



City of Needles, California Request for City Council Action

CITY COUNCIL NPUA SARDA

Regular Special

Meeting Date: December 11, 2018

Title: City of Needles Public Hearing for Annual Account of Development Impact Fees for FY 18

Background: AB 1600 requires that both general law and charter cities account for every development impact fee that they collect under its terms. Funds collected for each capital facility or service shall be deposited in a separate fund and not comingled with any other funds. While the funds are accruing for individual capital facilities, the city must keep track of each fund and provide an annual report within 180 days after the last day of each fiscal year.

Following are the balances as of 06/30/18:

NORTH NEEDLES

\$ 107	Animal Control
\$57,460	Streets
\$ 138	Storm Drainage
\$10,098	Electric
\$ 1,299	General Facilities
\$ 328	Community Center
\$18,356	Water Distribution
\$ 9,032	Wastewater Collection
\$35,453	Wastewater Treatment

SOUTH NEEDLES

\$ 106	Animal Control
\$ 9,479	Streets
\$ 783	Storm Drainage
\$ 5,771	Electric
\$ 1,253	General Facilities
\$ 329	Community Center
\$ 723	Parks
\$20,449	Water Distribution



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\$ 8,143 Wastewater Collection
\$73,651 Wastewater Treatment

A Public Hearing is being held today for open discussion and any additional questions regarding these balances.

Beginning on December 8, 2018, the new fees approved by Council will be in effect. The new categories for North and South Needles Development Impact Fees will be Circulation, Water Source Storage & Distribution Facilities, Wastewater Collection System, and Parkland Acquisition and Facilities Development. The amounts currently in these categories will be retained. Any amounts remaining after FY 19 expenditures in the eliminated categories may be refunded to the extent of usage.

Fiscal Impact: None for the annual accounting of fees for FY 18.
After January 2019, refund approximately \$50,700 of unused funds in eliminated categories.

Recommendation: **Approve the Annual Accounting for Fees report and eventual refunding of funds**

Submitted By: Sylvia Miledi, Director of Finance

City Management Review: _____

Date: _____

Approved:

Not Approved:

Tabled:

Other:

Agenda Item: _____

CITY OF NEEDLES
Annual Accounting for Developer Impact Fees
FY 2018

DESCRIPTION OF FEES COLLECTED:

Animal Control:

The development of property in the affected territory will generate increased calls for animal control services. As a result, new facilities, vehicles and equipment will be needed to maintain current levels of service and to provide for the increase in services required. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

Circulation (streets, signals and bridges) System:

The development of property in the affected territory will generate additional vehicle travel. This traffic will create a need for expansion of existing streets and bridges to accommodate increased traffic from residential and other new development. Additionally, traffic signals and related facilities will need to be installed and maintained to accommodate the signals and related facilities will need to be installed and maintained to accommodate the increased level of service on new and existing roadways. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

Storm Drainage Collection Facilities:

The development of property in the affected territory will generate the need for additional storm drainage structures and improvements to handle runoff from surface and storm waters. As a result, the addition of storm drainage collection facilities will be needed to maintain the current level of service. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

Water Source, Storage and Distribution System:

The development of any property in the affected territory will generate the need for additional water source, storage and distribution system capacity. Without such additional system capacity, new development will be adversely impacted in the affected territory. As a result, additional water facilities will be needed to accommodate new development. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

Wastewater Collection System:

The development of any property in the affected territory will generate the need for additional wastewater collection system and mandated connection to that system. Without such additional wastewater collection system capacity, new development will be adversely impacted in the affected territory. As a result, additional wastewater collection facilities will be needed to accommodate new development. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

Wastewater Treatment Facilities:

As with water source, storage and distribution systems and the wastewater collection system, the development of any property in the affected territory will generate the need for additional wastewater treatment facilities. Without such additional wastewater treatment facilities to handle the flow from the wastewater collection system, new development will be adversely impacted in the affected territory. As a result, additional wastewater treatment facilities will be needed to accommodate new development. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

Electricity Transmission and Distribution System:

The development of any property in the affected territory will generate the need for new, extended and upgraded electric transmission and distribution system capacity. Without such additional electric system capacity, new development will be adversely impacted in the affected territory. As a result, additional electric facilities will be needed to accommodate new development. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

General Facilities, Vehicles and Equipment:

General facilities, vehicles and equipment are limited to general office or work buildings and equipment used by City staff to undertake their daily duties. Such general facilities, vehicles and equipment include city administrative facilities, city yard and garage, electronic equipment, and pool and maintenance vehicles. As the city increases in both population and new business, the general facilities, vehicles and equipment will become inadequate and/or overcrowded for their intended use, thus requiring construction and/or purchase of additional general facilities, vehicles and equipment. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

Community Center (Public Use Facilities):

The development of residential property in the affected territory will generate a need for additional community (public use) facilities. As a result, additional public use facilities will be needed to maintain the current level of service. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

Park Land Acquisition and Facilities Development:

The development of residential property in the affected territory will generate a need for additional park land acquisition and facilities development to maintain the current level of service. The City may impose by ordinance a requirement for the payment of fees to pay for the actual or estimated costs of acquiring and constructing park and recreation facilities. Pursuant to Article 11, Section 7 of the California Constitution, the City is empowered to enact measures that protect the health, safety and welfare of its citizens.

PROPOSED IMPROVEMENTS AND DATE IMPROVEMENTS WILL COMMENCE:

July 1, 2018

North

\$10,618 Intertie/substation improvement
\$23,650 Water/Wastewater study - Phase 2
\$ 3,220 Engineering invoice for updated Impact Fee report

South

\$ 7,615 Intertie/substation improvement
\$ 556 CA State Lands-application fee to commence river walk project
\$61,850 Water/Wastewater study - Phase 2
\$ 3,220 Engineering invoice for updated Impact Fee report

REFUNDS TO BE MADE FOR UNPROGRAMMED CATEGORIES AFTER JANUARY 2019 (approximate as of the date of this report):

North

\$12,962 - Wastewater Treatment

South

\$ 984 - General Facilities
\$ 329 - Community Center
\$36,425 - Wastewater Treatment