

**RESOLUTION NO. 2016-127**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN  
APPROVING THE AB 1600 DEVELOPMENT FEES ANNUAL REPORT  
FOR THE FISCAL YEAR ENDED JUNE 30, 2015 AND  
MAKING FINDINGS REQUIRED BY THE MITIGATION FEE ACT**

**WHEREAS**, The City of Lincoln's Municipal Code requires new development to bear the cost of its increased demand/effect on municipal services and facilities so as not to create a greater burden on existing residents; and

**WHEREAS**, the City of Lincoln has imposed and collected the Development Impact Fees based upon several adopted Nexus Reports that were completed in accordance with Government Code Section 66000, et. al.; and

**WHEREAS**, Section 66006(b)(2) of the Government Code of the State of California mandates that the "local agency shall review the information (concerning local agency improvement fees) made available to the public at a regularly scheduled public meeting; and

**WHEREAS**, the Fiscal and Investment Oversight Committee has reviewed the Development Fees Annual Report for the Fiscal Year Ended June 30, 2015, on May 17, 2016 and the report was made available to the public at that time.

**NOW, THEREFORE**, the City Council of the City of Lincoln hereby resolves as follows:

The City Council has reviewed and approves the AB1600 Development Fees (PFE) Annual Report for the Fiscal Year Ended June 30, 2015.

**PASSED AND ADOPTED** this 28th day of June 2016, by the following vote:

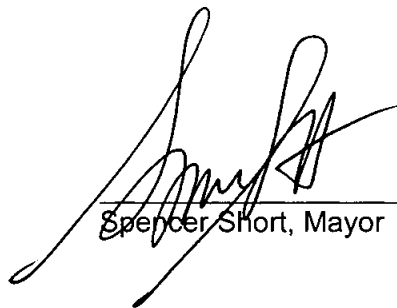
AYES: Council Member(s): Gilbert, Joiner, Hydrick, Nader, Short

NOES: Council Member(s): None

ABSENT: Council Member(s): None

ATTEST:

  
Gwen Scanlon, City Clerk

  
Spencer Short, Mayor



The City Council is required to review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public. This information was presented to the City's Fiscal and Investment Oversight Committee on May 17, 2016 and made available to the public at that time.

**CONCLUSION:**

City staff recommends that the City Council adopt the attached resolution approving the AB1600 Development Fee Annual report for the fiscal year ended June 30, 2015.

**ALTERNATIVES:**

The City Council may take the following actions:

1. Adopt a resolution approving the AB1600 Development Fee Annual report for the fiscal year ended June 30, 2015.
2. Provide staff with further direction.

**FISCAL IMPACT:**

This is an informational report. There are no fiscal impacts associated with acceptance of this report.

**CITY MANAGER REVIEW OF CONTENT:**

**APPROVED AS TO LEGAL FORM:** LZW

**ATTACHMENTS:**

- Resolution 2016-xxx
- Exhibit A - Current Residential and Nonresidential PFE Fees
- Exhibit B - Development Impact Fees Report by Fund
- Exhibit C - Summary of Interfund Loans

# Exhibit A

<b>CITY OF LINCOLN</b>				
<b>Residential PFE Fees per EDU - North of Auburn Ravine</b>				
<b>Effective July 1, 2014</b>				
<b>PFE FEE DESCRIPTION</b>	<b>Low Density</b>	<b>Very Low Density</b>	<b>Medium Density</b>	<b>High Density</b>
<b>Sewer Connection</b>	\$ 6,444	\$ 8,183	\$ 6,444	\$ 5,154
<b>Water Connection</b>	\$ 5,839	\$ 13,838	\$ 5,839	\$ 3,153
<b>Transportation</b>	\$ 3,636	\$ 3,636	\$ 2,618	\$ 2,618
<b>Drainage</b>	\$ 1,795	\$ 2,334	\$ 1,256	\$ 431
<b>Community Services Fee</b>				
Park Construction Fee	\$ 4,182	\$ 4,182	\$ 4,182	\$ 3,011
Police	\$ 1,097	\$ 1,097	\$ 1,097	\$ 790
Fire	\$ 557	\$ 557	\$ 557	\$ 401
City Administration	\$ 971	\$ 971	\$ 971	\$ 699
Library	\$ -	\$ -	\$ -	\$ -
Solid Waste	\$ 802	\$ 802	\$ 802	\$ 577
<b>TOTALS</b>	<b>\$ 25,321</b>	<b>\$ 35,599</b>	<b>\$ 23,764</b>	<b>\$ 16,832</b>

<b>CITY OF LINCOLN</b>				
<b>Residential PFE Fees per EDU - South of Auburn Ravine</b>				
<b>Effective July 1, 2014</b>				
<b>PFE FEE DESCRIPTION</b>	<b>Low Density</b>	<b>Very Low Density</b>	<b>Medium Density</b>	<b>High Density</b>
<b>Sewer Connection</b>	\$ 6,444	\$ 8,183	\$ 6,444	\$ 5,154
<b>Water Connection</b>	\$ 5,839	\$ 13,838	\$ 5,839	\$ 3,153
<b>Transportation</b>	\$ 3,636	\$ 3,636	\$ 2,618	\$ 2,618
<b>Drainage</b>	\$ 1,060	\$ 1,378	\$ 742	\$ 254
<b>Community Services Fee</b>				
Park Construction Fee	\$ 4,182	\$ 4,182	\$ 4,182	\$ 3,011
Police	\$ 1,097	\$ 1,097	\$ 1,097	\$ 790
Fire	\$ 557	\$ 557	\$ 557	\$ 401
City Administration	\$ 971	\$ 971	\$ 971	\$ 699
Library	\$ -	\$ -	\$ -	\$ -
Solid Waste	\$ 802	\$ 802	\$ 802	\$ 577
<b>TOTALS</b>	<b>\$ 24,586</b>	<b>\$ 34,643</b>	<b>\$ 23,250</b>	<b>\$ 16,655</b>

**CITY OF LINCOLN**  
**Non-Residential PFE Fees - Per 1,000 Bldg. SF**  
**Effective July 1, 2014**

PFE FEE DESCRIPTION	NORTH		SOUTH	
	Commercial & Business/Prof.	Industrial	Commercial & Business/Prof.	Industrial
<b>Sewer Connection</b>	\$ 3,451	\$ 4,141	\$ 3,451	\$ 4,141
<b>Water Connection</b>	\$ 2,328	\$ 2,793	\$ 2,328	\$ 2,793
<b>Transportation (see note below)</b>	\$ 10,505	\$ 10,505	\$ 10,505	\$ 10,505
<b>Drainage</b>	\$ 879	\$ 1,055	\$ 519	\$ 623
<b>Community Services Fee</b>				
Park Construction Fee	\$ 995	\$ 1,521	\$ 995	\$ 1,521
Police	\$ 731	\$ 731	\$ 731	\$ 731
Fire	\$ 371	\$ 371	\$ 371	\$ 371
City Administration	\$ 231	\$ 353	\$ 231	\$ 353
Library	\$ -	\$ -	\$ -	\$ -
Solid Waste	\$ 55	\$ 65	\$ 55	\$ 65
	<b>\$ 19,546</b>	<b>\$ 21,535</b>	<b>\$ 19,185</b>	<b>\$ 21,103</b>

**Note: The Transportation fee will vary depending on the use identified in SPRTA table.**

# Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 240 - PFE Transportation Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	1,352,021	1,787,492	2,667,749	3,406,617	4,577,273
<b><u>Revenue</u></b>					
Impact Fees	104,235	384,724	1,319,858	1,112,522	514,465
Grants	302,879	683,953	36,000	-	-
Interest	30,311	50,312	342,383	58,134	44,814
<b>Total Revenue</b>	<b>437,425</b>	<b>1,118,989</b>	<b>1,698,241</b>	<b>1,170,656</b>	<b>559,280</b>
<b><u>Expenditures</u></b>					
Projects	560	238,499	959,373	-	-
Professional Service	407	-	-	-	-
Administration	987	232	-	-	16,176
<b>Total Expenditures</b>	<b>1,954</b>	<b>238,731</b>	<b>959,373</b>	<b>-</b>	<b>16,176</b>
Net Revenues / (Expenditures)	435,471	880,258	738,868	1,170,656	543,104
Adjust Non Cash					127,358
Ending Cash Balance	1,787,492	2,667,749	3,406,617	4,577,273	5,247,735

<b><u>Projects</u></b>					
Auburn Ravine NEV/PED/Bike	-	-	-	-	-
Covered Bus Facility	-	-	-	-	-
Ferrari Ranch Road Interchange	-	-	-	-	-
Gladding Parkway	-	-	-	-	-
Hgwy 65 Widening / L. Pky Overcross	-	-	156,946	-	-
Hwy 65 Bypass	560	-	-	-	-
Markham Ravine Bridge Rplc	-	-	-	-	-
Nelson Rd Bridge Rplc @ Markham	-	57,543	61,575	-	-
Nicolaus Road Improvements	-	180,957	740,852	-	-
Open Space Tree Replacement	-	-	-	-	-
<b>Total Projects</b>	<b>560</b>	<b>238,499</b>	<b>959,373</b>	<b>-</b>	<b>-</b>

Total Impact Funding	3,435,804
Total All Project	1,198,433
% Impact Fee	35%

Exhibit B

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 241 - PFE Police Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	1,765,909	1,370,650	1,027,361	947,057	858,709
<b>Revenue</b>					
Impact Fees	17,721	54,232	295,065	304,271	233,103
Interest	27,194	10,198	26,852	11,161	4,757
Total Revenue	44,915	64,430	321,917	315,432	237,860
<b>Expenditures</b>					
Projects	-	-	-	-	-
Debt Service	411,969	407,719	402,221	403,780	397,830
Depreciation	-	-	-	-	-
Equip/Vehicles/Supplies	-	-	-	-	-
Professional Service	-	-	-	-	-
Administration	28,205	-	-	-	81,374
Total Expenditures	440,174	407,719	402,221	403,780	479,204
Net Revenues / (Expenditures)	(395,259)	(343,289)	(80,304)	(88,348)	(241,344)
Adjust Non Cash					
Ending Cash Balance	1,370,650	1,027,361	947,057	858,709	617,365

### **Projects**

New Police Headquarters	-
Total Impact Funding	904,392
Total All Project	-
% Impact Fee	0%

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015  
Fund 242 - PFE Fire Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	(11,313,376)	(11,316,150)	(11,297,973)	(11,219,791)	(11,254,413)
<b>Revenue</b>					
Impact Fees	21,848	45,186	85,132		87,848
Interest	10,513	-	14,551	-	220
Total Revenue	32,361	45,186	99,683	-	88,068
<b>Expenditures</b>					
Projects	-	-	-	-	-
Interfund Loan Expense	35,135	27,009	21,501	34,622	10,088
Admin Cost Allocation	-				4,146
Total Expenditures	35,135	27,009	21,501	34,622	14,234
Net Revenues / (Expenditures)	(2,774)	18,177	78,182	(34,622)	73,834
Adjust Non Cash					933,543
Ending Cash Balance	(11,316,150)	(11,297,973)	(11,219,791)	(11,254,413)	(10,247,036)

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 243 - PFE Administration Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	(6,367,725)	(6,342,398)	(6,267,003)	(5,452,419)	124,960
<u>Revenue</u>					
Impact Fees	31,346	80,022	296,291	270,206	204,600
Transfer In (PFE for Corp Yard)	-	-	-	5,311,721	
Transfer In (PFE for City Hall)	-	-	512,916	-	
Interest	-	-	9,061	154	2,210
Total Revenue	31,346	80,022	818,268	5,582,081	206,810
<u>Expenditures</u>					
Projects	-	-	-	-	-
Administration					2,652
Interfund Loan Expense	6,019	4,627	3,684	4,702	1,725
Total Expenditures	6,019	4,627	3,684	4,702	4,377
Net Revenues / (Expenditures)	25,327	75,395	814,584	5,577,379	202,433
Adjust Non Cash					66,915
Ending Cash Balance	(6,342,398)	(6,267,003)	(5,452,419)	124,960	394,308

Total Impact Funding	474,806
Total All Project	-
% Impact Fee	0%



# Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 244 - PFE Library Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	681,867	1,146,454	2,189,042	2,349,551	3,067,096
<b><u>Revenue</u></b>					
Impact Fees	11,750	37,287	72,731		
Grants	225,892	1,043,062	105,387	749,754	
Joint Use Agreement	539,576	-	-	-	
Interest	17,508	17,568	47,533	42,271	26,802
Total Revenue	794,726	1,097,917	225,651	792,025	26,802
<b><u>Expenditures</u></b>					
Projects	148,317	-	-	46,155	366,460
Library Collections	166,744	44,428	65,142	-	62,979
Administration	15,078	10,901	-	28,325	26,954
Total Expenditures	330,139	55,329	65,142	74,480	456,393
Net Revenues / (Expenditures)	464,587	1,042,588	160,509	717,545	(429,591)
Adjust Non Cash					(418,541)
Ending Cash Balance	1,146,454	2,189,042	2,349,551	3,067,096	2,218,964
<b><u>Projects</u></b>					
Twelve Bridges Library Upgrade	148,317	-	-	-	366,460
Technology Project	-	-	-	46,155	
Total Projects	148,317	-	-	46,155	366,460
Total Impact Funding	121,768				
Total All Project	339,293				
% Impact Fee	279%				

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 246 - PFE Parks Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	(6,544,500)	(6,389,045)	(5,995,539)	(4,781,975)	(4,524,510)
<b><u>Revenue</u></b>					
Impact Fees	1,278,728	384,781	909,772	264,484	179,478
Grant	-	-	116,926	-	-
Sale Of Property	-	-	-	-	1,899,900
Interest	9,029	10,290	188,112	6,117	2,509
<b>Total Revenue</b>	<b>1,287,757</b>	<b>395,071</b>	<b>1,214,810</b>	<b>270,601</b>	<b>2,081,887</b>
<b><u>Expenditures</u></b>					
Projects	1,130,266	-	-	-	-
Transfer Out (PFE Loan)	2,036	1,565	1,246	1,590	583
Administration	-	-	-	11,546	11,138
<b>Total Expenditures</b>	<b>1,132,302</b>	<b>1,565</b>	<b>1,246</b>	<b>13,136</b>	<b>11,721</b>
Net Revenues / (Expenditures)	155,455	393,506	1,213,564	257,465	2,070,166
Adjust None Cash					(222,094)
Ending Cash Balance	(6,389,045)	(5,995,539)	(4,781,975)	(4,524,510)	(2,676,438)
<b><u>Projects</u></b>					
12 Bridges Neighborhood Parks	470,000	-	-	-	-
LC-Community Parks	660,266	-	-	-	-
<b>Total Projects</b>	<b>1,130,266</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Total Impact Funding	3,017,243
Total All Project	1,130,266
% Impact Fee	37%

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 247 - PFE Drainage Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	(2,778,046)	(2,744,473)	(2,833,306)	(2,069,263)	(1,833,116)
<b>Revenue</b>					
Impact Fees	41,204	117,706	733,525	245,081	138,581
Grant	3,309	-	6,000	-	-
Transfers In (PFE Loan)	-	-	-	-	-
Interest	6	2,213	33,675	-	453
<b>Total Revenue</b>	<b>44,519</b>	<b>119,919</b>	<b>773,200</b>	<b>245,081</b>	<b>139,034</b>
<b>Expenditures</b>					
Projects	-	200,000	-	-	-
Interfund Loan Expense	9,334	7,175	5,712	7,291	2,675
Administration	1,612	1,577	3,445	1,643	3,139
<b>Total Expenditures</b>	<b>10,946</b>	<b>208,752</b>	<b>9,157</b>	<b>8,934</b>	<b>5,814</b>
Net Revenues / (Expenditures)	33,573	(88,833)	764,043	236,147	133,220
Adjust Non Cash					77,309
Ending Cash Balance	(2,744,473)	(2,833,306)	(2,069,263)	(1,833,116)	(1,622,587)

### Projects

Regional Retention Facility	-	200,000	-	-
<b>Total Impact Funding</b>	<b>1,276,097</b>			
<b>Total All Project</b>	<b>200,000</b>			
<b>% Impact Fee</b>	<b>16%</b>			

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 715 - PFE Water Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	10,943,084	10,969,292	10,605,607	12,383,527	8,081,436
<b>Revenue</b>					
Impact Fees	145,852	401,303	1,704,165	1,142,644	758,276
Grant	-	81,750	-	-	-
Interest	57,729	46,961	240,110	106,323	77,097
<b>Total Revenue</b>	<b>203,581</b>	<b>530,014</b>	<b>1,944,275</b>	<b>1,248,967</b>	<b>835,373</b>
<b>Expenditures</b>					
Projects	9,325	863,759	-	3,871,827	113,904
Debt Service	21,438	23,873	-	-	-
Depreciation	6,067	6,067	166,355	6,067	28,413
Administration	140,543	-	-	-	99,888
<b>Total Expenditures</b>	<b>177,373</b>	<b>893,699</b>	<b>166,355</b>	<b>3,877,894</b>	<b>242,205</b>
Net Revenues / (Expenditures)	26,208	(363,685)	1,777,920	(2,628,927)	593,168
Adjust Non Cash				(1,673,164)	159,481
Ending Cash Balance	10,969,292	10,605,607	12,383,527	8,081,436	8,834,085
<b>Projects</b>					
City Water Wells	-	-	-	3,782,114	-
Existing Water Well Improvement	6,055	39,311	-	-	113,904
Various Capital Projects	3,270	-	-	-	-
Water Main Repair Prog	-	824,448	-	-	-
Water Treatment Plant	-	-	-	89,713	-
<b>Total Projects</b>	<b>9,325</b>	<b>863,759</b>	<b>-</b>	<b>3,871,827</b>	<b>113,904</b>
Total Impact Funding	4,152,240				
Total All Project	4,858,815				
% Impact Fee	117%				

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 725 - PFE Wastewater Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	18,525,579	18,941,124	19,148,091	6,546,942	1,490,297
<b>Revenue</b>					
Impact Fees	422,981	202,882	700,178	1,038,876	695,279
Sale of Property, Other	-	-	770,000	5,044,057	
Transfer In (PFE Loan)	-	-	-	-	
Interest	1,148	15,205	588,325	-	30,022
<b>Total Revenue</b>	<b>424,129</b>	<b>218,087</b>	<b>2,058,503</b>	<b>6,082,933</b>	<b>725,301</b>
<b>Expenditures</b>					
Projects	-	-	14,649,050	94,942	1,547,155
Depreciation	8,579	8,579	8,579	8,579	151,974
Interfund Loan Expense	-	2,541	2,023	2,582	7,094
Prof Service - Various	-	-	-	-	
Administration	-	-	-	-	4,094
<b>Total Expenditures</b>	<b>8,584</b>	<b>11,120</b>	<b>14,659,652</b>	<b>106,103</b>	<b>1,710,317</b>
Net Revenues / (Expenditures)	415,545	206,967	(12,601,149)	5,976,830	(985,016)
Adjust Non Cash				(11,033,475)	4,680,562
Ending Cash Balance	18,941,124	19,148,091	6,546,942	1,490,297	5,185,842

<b>Projects</b>					
Reclaimed Water Facilities					1,547,155
E Street Infrastructure	-	-	8,370,512	-	-
Gravity Sewer System	-	-	3,348,351	-	-
Main Extension Oversizing	-	-	2,930,187	-	-
Hoitt Area Improvements	-	-	-	94,942	-
<b>Total Projects</b>	<b>-</b>	<b>-</b>	<b>14,649,050</b>	<b>94,942</b>	<b>-</b>

Total Impact Funding	3,060,196
Total All Project	14,743,992
% Impact Fee	482%

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Fund 735 - PFE Solid Waste Development Fee

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
Beginning Balance	2,367,050	2,234,885	2,145,775	2,298,241	1,022,360
<u>Revenue</u>					
Impact Fees	33,192	90,461	301,316	247,480	168,192
Sale of Property	4,444	-	-	-	19,805
Interest	38,167	22,045	51,280	36,873	15,594
Total Revenue	75,803	112,506	352,596	284,353	203,591
<u>Expenditures</u>					
Equip/Vehicles/Supplies	4,619	-	5,584	22,000	39,900
Depreciation	201,616	201,616	194,546	169,190	153,378
Administration	1,733	-	-	-	42,768
Total Expenditures	207,968	201,616	200,130	191,190	236,046
Net Revenues / (Expenditures)	(132,165)	(89,110)	152,466	93,163	(32,455)
Adjust Non Cash				(1,369,044)	173,855
Ending Cash Balance	2,234,885	2,145,775	2,298,241	1,022,360	1,163,760
Total Impact Funding	840,641				
Total All Project	-				
% Impact Fee	0%				

## Development Impact Fee Report

For Fiscal Year Ending June 30, 2015

Inter-Fund Loans

Borrower	Lender					Purpose	Date of Loan	Maturity Date	Bal @ 6/30/15
	244	246	735	225	290				
Fund 242 PFE Fire		1,400,000				Lincoln Fire Station# 1	4/27/2006	4/30/2016	1,622,094
Fund 242 PFE Fire	1,952,000					Lincoln Fire Station# 1 & 2	5/1/2006	4/30/2016	2,261,662
Fund 242 PFE Fire					2,000,000	Lincoln Fire Station# 1 & 2	5/1/2006	4/30/2016	2,317,280
Fund 242 PFE Fire			1,000,000			Lincoln Fire Station# 1 & 2	10/9/2007	9/30/2017	1,084,507
Fund 243 PFE Admin.			1,180,000			PW Facility Building	3/11/2008	3/11/2018	1,246,915
Fund 246 PFE Parks			400,000			Regional Park CIP 177	4/1/2008	5/30/2018	421,667
Fund 247 PFE Drainage			1,856,200			Retention Facility CIP 181	8/26/2008	8/26/2018	1,933,509
Fund 725 PFE Wastewater				673,242		Paying Obligations for loans for Fund 246 & 248	6/30/2010	6/30/2015	684,638
Fund 725 PFE Wastewater				3,685,000		Construction of Moore Road CIP 300	11/18/2014	11/18/2024	3,691,147
	1,952,000	1,400,000	4,436,200	4,358,242	2,000,000				

Exhibit C