$ (95,395)
Parks & Recreation	$ 55,559	$ -	$ 55,559	$ 2,256,305	$ (2,200,746)
Police	$ 39,772	$ -	$ 39,772	$ 100,668	$ (60,896)
Fire	$ 30,385	$ -	$ 30,385	$ 343,688	$ (313,302)
Library	$ 12,391	$ -	$ 12,391	$ 94,702	$ (82,311)
Surface Water	$ 40,125	$ -	$ 40,125	$ -	$ 40,125
Storm Drainage	$ 35,262	$ 22,426	$ 57,688	$ 195,786	$ (138,098)
Roads	$ 173,343	$ 38,028	$ 211,371	$ 567,487	$ (356,115)
Water	$ 18,487	$ -	$ 18,487	$ 69,973	$ (51,486)
Wastewater	$ 170,644	$ -	$ 170,644	$ 1,380,127	$ (1,209,482)
Total	**$ 620,741**	**$ 60,454**	**$ 681,195**	**$ 5,148,902**	**$ (4,467,706)**

FUND 510 - GENERAL CITY DEVELOPMENT

General City Development Fee Description

General City development fees are used to expand/construct City Hall and other general City facilities (including technology improvements/updates) to meet the needs of the increased residential population and increase in commercial enterprises

General City Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 775.00
Single Family Residential- Downtown	Unit	$ 775.00
High-Density Single Family	Unit	$ 646.00
Age-Restricted Single Family	Unit	$ 465.00
Multi-family Residential	Unit	$ 646.00
Age-Restricted Multi-family	Unit	$ 465.00
Retail	Sq Ft	$ 0.65
Service	Sq Ft	$ 0.59
Office	Sq Ft	$ 0.74
Industrial	Sq Ft	$ 0.16
Downtown Retail	Sq Ft	$ 0.65

General City Development Fund Collections & Expenditures

			Fiscal Year				
			2008	2009	2010	2011	2012
Beginning Balance			$ 2,834,283	$ 3,059,305	$ 2,962,565	$ 2,885,405	$ 2,473,472
REVENUES							
Development Fees			611,286	318,451	54,563	158,444	44,773
Interest Earnings			105,665	87,935	29,595	14,557	
Other Revenue			-	-	-	92,048	-
Total Revenue			**716,951**	**406,386**	**84,158**	**265,050**	**44,773**
EXPENDITURES							
MPFP #	Program	Title					
CC1 Ph1	0015	Community Senior Center	(16,850)	-	-	-	-
City 100	0513	SLSP Backbone - Pkg B	13,839	(4,978)	794	-	-
City 100	0531	Network Infrastructure	193,420	-	-	-	-
CITY-102	0711	Tech Enhancements - Enterprise	36,735	19,965	28,867	-	-
CITY-102	0713	Tech Enhancements - Website	24,708	7,009	38	-	-
CITY-102	0714	Tech Enhancements - Governance		39,849	-	-	-
CITY-6	0724	MPFP Update	65,494	11,576	-	-	-
CITY-5	0725	MSC Expansion	161,796	284,147	2,380	-	-
CITY-106	0837	Resource Management System (EIS)	-	14,446	89,631	139,724	80,519
CITY-106	0845	Enterprise GIS Database			7,500	-	-
CITY-102	0850	Community Development GIS Layers	-	-	2,742	-	-
CITY-102	0851	Specialized Imagery					3,739
CITY-102	0852	PW GIS Layers	-	2,439	6,150	-	-
CITY-6	0857	MPFP Update	-	-	-	1,200	-
CITY-102	0865	VMWare	-	113,442	-	-	-
CITY-102	7849	Debt Service on VOIP	-	-	-	16,249	32,497
CITY-102	0932	Voice Over Internet Protocol (VOIP)	-		6,623	478,557	5,997
CITY-102	1109	Integrated Video Publishing System	-	-	-	15,097	-
	9000	Force Account	12,787	15,231	16,593	26,156	17,415
Total Expenditures			**491,929**	**503,127**	**161,317**	**678,983**	**140,167**
Excess(deficiency) revenues			225,022	(96,740)	(77,160)	(411,933)	(95,395)
Total Available Fund Equity at June 30			**$ 3,059,305**	**$ 2,962,565**	**$ 2,885,405**	**$ 2,473,472**	**$ 2,568,866**

Conclusion: No fees have been held unexpended for more than five years; no refunds required
The fund equity as of June 30, 2012 represents collected fees earmarked for future technology enhancement projects and completion of various studies.

FUND 540 - PARK & RECREATION DEVELOPMENT

Park Development Fee Description

Park development fees are used to acquire park land, equipment and to construct or expand a variety of recreational facilities such as sports parks, Community Senior Center, tennis courts and swimming pools as related to the impact of growth on the City.

Park Development Fee Schedule

Spring Lake

Category			Fee
Single Family Residential- Infill	Unit	$	3,538
Single Family Residential- Downtown	Unit		N/A
High-Density Single Family	Unit	$	2,948
Age-Restricted Single Family	Unit	$	2,122
Multi-family Residential	Unit	$	2,948
Age-Restricted Multi-family	Unit	$	2,122

Other City

Category	Basis		Fee
Single Family Residential- Infill	Unit	$	6,433
Single Family Res- Downtown	Unit	$	6,433
High-Density Single Family	Unit	$	5,360
Age-Restricted Single Family	Unit	$	3,859
Multi-family Residential	Unit	$	5,360
Age-Restricted Multi-family	Unit	$	3,859

Park Development Fund Collections & Expenditures

			Fiscal Year			
		2008	2009	2010	2011	2012
Beginning Balance		$ 4,268,210	$ 3,988,058	$ 864,324	$ (503,065)	$(2,516,172)
REVENUES						
Development Fees		1,863,679	957,945	179,506	237,659	55,559
Interest Earnings		134,646	66,629	-	-	-
Other Revenue		5,067	937	-	-	-
Total Revenue		2,023,392	1,025,511	179,506	237,659	55,559
EXPENDITURES						
MPFP # / Program	Title					
CC1 Ph1 0015	Community Senior Center	165,697	194,096	-	-	-
0437	Sports Park Land Acquisition	750	-	-	-	-
0801	Community Center Phase II	-	1,544,478	29,227	-	-
0803	Sports Park Phase I	-	94,254	-	-	-
7914	2005 Bond Debt Service Pymts	1,608,863	1,760,186	999,955	1,759,343	1,760,566
7908	2002 Refunding Bond	-	-	-	-	-
7919	2007 Bond Debt Service Pymts	438,664	438,265	438,036	439,256	439,943
9000	Force Account	89,571	117,966	79,677	52,167	55,796
Total Expenditures		2,303,545	4,149,245	1,546,894	2,250,766	2,256,305
Excess(deficiency) revenues		(280,152)	(3,123,734)	(1,367,388)	(2,013,107)	(2,200,746)
Total Available Fund Equity at June 30		$ 3,988,058	$ 864,324	$ (503,065)	$(2,516,172)	$(4,716,917)

Conclusion: No fees have been held unexpended for more than five years; no refunds required

FUND 550 - POLICE DEVELOPMENT FUND

Police Development Fee Description

Police development fees are used to expand/construct police service facilities and to acquire equipment related to the impact of growth on the City.

Police Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 1,021
Single Family Residential- Downtown	Unit	$ 1,021
High-Density Single Family	Unit	$ 852
Age-Restricted Single Family	Unit	$ 140
Multi-family Residential	Unit	$ 852
Age-Restricted Multi-family	Unit	$ 140
Retail	Sq Ft	$ 0.85
Service	Sq Ft	$ 0.77
Office	Sq Ft	$ 0.97
Industrial	Sq Ft	$ 0.21
Downtown Retail	Sq Ft	$ 0.85

Police Development Fund Collections & Expenditures

			Fiscal Year				
			2008	2009	2010	2011	2012
Beginning Balance			$ (4,497,702)	$ (4,147,094)	$ (4,012,915)	$ (3,948,519)	$ (3,760,263)
REVENUES							
Development Fees			492,932	282,274	65,555	188,183	39,772
Interest Earnings			(101,970)	(119,405)	-	4,027	-
Total Revenue			390,962	162,869	65,555	192,210	39,772
EXPENDITURES							
MPFP #	Program	Title					
	0624	Vehicle Purchase	39,067	26,891	-	-	-
	0841	Computer Aided Dispatch	-	-	-	-	96,713
	9000	Force Account	1,287	1,799	1,158	3,955	3,955
Total Expenditures			40,354	28,690	1,158	3,955	100,668
Excess(deficiency) revenues			350,608	134,179	64,397	188,255	(60,896)
Total Available Fund Equity at June 30			$ (4,147,094)	$ (4,012,915)	$ (3,948,519)	$ (3,760,263)	$ (3,821,160)

Conclusion: No fees have been held unexpended for more than five years; no refunds required

FUND 560 - FIRE DEVELOPMENT FUND

Fire Development Fee Description

Fire development fees are used to expand/construct fire service facilities and to acquire equipment related to the impact of growth on

Fire Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 1,194
Single Family Residential- Downtown	Unit	$ 1,194
High-Density Single Family	Unit	$ 895
Age-Restricted Single Family	Unit	$ 985
Multi-family Residential	Unit	$ 895
Age-Restricted Multi-family	Unit	$ 737
Retail	Sq Ft	$ 0.80
Service	Sq Ft	$ 0.74
Office	Sq Ft	$ 0.86
Industrial	Sq Ft	$ 0.41
Downtown Retail	Sq Ft	$ 0.80

Fire Development Fund Collections & Expenditures

			Fiscal Year				
			2008	2009	2010	2011	2012
Beginning Balance			$ (350,620)	$ 72,148	$ 47,295	$ (197,078)	$ (394,955)
REVENUES							
Development Fees			674,164	378,861	55,025	136,553	30,385
Interest Earnings			1,146	5,161	-	4,832	
Total Revenue			**675,310**	**384,021**	**55,025**	**141,385**	**30,385**
EXPENDITURES							
MPFP #	Program	Title					
FIRE-105	0037	Fire Station 2 Renovation	7,441	-	-	-	-
	0130	Command Vehicle Fire 108	37,822	37,822	-	-	-
FIRE-104	0227	Relocation of Fire Station	45,909	12,936	-	-	-
	0325	Fire Station 4 and Engine	5,286	9,445	11,981	-	-
	9000	Force Account	4,375	55,782	55,003	46,425	49,874
	7914	2005 Cap Project Debt Service	151,710	292,888	232,414	292,837	293,813
Total Expenditures			**252,542**	**408,874**	**299,397**	**339,262**	**343,688**
Excess(deficiency) revenues over expenditures			422,768	(24,853)	(244,373)	(197,877)	(313,302)
Total Available Fund Equity at June 30			**$ 72,148**	**$ 47,295**	**$ (197,078)**	**$ (394,955)**	**$ (708,257)**

Conclusion: No fees have been held unexpended for more than five years; no refunds required

FUND 570 - LIBRARY DEVELOPMENT FUND

Library Development Fee Description

Library development fees are used to expand/construct library facilities and to acquire equipment related to the impact of growth on the City.

Library Development Fee Schedule

Category	Basis		Fee
Single Family Residential- Infill	Unit	$	48
Single Family Residential- Downtown	Unit	$	48
High-Density Single Family	Unit	$	40
Age-Restricted Single Family	Unit	$	29
Multi-family Residential	Unit	$	40
Age-Restricted Multi-family	Unit	$	29
Retail	Sq Ft	$	0.01
Service	Sq Ft	$	0.01
Office	Sq Ft	$	0.01
Industrial	Sq Ft	$	-
Downtown Retail	Sq Ft	$	0.01

Library Development Fund Collections & Expenditures

			Fiscal Year				
			2008	2009	2010	2011	2012
Beginning Balance			$ 925,823	$1,044,943	$1,097,283	$1,048,525	$ 981,188
REVENUES							
Development Fees			196,270	90,029	2,440	11,028	12,391
Interest Earnings			35,571	31,904	8,969	6,660	-
Total Revenue			**231,841**	**121,933**	**11,408**	**17,688**	**12,391**
EXPENDITURES							
MPFP #	Program	Title					
	9000	Force Account	6,007	4,323	5,246	5,690	9,188
LIB-3	9445	Library Collection Material	106,514	65,270	54,921	79,335	85,513
Total Expenditures			**112,521**	**69,593**	**60,166**	**85,025**	**94,702**
Excess(deficiency) revenues over expenditures			119,320	52,340	(48,758)	(67,338)	(82,311)
Total Available Fund Equity at June 30			**$1,044,943**	**$1,097,283**	**$1,048,525**	**$ 981,188**	**$ 898,877**

Conclusion: No fees have been held unexpended for more than five years; no refunds required.
The fund equity as of June 30, 2012 represents collected fees that are earmarked for future library projects

FUND 580 - SURFACE WATER DEVELOPMENT FUND

Surface Water Development Fee Description

Surface Water Development fees are used to finance part of the capital improvements including surface water rights and treatment facilities needed to provide treated water to the new customer growth in the City.

Surface Water Development Fee Schedule

All Users (by meter size)			
Meter Size	Weight Factor	Calculated Fee	Admin Fee
1"	1.0	$ 2,675	$ 20
1 1/2"	2.0	$ 5,350	$ 40
2"	3.2	$ 8,560	$ 64
3"	6.0	$ 16,050	$ 120
4"	10.0	$ 26,750	$ 201
6"	20.0	$ 53,500	$ 401
8"	32.0	$ 85,600	$ 642

Surface Water Development Fund Collections & Expenditures

	Fiscal Year 2012
Beginning Balance**	$ -
REVENUES	
Development Fees	40,125
Interest Earnings	-
Total Revenue	**40,125**
EXPENDITURES	
MPFP # / Program / Title	
Total Expenditures	-
Excess(deficiency) revenues over expenditures	40,125
Total Available Fund Equity at June 30	**$ 40,125**

**The Surface Water Development Fee was adopted by Council on June 21, 2011. There was no beginning balance as of July, 1, 2011

Conclusion: No fees have been held unexpended for more than five years; no refunds required

FUND 581 - STORM DRAIN DEVELOPMENT FUND

Storm Drain Development Fee Description

Storm Drain development fees are used to expand/construct drainage facilities to maintain adequate drainage throughout the City by reducing the impacts of new development. The impact fee for Storm Drain is calculated by "fee area" so that each part of the City will be responsible for the fees specifically required to meet the expansion needs in

Storm Drain Development Fee Schedule

	Residential fee per acre		Non-residential fee per acre				
	Single-Family	Multifamily	Retail	Service	Office	Industrial	Schools
Area E1	$8,143	$12,215	$13,029	$13,029	$13,029	$13,029	$10,219
Area E2	$6,976	$10,464	$11,162	$11,162	$11,162	$11,162	$8,755
Area E3	$5,138	$7,707	$8,221	$8,221	$8,221	$8,221	$6,448
Area E4	$5,356	$8,034	$8,570	$8,570	$8,570	$8,570	$6,722
Area E5	$2,005	$3,008	$3,208	$3,208	$3,208	$3,208	$2,516
Area E6	$1,451	$2,177	$2,322	$2,322	$2,322	$2,322	$1,821
Area N1	$39,486	$59,229	$63,178	$63,178	$63,178	$63,178	$49,555
Area N2	$34,007	$51,011	$54,411	$54,411	$54,411	$54,411	$42,679
Area S6a	$10,484	$15,726	$16,774	$16,774	$16,774	$16,774	$13,157
Area S6b	$10,363	$15,545	$16,581	$16,581	$16,581	$16,581	$13,006

Storm Drain Development Fund Collections & Expenditures

	Fiscal Year				
	2008	2009	2010	2011	2012
Beginning Balance**	$486,852	$348,785	$ (25,568)	$(1,042,091)	$(1,116,224)
REVENUES					
Development Fees	228,016	121,751	12,518	38,083	35,262
Interest Earnings	15,392	5,631	-	-	-
Other Revenue	-	20,958	-	-	-
Developer In Lieu	-	-	11,089	82,473	22,426
Total Revenue	**243,408**	**148,339**	**23,606**	**120,556**	**57,688**

EXPENDITURES

MPFP #	Program	Title	2008	2009	2010	2011	2012
PUB-100	0053	GIS Database	2,290	2,125	-	-	-
	0604	Water Quality/ Storz Pond	202,813	66,006	-	-	-
SD-212	0607	S. Canal Pump & Bypass	1,657	26,355	783	-	-
	0752	Floodplain Mgmt N Area	28,755	121,403	16,843	-	-
SD-202	0818	Dubach Park Demolition	13,728	32,012	-	-	-
SD-202	0818	Purchase of Detention Ponds (Dubach)	-	-	750,000	-	-
	0931	Storz Pond	-	-	-	9,743	2,791
	9000	Force Account	132,231	274,792	272,504	184,947	192,995
Total Expenditures			**381,474**	**522,692**	**1,040,130**	**194,690**	**195,786**
Excess(deficiency) revenues over expenditures			(138,067)	(374,352)	(1,016,523)	(74,133)	(138,098)
Total Available Fund Equity at June 30			**$348,785**	**$ (25,568)**	**$(1,042,091)**	**$(1,116,224)**	**$(1,254,322)**

** Beginning balance does not include long-term advance of pre-1991 fungible monies to the Storm Drain Enterprise Fund. These monies are not subject to the requirements of AB1600 and are not available for spending.

Conclusion: No fees have been held unexpended for more than five years; no refunds required

FUND 582 - ROAD DEVELOPMENT FUND

Road Development Fee Description

Road Development fees are used to expand/construct streets, roads, interchanges, studies, signals and other projects related to the impact of expansion on the City.

Road Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 5,163
Single Family Residential- Downtown	Unit	$ 3,768
High-Density Single Family	Unit	$ 3,768
Age-Restricted Single Family	Unit	$ 1,481
Multi-family Residential	Unit	$ 3,768
Age-Restricted Multi-family	Unit	$ 466
Retail	Sq Ft	$ 6.31
Service	Sq Ft	$ 4.56
Office	Sq Ft	$ 4.44
Industrial	Sq Ft	$ 2.55
Downtown Retail	Sq Ft	$ 4.56

Road Development Fund Collections & Expenditures

			Fiscal Year				
			2008	2009	2010	2011	2012
Beginning Balance			$(2,898,879)	$ (885,740)	$(1,102,484)	$(1,745,100)	$(2,692,628)
REVENUES							
Development Fees			3,075,425	1,788,897	346,919	1,507,439	173,343
Interest Earnings			(35,363)	(30,742)	-	53,232	-
Other Revenue			2,400	-		949,614	38,028
Total Revenue			3,042,461	1,758,154	346,919	2,510,284	211,371
EXPENDITURES							
MPFP #	Program	Title					
NTS-28	0004	Lemen/North/East Realign	28,563	145,652	104,151	103,821	90,244
IGS-100	0006	1-5/113 Phase 2	30,658	52,656	17,775	6,255	10,846
CITY-2	0015	Senior Community Center	(58,657)	-	-	-	-
PUB-100	0053	GIS Database	2,290	2,248	-	63	-
NTS-113	0102	Brannigan Pioneer Signal	228,953	48,848	-	-	-
UTM-100	0104	Traffic Model Updates	9,101	5,588	7,261	-	-
TES-100	0228	Traffic Engineering Serv	12,136	12,509	3,173	2,465	29,760
IGS-1	0301	Signal at I-5/102	(10,107)	-	-	1,041	-
SII-100	0323	Roundabout @ Gum & Bourne	15,682	-	-	-	-
SW-1A/B	0407	Widening & Recon Kentucky	12,963	6,832	-	-	-
SW-2	0513	SLSP Package B Improvements	41,466	(557)	83,126	-	-
NTS-115	0514	TRAF SIG - PION & FARNHAM	217,959	48,861	-	-	-
BPF-1	0515	E Main St Bikeway	12,793	-	2,687	-	-
NTS-19	0530	NTS Kentucky/CR 98	11,408	7,993	-	100	-
SC-12	0614	Road Rehab Project 2007	105	413	-	-	-
SC-12	0615	Beamer Street Undercrossing Rehab	28,820	7,876			-
PUB-1	0726	Equipment/Vehicle Purchase	101,432	-	-	-	-
NTS-11	0737	Gibson/Cottonwood Signal	24,429	1,244	-	299,200	-
TSM-200	0740	Pioneer/Gum Signal Improvements	76,716	15,475	-	-	-
SC-12	0744	2008 Road Rehab	1,467	616,756	6,191	-	-
IGS-100	0820	I-5/113 UTILITY RELOCATE	-	27,424	27,435	206	-
BPF-200	0826	08 SAFE ROUTES TO SCHOOL	-	7,726	69,933	2,860	-
TSM-202	1127	Main St/Cleveland Signal Intersection	-	-	-	-	2,614
	9000	Force Account	166,820	485,601	482,756	468,159	421,578
TP-3	9524	Planning/Analysis Studies	-	2,631	8,645	4,774	6,344
IGS-1	9724	I-5/CR 102 Interchange	72,654	479,122	176,401	2,531,421	4,955
NTS-33	9801	NTS E.GUM & MATMOR	1,473	-	-	37,448	1,145
Total Expenditures			1,029,322	1,974,898	989,535	3,457,813	567,487
Excess(deficiency) revenues over expenditures			2,013,139	(216,744)	(642,616)	(947,529)	(356,115)
Total Available Fund Equity at June 30			$ (885,740)	$(1,102,484)	$(1,745,100)	$(2,692,628)	$(3,048,744)

Conclusion: No fees have been held unexpended for more than five years; no refunds required

FUND 584 - WATER DEVELOPMENT FUND

Water Development Fee Description

Water Development fees are used to build new capacity in the water infrastructure system as related to the impact of growth on the City.

Water Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 514
Single Family Residential- Downtown	Unit	$ 514
High-Density Single Family	Unit	$ 315
Age-Restricted Single Family	Unit	$ 308
Multi-family Residential	Unit	$ 315
Age-Restricted Multi-family	Unit	$ 252
Retail	Sq Ft	$ 0.14
Service	Sq Ft	$ 0.15
Office	Sq Ft	$ 0.10
Industrial	Sq Ft	$ 0.14
Downtown Retail	Sq Ft	$ 0.14

Water Development Fund Collections & Expenditures

			Fiscal Year				
			2008	2009	2010	2011	2012
Beginning Balance**			$ 55,538	$ 344,721	$ 720,061	$ 634,441	$1,053,751
REVENUES							
Development Fees			980,703	681,581	291,209	496,590	18,487
Interest Earnings			22,148	21,308	13,487	2,677	-
Total Revenue			**1,002,851**	**702,889**	**304,696**	**499,267**	**18,487**
EXPENDITURES							
MPFP #	Program	Title					
CCS ph1	0015	Community Senior Center	120,000	-	-	-	-
WTR-9	0023	New Well Const (Pioneer/Gibson)	9,490	-	-	-	-
PUB-100	0053	GIS Database	2,290	2,218	-	-	-
WTR-9	0101	County Well Acquisition	-	18,843	470	4,970	-
WTR-130	0534	New Water Well 25	318,559	69,492	473	-	-
WTR-109	0749	Water Tank Replacement	90,449	2,216	-	-	-
WTR-13	0750	Water Focused Study	34,332	83,815	3,277	-	-
WTR-139	0807	Surface Water Project	-	64,293	294,716	5,743	-
	9000	Force Account	138,548	86,671	91,380	89,244	69,973
Total Expenditures			**713,668**	**327,549**	**390,316**	**79,957**	**69,973**
Excess(deficiency) revenues over expenditures			289,183	375,340	(85,620)	419,310	(51,486)
Total Available Fund Equity at June 30			**$ 344,721**	**$ 720,061**	**$ 634,441**	**$1,053,751**	**$1,002,265**

** Beginning balance does not include long-term advance of pre-1991 fungible monies to the Storm Drain Enterprise Fund.
These monies are not subject to the requirements of AB1600 and are not available for spending.

Conclusion: No fees have been held unexpended for more than five years; no refunds required

FUND 585 - WASTEWATER DEVELOPMENT FUND

Wastewater Development Fee Description

Wastewater Development fees are used to expand/construct wastewater facilities and to acquire equipment related to the impact of growth on the

Wastewater Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 5,604
Single Family Residential- Downtown	Unit	$ 5,604
High-Density Single Family	Unit	$ 4,671
Age-Restricted Single Family	Unit	$ 3,362
Multi-family Residential	Unit	$ 4,671
Age-Restricted Multi-family	Unit	$ 3,362
Retail	Sq Ft	$ 2.75
Service	Sq Ft	$ 3.44
Office	Sq Ft	$ 2.29
Industrial	Sq Ft	$ 2.57
Downtown Retail	Sq Ft	$ 2.75

Wastewater Development Fund Collections & Expenditures

			Fiscal Year				
			2008	2009	2010	2011	2012
Beginning Balance**			$(7,199,648)	$ (7,446,449)	$ (9,442,232)	$ (9,568,215)	$ (9,562,960)
REVENUES							
Development Fees			2,677,497	1,293,645	344,235	1,374,953	170,644
Interest Earnings			(184,743)	(249,146)	-	11,839	-
Refunds***			-	(1,292,626)	-	-	-
Total Revenue			**2,492,753**	**(248,127)**	**344,235**	**1,386,793**	**170,644**
EXPENDITURES							
MPFP #	Program	Title					
WSTE-110	0052	Wastewater Trtmt Plant Expansion	1,190,603	-	-	-	-
PUB-100	0053	GIS Database	2,290	2,119	-	-	-
WSTE-112	0328	WWTP Tertiary Improvement	(40,902)	300,722	11,806	-	-
WSTE-113	0339	WWTP Flood Protection	111,852	-	-	-	-
WSTE-106	0732	Sanitary Sewer Mgmt Plan	20,876	31,062	922	-	-
	0734	WPCF Permit App Renewal	23,041	2,459	-	-	-
	7908	2002 Refunding Bond	943,605	951,135	-	953,423	948,023
	7916	2005 Cap Projects Debt Service	365,070	364,428	364,428	364,428	364,428
	9000	Force Account	123,117	95,730	93,062	63,687	67,676
Total Expenditures			**2,739,554**	**1,747,656**	**470,218**	**1,381,537**	**1,380,127**
Excess(deficiency) revenues over expenditures			(246,801)	(1,995,783)	(125,983)	5,255	(1,209,482)
Total Available Fund Equity at June 30			**$(7,446,449)**	**$ (9,442,232)**	**$ (9,568,215)**	**$ (9,562,960)**	**$ (10,772,443)**

** Beginning balance does not include long-term advance of pre-1991 fungible monies to the Storm Drain Enterprise Fund. These monies are not subject to the requirements of AB1600 and are not available for spending.

*** During FY08, an error was discovered in the calculation of the Wastewater Development fee, which resulted in a fee reduction. Although the City is not required to refund under the AB1600 rules, Council directed the City to provide refunds.

Conclusion: No fees have been held unexpended for more than five years; no refunds required other than noted above.