

Development Impact Fee Report

Fiscal Year Ended June 30, 2017



THE CITY OF
BRENTWOOD

HERITAGE ■ VISION ■ OPPORTUNITY

150 City Park Way, Brentwood, CA 94513



City Council as of June 30, 2017

Robert Taylor Mayor
Steve Barr Vice Mayor
Joel Bryant Council Member
Karen Rarey Council Member
Claudette Staton Council Member

Executive Team as of June 30, 2017

Gustavo "Gus" Vina City Manager
Damien Brower City Attorney
Sukari Beshears Director of Human Resources/Risk Management
Kerry Breen City Treasurer/Director of Finance and Information Systems
Mark Evenson Chief of Police
Casey McCann Director of Community Development
Bruce Mulder Director of Parks and Recreation
Miki Tsubota Director of Public Works/City Engineer



City Council and Elected Officials i
Table of Contents ii
Letter of Transmittal iii

INTRODUCTION

Legal Requirements For Development Impact Fee Reporting 2
Description of Development Impact Fees 4
Current Fee Schedule 5

DEVELOPMENT IMPACT FEE REPORT

Statement of Revenues, Expenditures and Changes in Fund Balance
Financial Summary Report – Development Impact Fees 7
Water Development Impact Fee Fund 8
Roadway Development Impact Fee Fund 9
Parks and Trails Development Impact Fee Fund 10
Wastewater Development Impact Fee Fund 11
Community Facilities Development Impact Fee Fund 12
Fire Development Impact Fee Fund 13

NOTES TO THE DEVELOPMENT IMPACT FEE REPORT

Note # 1 – Bonds 15
Note # 2 – Notes Payable 16
Note # 3 – Deferred Development Impact Fees 17
Note # 4 – Development Reimbursements 18
Note # 5 – Refunds Payable 18

DEVELOPMENT IMPACT FEE PROJECT IDENTIFICATION 20

RESOLUTION NO. 2017-157 23



December 12, 2017

The Honorable Mayor, Members of the City Council and Citizens of Brentwood
Brentwood, CA 94513

Dear Mayor, Members of the City Council and Citizens of Brentwood:

State law requires any local agency that imposes development impact fees to prepare an annual report providing specific information about those fees. Therefore, in accordance with the provisions of the California Government Code Section 66006 (b) and 66001 (d), as amended by Assembly Bill (AB) 518 and Senate Bill (SB) 1693, I hereby submit the Development Impact Fee (DIF) Report for the City of Brentwood, California for the fiscal year (FY) ended June 30, 2017.

DIFs are charged by local governmental agencies in connection with approval of development projects. The purpose of these fees is to defray all or a portion of the cost of public facilities related to the development project. The legal requirements for enactment of a DIF program are set forth in Government Code §§ 66000-66025 (the "Mitigation Fee Act"), the bulk of which was adopted as 1987's AB 1600 and thus commonly referred to as "AB 1600 requirements".

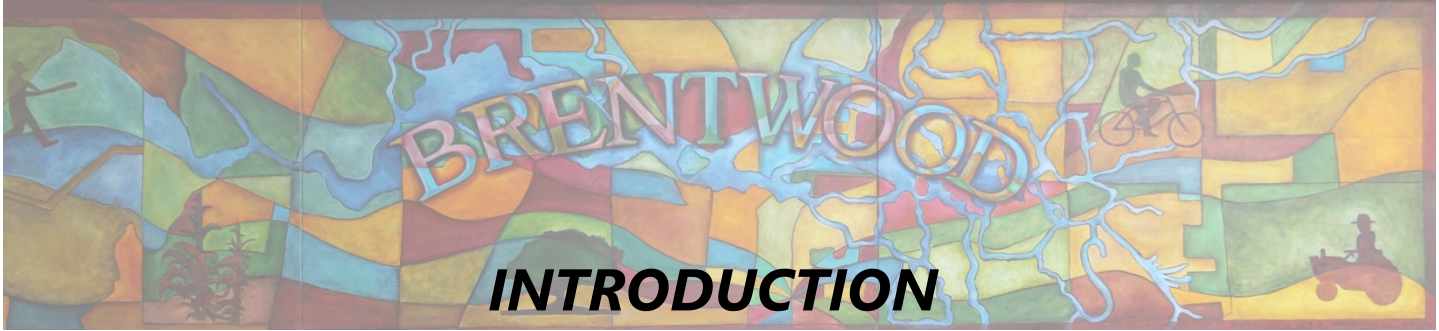
In Brentwood, DIFs are collected at the time a building permit is issued for the purpose of mitigating the impacts caused by new development on the City's infrastructure. Fees are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development. A separate fund has been established to account for the impact of new development on each of the following types of public facilities: Water, Roadway, Parks and Trails, Wastewater, Community Facilities and Fire.

Fees imposed on new development within the City have been in place since 1979. In 1989, the City prepared its first "Capital Improvements Costs and Basis of Development Fees" report which was a detailed study of the impacts of future growth on local facilities. This report provided the analysis and support for the DIFs imposed by the City, with various updates to the study occurring through 1998. In the 1999 update of the study, the report was renamed the City of Brentwood Development Fee Program with the most recent update, the City of Brentwood Development Fee Program ("DIF Program"), being adopted by City Council on November 14, 2017.

State law requires the City prepare and make available to the public the DIF Report within 180 days after the last day of each fiscal year. The City Council must 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 report was filed with the City Clerk's office and available for public review on November 27, 2017.

Respectfully submitted,

Kerry Breen
City Treasurer/Director of Finance and Information Systems



INTRODUCTION



LEGAL REQUIREMENTS FOR DEVELOPMENT IMPACT FEE REPORTING

A. CALIFORNIA GOVERNMENT CODE SECTION 66006 (b)

California Government Code Section 66006 (b) defines the specific reporting requirements for local agencies that impose AB 1600 DIFs on new development. Annually, for each separate fund established for the collection and expenditure of DIFs, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the information shown below for the most recent fiscal year. The applicable page numbers for the location where each item can be found in the report are provided for reference.

- A brief description of the type of fee in the account or fund. *(Pages 4 to 5)*
- The amount of the fee. *(Page 5)*
- The beginning and ending balance of the account or fund. *(Page 7)*
- The amount of the fees collected and interest earned. *(Pages 7 to 13)*
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees. *(Page 21)*
- 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. *(Page 21)*
- A description of each interfund transfer or loan made from the account or 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. *(Pages 15 to 17)*
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded. *(Page 18)*

B. CALIFORNIA GOVERNMENT CODE SECTION 66001 (d)

For all funds established for the collection and expenditure of DIFs, California Government Code Section 66001 (d) has additional requirements. For the fifth fiscal year following the first deposit into the fund and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged.

- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

As of June 30, 2017, the City's Fire DIF Fund reports funds held past the fifth year of first deposit, therefore, the City is reporting the following findings relating to the Fire DIF Fund, as follows:

- The available Fire DIF funds are intended for the Fire Station #53 (Shady Willow) Capital Improvement Program (CIP) project 337-37030. Currently, this project is projected to commence in FY 2020/21.
- The purpose of the fire DIF is to provide necessary funding for fire facilities required to serve new development in the City through build-out as defined by the General Plan. The Fire Station #53 (Shady Willow) project will construct an approximately 7,000 ft² fire station on the northwest corner of Grant Street and Shady Willow Lane which will provide a portion of the additional fire facilities needed by the City.
- The current total project budget is \$6,091,397 and is, at this time, projected to be completely funded by Fire DIFs.
- The station cannot begin construction until sufficient funds are available to complete the project. It is projected that adequate Fire DIFs will have been collected to fully fund the project by FY 2017/18. This project, however, cannot move forward until the East Contra Costa Fire Protection District (ECCFPD) has the financial resources necessary for staff to man the new station.

Additional information about the Fire Station #53 (Shady Willow) project can be found in the City's most recently adopted CIP (see Additional Notes below).

C. ADDITIONAL NOTES

The State of California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a CIP indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City annually produces a five-year CIP which helps to maintain and support the City's General Plan. The CIP also includes a 5-year projection of development fee revenue and expenditures. Further, it identifies situations where infrastructure is needed to accommodate the planned development.

The City's current, adopted 2017/18 – 2021/22 Capital Improvement Program can be found on the City's website at www.brentwoodca.gov.

D. ESTABLISHING A REASONABLE RELATIONSHIP BETWEEN THE FEE AND THE PURPOSE FOR WHICH IT IS CHARGED

The City's DIF Program has been in effect in Brentwood since FY 1989/90. The current DIF Program, titled the City of Brentwood Development Fee Program 2018 Update, was adopted on November 14, 2017. Adjustments to the fees shall be made annually in accord with the Engineering News Record Construction Cost Index. The DIF Program sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs of those improvements based on the current General Plan for build-out. Comprehensive updates to the

program are completed on an as-needed basis to ensure the program continues to reflect the appropriate fees in relation to updated costs.

Many of the City's CIP projects are financed in part by the impact fees outlined in the DIF Program. The City's capital improvements provide infrastructure to the residents and businesses in Brentwood in order to keep pace with ongoing development in, and adjacent to, the community. Estimated project costs, and the summary of fee apportionment to each development impact fee type, are detailed within the City's DIF Program beginning with Table 7 in that document.

Information on current CIP projects that are in the DIF Program can be found on page 21 including: Current Projects, Project Phase, Estimated Construction Start Date, Estimated Completion Date, Estimated Project Cost and Development Impact Fee information including Budget to Date, Funding to Date and Estimated % of Project Funded with Fees.

E. FUNDING OF INFRASTRUCTURE

The 2017/18 – 2021/22 CIP identifies all funding sources and amounts for individual projects through FY 2021/22. The CIP is updated annually to reflect the current infrastructure needs of the City. As a CIP project is identified, the project is evaluated to determine the portion of the project that will service existing residents and businesses versus new development.

Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development fee based on the type of project. The percentage of use associated with existing residents or businesses are funded from other appropriate sources as identified on each individual project sheet in the CIP. All future planned infrastructure needs are outlined in the DIF Program. Estimated construction start dates for projects are adjusted, as needed, to reflect the needs of the community.

F. CURRENT MAJOR CIP PROJECTS

Currently, construction is in-progress on the Citywide Traffic Signal Interconnect project funded by Roadway DIFs and the Underground Water System Corrosion Mitigation project funded primarily by Water DIFs. Expenditures associated with the Purchase of Capacity Rights project, funded 50% from Water DIFs continued in FY 2016/17. Planning and design continues on the Wastewater Treatment Plant (WWTP) – Phase II Expansion project funded in part by Wastewater DIFs. Additional budget information regarding CIP projects funded by DIFs is shown in the table on page 21.

DESCRIPTION OF DEVELOPMENT IMPACT FEES

Water Development Impact Fee – To provide for the expansion of production, storage, transmission, treatment and distribution facilities in the water utility as specified in the City's Water Master Plan (2017) and DIF Program.

Roadway Development Impact Fee – To provide for traffic improvements necessary to accommodate the increase in traffic generated by new development as specified in the City's General Plan – Circulation Element and DIF Program.

Parks and Trails Development Impact Fee – To provide for the acquisition and development of parks as specified in the City’s Parks, Trails and Recreation Master Plan and DIF Program.

Wastewater Development Impact Fee – To provide for the expansion of collection and treatment capacities in the wastewater utility and expansion of non-potable water facilities as specified in the City’s Sewer Master Plan (2017), the Recycled Water Feasibility Study (2013) and DIF Program.



Non-Potable Storage Facility

Community Facilities Development Impact Fee – To provide for the expansion, design and construction of capital facilities that attain the Community Services and Facilities goals of the City’s General Plan as specified in the City’s CIP and DIF Program.

Fire Development Impact Fee – To provide for the expansion, design and construction of fire facilities as set forth in the East Contra Costa Fire Protection District (ECCFPD), formerly East Diablo Fire Protection District (EDFPD), Facilities Financing Plan and Impact Fee Study (January 1998), the City’s Fire Mitigation Fee Study (February 2004) and DIF Program.

CURRENT FEE SCHEDULE – The DIF Program is reviewed annually in conjunction with the development of the CIP to ensure the DIF Program is accounting for all planned future development. The updated DIF Program information is then used to determine the amount of fees available for the funding of the proposed CIP projects.

DEVELOPMENT FEE PROGRAM ⁽¹⁾					
SCHEDULE OF FEES					
General Plan Build Out					
Fee Category	RESIDENTIAL per Unit		NON-RESIDENTIAL per Building SF		
	Single Family	Multi-Family	Commercial	Office	Industrial/ Institutional
Administration	\$623.07	\$460.51	\$0.4074	\$0.5230	\$0.3121
Community Facilities	\$1,595.59	\$1,179.30	\$0.3809	\$0.4890	\$0.2918
Fire ^{(2), (3)}	\$859.95	\$859.95	\$0.1695	\$0.1695	\$0.1695
Parks and Trails	\$6,049.65	\$4,471.29	-	-	-
Roadways	\$12,056.65	\$7,475.12	\$4.4926	\$5.3893	\$3.3276
Wastewater	\$7,326.28	\$5,414.85	\$1.6654	\$1.9682	\$1.3668
Water	\$11,691.39	\$4,795.55	\$1.2040	\$1.4819	\$1.0291
Total Fees	\$40,202.58	\$24,656.57	\$8.32	\$10.02	\$6.50

⁽¹⁾ Fees effective January 14, 2018, City Council Resolution No. 2017-146

⁽²⁾ 1998 EDFPD & 2004 City of Brentwood Fire Fee Studies

⁽³⁾ Pursuant to City Council Resolution No. 92-24 - \$20 per building permit is for administration.



Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance For the Year Ended June 30, 2017

Development Impact Fees

Description	Water	Roadway	Parks and Trails	Wastewater	Community Facilities	Fire
REVENUES						
Fees	\$ 2,106,069	\$ 4,791,511	\$ 3,001,952	\$ 1,722,497	\$ 1,210,205	\$ 470,957
Interest	13,844	10,655	3,180	81,657	14,911	11,136
Other Revenues	62,421 ⁽¹⁾	-	28,525 ⁽¹⁾	387,431 ⁽¹⁾	100,000 ⁽¹⁾	3,962,000 ⁽²⁾
Total Revenues	<u>2,182,334</u>	<u>4,802,166</u>	<u>3,033,657</u>	<u>2,191,585</u>	<u>1,325,116</u>	<u>4,444,093</u>
EXPENDITURES						
Expenditures	2,256,127	2,141,532	2,260,735	407,858	1,029,122	3,865
Total Expenditures	<u>2,256,127</u>	<u>2,141,532</u>	<u>2,260,735</u>	<u>407,858</u>	<u>1,029,122</u>	<u>3,865</u>
REVENUES OVER (UNDER)						
EXPENDITURES	(73,793)	2,660,634	772,922	1,783,727	295,994	4,440,228
Fund Balance, Beginning of Year	<u>(8,007,173)</u>	<u>4,737,899</u>	<u>(173,112)</u>	<u>569,725</u>	<u>419,942</u>	<u>774,300</u>
Fund Balance, End of Year	<u>\$ (8,080,966) ⁽³⁾</u>	<u>\$ 7,398,533</u>	<u>\$ 599,810</u>	<u>\$ 2,353,452</u>	<u>\$ 715,936</u>	<u>\$ 5,214,528</u>

Notes:

- (1) Other revenues include transfers in associated with the closure of CIP projects.
- (2) Other revenues include transfers in associated with the modification of timelines for the Fire Station #53 (Shady Willow) and Fire Station #54 (Replace Downtown) projects.
- (3) The Water Development Impact Fee Fund reports a negative fund balance as a result of bonds payable associated with the Surface Water Treatment Facility. The payable as of June 30, 2017 is \$12,870,981.





Water Development Impact Fee Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Last Five Fiscal Years

Description	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17
REVENUES					
Fees	\$ 1,676,750	\$ 1,885,399	\$ 1,512,438	\$ 3,713,700	\$ 2,106,069
Interest	27,996	27,895	44,122	74,934	13,844
Other Revenues	146,800 ⁽¹⁾	12,460 ⁽¹⁾	400,655 ⁽¹⁾	-	62,421 ⁽¹⁾
Total Revenues	<u>1,851,546</u>	<u>1,925,754</u>	<u>1,957,215</u>	<u>3,788,634</u>	<u>2,182,334</u>
EXPENDITURES					
Expenditures	1,197,595	1,067,321	1,978,686	1,799,944	2,256,127
Total Expenditures	<u>1,197,595</u>	<u>1,067,321</u>	<u>1,978,686</u>	<u>1,799,944</u>	<u>2,256,127</u>
REVENUES OVER (UNDER)					
EXPENDITURES	653,951	858,433	(21,471)	1,988,690	(73,793)
Fund Balance, Beginning of Year	<u>(11,486,776)</u>	<u>(10,832,825)</u>	<u>(9,974,392)</u>	<u>(9,995,863)</u>	<u>(8,007,173)</u>
Fund Balance, End of Year	<u>\$ (10,832,825) ⁽²⁾</u>	<u>\$ (9,974,392) ⁽²⁾</u>	<u>\$ (9,995,863) ⁽²⁾</u>	<u>\$ (8,007,173) ⁽²⁾</u>	<u>\$ (8,080,966) ⁽²⁾</u>

Five-Year Revenue Test Using First In First Out Method ⁽³⁾

Revenue Available:					
Current Fiscal Year	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

- (1) Other revenues include transfers in associated with the closure of CIP projects.
- (2) The Water Development Impact Fee Fund reports a negative fund balance as a result of bonds payable associated with the Surface Water Treatment Facility. The amount payable as of June 30, 2017 is \$12,870,981. The fund balance includes the balance owed on the debt and annual debt payments will continue through 2038. This fund has a positive cash and investments balance at June 30, 2017 of \$3,903,516.
- (3) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



Roadway Development Impact Fee Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Last Five Fiscal Years

Description	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17
REVENUES					
Fees	\$ 2,543,041	\$ 3,703,482	\$ 3,388,341	\$ 3,455,393	\$ 4,791,511
Interest	20,154	63,439	49,776	165,890	10,655
Other Revenues	1,731,399 ⁽¹⁾	621,219 ⁽¹⁾	22,589 ⁽¹⁾	620,000 ⁽¹⁾	-
Total Revenues	<u>4,294,594</u>	<u>4,388,140</u>	<u>3,460,706</u>	<u>4,241,283</u>	<u>4,802,166</u>
EXPENDITURES					
Expenditures	3,256,740	3,645,031	3,775,205	3,580,297	2,141,532
Total Expenditures	<u>3,256,740</u>	<u>3,645,031</u>	<u>3,775,205</u>	<u>3,580,297</u>	<u>2,141,532</u>
REVENUES OVER (UNDER)					
EXPENDITURES	1,037,854	743,109	(314,499)	660,986	2,660,634
Fund Balance, Beginning of Year	2,610,449	3,648,303	4,391,412	4,076,913	4,737,899
Fund Balance, End of Year	<u>\$ 3,648,303</u>	<u>\$ 4,391,412</u>	<u>\$ 4,076,913</u>	<u>\$ 4,737,899</u>	<u>\$ 7,398,533</u>

Five-Year Revenue Test Using First In First Out Method ⁽²⁾

Revenue Available:					
Current Fiscal Year	\$ 3,648,303	\$ 4,388,140	\$ 3,460,706	\$ 4,241,283	\$ 4,802,166
Prior Fiscal Year (2-yr Old Funds)	-	3,272	616,207	496,616	2,596,367
Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ 3,648,303</u>	<u>\$ 4,391,412</u>	<u>\$ 4,076,913</u>	<u>\$ 4,737,899</u>	<u>\$ 7,398,533</u>

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

- (1) Other revenues include developer contributions for fair share improvements and transfers in associated with the closure of CIP projects.
- (2) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



Parks and Trails Development Impact Fee Fund

**Statement of Revenues, Expenditures and Changes in Fund Balance
Last Five Fiscal Years**

Description	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17
REVENUES					
Fees	\$ 1,759,594	\$ 2,685,609	\$ 2,290,309	\$ 3,457,763	\$ 3,001,952
Interest	497	254	3,882	1,117	3,180
Other Revenues	-	10,059 ⁽¹⁾	-	-	28,525 ⁽¹⁾
Total Revenues	<u>1,760,091</u>	<u>2,695,922</u>	<u>2,294,191</u>	<u>3,458,880</u>	<u>3,033,657</u>
EXPENDITURES					
Expenditures	1,728,381	2,404,111	2,080,986	1,667,299	2,260,735
Total Expenditures	<u>1,728,381</u>	<u>2,404,111</u>	<u>2,080,986</u>	<u>1,667,299</u>	<u>2,260,735</u>
REVENUES OVER (UNDER) EXPENDITURES					
	31,710	291,811	213,205	1,791,581	772,922
Fund Balance, Beginning of Year	<u>(2,501,419)</u>	<u>(2,469,709)</u>	<u>(2,177,898)</u>	<u>(1,964,693)</u>	<u>(173,112)</u>
Fund Balance, End of Year	<u>\$ (2,469,709) ⁽²⁾</u>	<u>\$ (2,177,898) ⁽²⁾</u>	<u>\$ (1,964,693) ⁽²⁾</u>	<u>\$ (173,112) ⁽²⁾</u>	<u>\$ 599,810</u>

Five-Year Revenue Test Using First In First Out Method ⁽³⁾

Revenue Available:					
Current Fiscal Year	\$ -	\$ -	\$ -	\$ -	\$ 599,810
Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 599,810</u>

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

- (1) Other revenues include transfers in associated with the closure of CIP projects.
- (2) The Parks and Trails Development Impact Fee Fund reported a negative fund balance which was corrected over several years as development occurred. The negative fund balance was due to timing issues as several CIP projects had been funded in advance on the basis of fees being collected in ensuing years.
- (3) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



Wastewater Development Impact Fee Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Last Five Fiscal Years

Description	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17
REVENUES					
Fees	\$ 969,476	\$ 1,044,224	\$ 1,562,653	\$ 2,614,215	\$ 1,722,497
Interest	81,374	165,821	147,390	316,925	81,657
Other Revenues	168,000 ⁽¹⁾	1,292,285 ⁽¹⁾	-	2,006,500 ⁽¹⁾	387,431 ⁽¹⁾
Total Revenues	<u>1,218,850</u>	<u>2,502,330</u>	<u>1,710,043</u>	<u>4,937,640</u>	<u>2,191,585</u>
EXPENDITURES					
Expenditures	403,553	2,262,261	563,740	5,478,586	407,858
Total Expenditures	<u>403,553</u>	<u>2,262,261</u>	<u>563,740</u>	<u>5,478,586</u>	<u>407,858</u>
REVENUES OVER (UNDER)					
EXPENDITURES	815,297	240,069	1,146,303	(540,946)	1,783,727
Fund Balance, Beginning of Year	<u>(1,090,998)</u>	<u>(275,701)</u>	<u>(35,632)</u>	<u>1,110,671</u>	<u>569,725</u>
Fund Balance, End of Year	<u>\$ (275,701) ⁽²⁾</u>	<u>\$ (35,632) ⁽²⁾</u>	<u>\$ 1,110,671 ⁽²⁾</u>	<u>\$ 569,725 ⁽²⁾</u>	<u>\$ 2,353,452 ⁽²⁾</u>

Five-Year Revenue Test Using First In First Out Method ⁽³⁾

Revenue Available:					
Current Fiscal Year	\$ -	\$ -	\$ 1,110,671	\$ 569,725	\$ 2,191,585
Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	161,867
Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,110,671</u>	<u>\$ 569,725</u>	<u>\$ 2,353,452</u>

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

- (1) Other revenues include transfers in associated with the closure of CIP projects.
- (2) The Wastewater Development Impact Fee Fund reported a negative fund balance through FY 2013/14 as a result of the note payable associated with the Wastewater Treatment Plant Expansion. The positive FY 2016/17 fund balance is inclusive of the June 30, 2017 note payable balance of \$7,244,437.
- (3) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



Community Facilities Development Impact Fee Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Last Five Fiscal Years

Description	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17
REVENUES					
Fees	\$ 934,242	\$ 1,499,451	\$ 1,203,898	\$ 986,792	\$ 1,210,205
Interest	3,338	16,184	22,014	85,701	14,911
Other Revenues	-	3,631 ⁽¹⁾	-	-	100,000 ⁽¹⁾
Total Revenues	<u>937,580</u>	<u>1,519,266</u>	<u>1,225,912</u>	<u>1,072,493</u>	<u>1,325,116</u>
EXPENDITURES					
Expenditures	860,837	1,115,392	702,139	2,677,328	1,029,122
Total Expenditures	<u>860,837</u>	<u>1,115,392</u>	<u>702,139</u>	<u>2,677,328</u>	<u>1,029,122</u>
REVENUES OVER (UNDER)					
EXPENDITURES	76,743	403,874	523,773	(1,604,835)	295,994
Fund Balance, Beginning of Year	<u>1,020,387</u>	<u>1,097,130</u>	<u>1,501,004</u>	<u>2,024,777</u>	<u>419,942</u>
Fund Balance, End of Year	<u>\$ 1,097,130</u>	<u>\$ 1,501,004</u>	<u>\$ 2,024,777</u>	<u>\$ 419,942</u>	<u>\$ 715,936</u>

Five-Year Revenue Test Using First In First Out Method ⁽²⁾

Revenue Available:					
Current Fiscal Year	\$ 937,580	\$ 1,501,004	\$ 1,225,912	\$ 419,942	\$ 715,936
Prior Fiscal Year (2-yr Old Funds)	159,550	-	798,865	-	-
Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
In Excess of Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ 1,097,130</u>	<u>\$ 1,501,004</u>	<u>\$ 2,024,777</u>	<u>\$ 419,942</u>	<u>\$ 715,936</u>

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

- (1) Other revenues include transfers in associated with the closure of CIP projects.
- (2) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.



Fire Development Impact Fee Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Last Five Fiscal Years

Description	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17
REVENUES					
Fees	\$ 273,799	\$ 383,277	\$ 359,275	\$ 426,102	\$ 470,957
Interest	7,567	36,967	37,542	40,609	11,136
Other Revenues	1,920,082 ⁽¹⁾	31,003 ⁽¹⁾	-	-	3,962,000 ⁽¹⁾
Total Revenues	<u>2,201,448</u>	<u>451,247</u>	<u>396,817</u>	<u>466,711</u>	<u>4,444,093</u>
EXPENDITURES					
Expenditures	1,398	464,897	4,186	3,501,234	3,865
Total Expenditures	<u>1,398</u>	<u>464,897</u>	<u>4,186</u>	<u>3,501,234</u>	<u>3,865</u>
REVENUES OVER (UNDER)					
EXPENDITURES	2,200,050	(13,650)	392,631	(3,034,523)	4,440,228
Fund Balance, Beginning of Year	1,229,792	3,429,842	3,416,192	3,808,823	774,300
Fund Balance, End of Year	<u>\$ 3,429,842</u>	<u>\$ 3,416,192</u>	<u>\$ 3,808,823</u>	<u>\$ 774,300</u>	<u>\$ 5,214,528</u>

Five-Year Revenue Test Using First In First Out Method ⁽²⁾

Revenue Available:					
Current Fiscal Year	\$ 281,366	\$ 420,244	\$ 396,817	\$ 466,711	\$ 482,093
Prior Fiscal Year (2-yr Old Funds)	198,986	281,366	420,244	307,589	466,711
Prior Fiscal Year (3-yr Old Funds)	99,059	198,986	281,366	-	396,817
Prior Fiscal Year (4-yr Old Funds)	125,168	99,059	198,986	-	420,244
Prior Fiscal Year (5-yr Old Funds)	66,720	125,168	99,059	-	281,366
In Excess of Five Prior Fiscal Years	2,658,543 ⁽³⁾	2,291,369 ⁽³⁾	2,412,351 ⁽³⁾	-	3,167,297 ⁽³⁾
Total Revenue Available	<u>\$ 3,429,842</u>	<u>\$ 3,416,192</u>	<u>\$ 3,808,823</u>	<u>\$ 774,300</u>	<u>\$ 5,214,528</u>

Result: Five-Year Revenue test met in accordance with Government Code 66001 (d).

Notes:

- (1) Other revenues include transfers in associated with the modification of timelines for the Fire Station #53 (Shady Willow) and Fire Station #54 (Replace Downtown) projects.
- (2) In using the revenue and expenditure reports to report fees that have been held past the fifth year of first deposit, the total revenues received over the five-year period must be subtracted from the ending fund balance. Any fund balance in excess of the prior five years' revenue must have findings reported in accordance with Government Code 66001 (d). See pages 2 to 3.
- (3) The Fire Development Impact Fee Fund reports funds being held past the fifth year of first deposit. These funds are intended for the Fire Station #53 (Shady Willow), CIP project 337-37030, with a total project budget of \$6,091,397. The project cannot begin construction until the East Contra Costa Fire Protection District has the financial resources available for staff to man the new station. See page 3.





The Notes address two items required by California Government Code Section 66006 (b). First, Notes #1 to #4 provide information on any interfund transfer or loan made from a DIF account or fund, including the public improvement on which the transferred or loaned fees will be expended. In the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan is also provided. Second, Note #5 provides information on the amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

NOTE # 1 – BONDS

A. WATER REVENUE BONDS SERIES 2008

On November 13, 2008, the Brentwood Infrastructure Financing Authority (the "Authority") issued \$53,200,000 in Water Revenue Bonds Series 2008 ("2008 Water Bonds") associated with the construction of the Surface Water Treatment Facility, with interest rates ranging from 4.5 to 5.75%, due July 1, 2038. On December 4, 2014, the Authority issued Water Revenue Refunding Bonds Series 2014 ("2014 Water Bonds") (see below) which refunded and defeased the outstanding 2008 Water Bonds maturing after July 1, 2018 in the aggregate principal amount of \$43,335,000.

The Water Enterprise fund paid the first three years of debt service and the Water DIF Fund began paying debt service in FY 2012/13. The Water DIF Fund was responsible for 35% of the principal attributable to the 2008 Water Bonds plus 10% for financing per the DIF Program, which results in principal and interest payments of \$674,194 annually. Due to the bond refunding, a portion of this annual payment will be paid toward the remaining 2008 Water Bonds and the balance toward the 2014 Water Bonds. During FY 2016/17, the Water DIF Fund paid \$385,000 in principal and interest payments on the obligation. The final payment obligation from the Water DIF Fund for the 2008 Water Bonds will be paid in FY 2017/18 in the principal and interest amounts of \$369,250 and \$36,925, respectively, for a total final payment of \$406,175.

B. WATER REVENUE REFUNDING BONDS SERIES 2014

On December 4, 2014, the Authority issued \$42,810,000 in Water Revenue Refunding Bonds, Series 2014 to (1) refund a portion of the Authority's Water Revenue Bonds, Series 2008 and (2) pay costs of issuance incurred in connection with the issuance, sale and delivery of the 2014 Water Bonds, with interest rates ranging from 3.0 to 5.0%.

During FY 2016/17, the Water DIF Fund paid \$289,194 in principal and interest payments on the obligation. Future payment obligations for the 2014 Water Bonds are as follows:



Year Ending	Principal	Interest	Total
June 30			
2018	\$ 243,654	\$ 24,365	\$ 268,019
2019	612,904	61,290	674,194
2020	612,904	61,290	674,194
2021	612,904	61,290	674,194
2022	612,904	61,290	674,194
2023-2027	3,064,519	306,451	3,370,970
2028-2032	3,064,519	306,451	3,370,970
2033-2037	3,064,519	306,451	3,370,970
2038	612,904	61,290	674,194
Total	\$ 12,501,731	\$ 1,250,168	\$ 13,751,899

The Authority has pledged future water customer revenues, net of specified operating expenses, through 2038 to repay both the 2008 and 2014 Water Bonds.

C. CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS SERIES 2012 (ROADWAY)

On January 11, 2012, the Authority issued \$24,060,000 in Brentwood Capital Improvement Revenue Refunding Bonds, Series 2012. A portion of the original bond issuance, \$5,940,000, is attributable to the refinance of the 1996 Roadway Bonds. Proceeds from the 1996 bonds were used to fund a portion of Balfour Road; Oak Street; O'Hara Avenue; Sand Creek Road; Lone Tree Way; Griffith Lane; the Walnut Boulevard extension and the Sand Creek Road extension. Total future annual debt service payments to be paid by the Roadway DIF Fund, including interest at 5.00% to 5.375%, range from \$405,000 to \$408,631. During FY 2016/17, the Roadway DIF Fund paid \$408,300 in principal and interest payments on the obligation. Future payments for these bonds are as follows:

Year Ending	Principal	Interest	Total
June 30			
2018	\$ 250,000	\$ 156,650	\$ 406,650
2019	265,000	143,278	408,278
2020	280,000	128,631	408,631
2021	295,000	113,178	408,178
2022	310,000	97,500	407,500
2023-2027	1,795,000	233,126	2,028,126
Total	\$ 3,195,000	\$ 872,363	\$ 4,067,363

NOTE # 2 – NOTES PAYABLE

A. STATE WATER RESOURCES LOAN (WASTEWATER)

In December 2000, the City entered into a loan contract with the State of California's State Water Resources Control Board for the purpose of financing the Wastewater Treatment Plant 5 Million Gallons per Day Expansion project. Under the terms of the contract, the City has agreed to repay the State \$45,580,886 in exchange for receiving \$37,983,920 in proceeds used to fund the project. The



Notes to the Development Impact Fee Report

difference between the repayment obligation and proceeds amounted to \$7,596,966 upon issue and represents in-substance interest on the outstanding balance. This in-substance interest amount has been recorded as a discount on debt at an imputed yield of 1.81% per year and is being amortized over the remaining life of the contract. The loan was originally split 60% new development and 40% existing development. The first two payments were paid 100% by the Wastewater DIF Fund, and the current balance has been revised to reflect those payments. The Wastewater DIF Fund is now responsible for 56% of principal payments and has fulfilled its fair share of the unamortized discount. As of June 30, 2017, the Wastewater DIF Fund's gross repayment obligation totaled \$7,244,437. During FY 2016/17, the Wastewater DIF Fund repaid \$1,133,593 of the obligation. Future payment for this loan is as follows:

Year Ending	
June 30	Principal
2018	\$ 1,154,056
2019	1,174,888
2020	1,196,096
2021	1,217,686
2022	1,239,667
2023	1,262,044
Total	\$ 7,244,437

NOTE # 3 – DEFERRED DEVELOPMENT IMPACT FEES

A. SILENT SECOND

In April of 2002, the City established the Police Officer Recruitment Incentive Program (Silent Second). Under this program, the City deferred a portion of the DIFs on a single family home for an officer who purchased a new home in the City of Brentwood. The DIF Funds receive payment for these deferred development fees at a rate of 5% of the original deferral amount per year over 20 years. The General Fund is obligated to make the annual 5% payments unless the officer's employment with the City is terminated prior to full repayment of the deferred DIFs, at which time the remaining balance is immediately due and payable by the officer. The program is now closed to new applicants and will terminate once all of the existing loans have been paid. As of June 30, 2017, the gross repayment obligation to the Water DIF Fund totaled \$79,775. During FY 2016/17, the Water DIF Fund received \$11,475 in payments on deferred fees.

Receivable Fund	Balance	Payoffs	Balance
	June 30, 2016		June 30, 2017
Water Facility Fee	\$ 91,250	\$ (11,475)	\$ 79,775
Total	\$ 91,250	\$ (11,475)	\$ 79,775

NOTE # 4 – DEVELOPMENT REIMBURSEMENTS

A. DEVELOPMENT REIMBURSEMENTS

The Subdivision Map Act requires the City enter into a reimbursement agreement when a developer constructs excess improvements. Per the reimbursement agreement, the City shall reduce the DIFs collected from the developer, in the form of DIF credits, for the costs associated with the design, financing, construction and installation of the excess improvements. The value of credits does not increase for inflation nor do they accrue interest. As of June 30, 2017 the total value of credits was \$3,981,337. A total of \$3,192,362 was used as credits during FY 2016/17. Any unused credits from one development project may be transferred by a developer to another project located elsewhere in the City. Occasionally, credits exceed the fees attributable to the development and another development project is not available to which the excess credits can be transferred to. In these limited situations, the reimbursement agreement requires the City to make annual installment payments to the developer from like DIF funds and no other. Currently, there is one such outstanding agreement.

<u>Developer</u>	<u>Payable Fund</u>	<u>Credits Outstanding</u>
William Lyon Homes	Water Facility Fee	\$ 82,120
	Total	\$ 82,120

NOTE # 5 – REFUNDS PAYABLE

A. REFUNDS OF DEVELOPER FEES

When the City no longer needs the funds for the purposes collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB 1600, the City may be required to refund, on a prorated basis, to owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds. At this time, all fees being collected pursuant to the DIF Program have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing service areas to serve new development.





Development Impact Fee Project Identification

The Development Impact Fee Project Identification table, on page 21, illustrates the following reporting requirements defined by California Government Code Section 66006 (b):

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with 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.

All of the current projects including all funding sources and approximate dates of funding can be found in the 2017/18 – 2021/22 CIP budget on the City's website at www.brentwoodca.gov.

This area intentionally left blank.



Development Impact Fee Project Identification

Development Impact Fee Project Identification

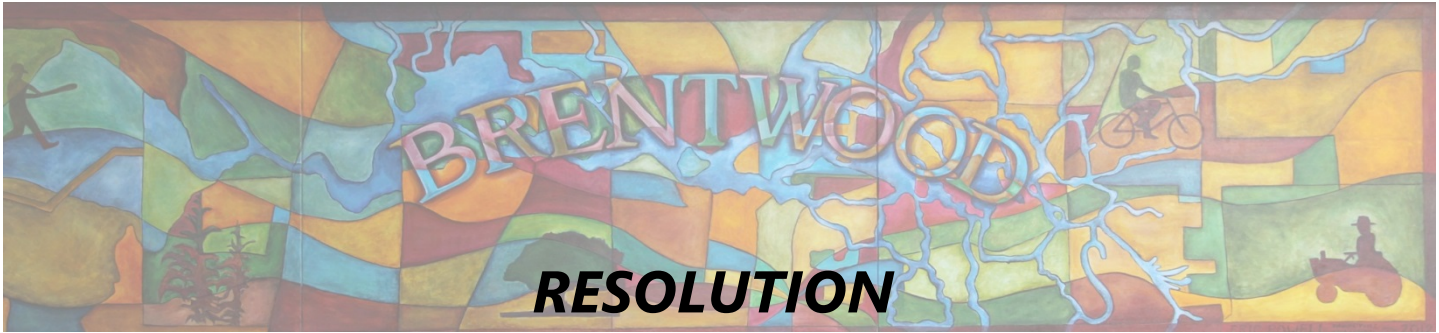
As of June 30, 2017

Project Number	Current Projects	Project Phase	Construction		Estimated Project Cost ⁽¹⁾	Development Impact Fees			Estimated % of Project Funded with Fees ⁽²⁾
			Estimated Construction Start Date	Estimated Completion Date		Budget To Date ⁽¹⁾	Funding To Date ⁽¹⁾		
Water Development Impact Fee									
56392	Brentwood Boulevard Sewer and Water Main	Preliminary	2019/20	2020/21	\$ 3,400,000	\$ 10,000	\$ -		30%
56400	Canal Replacement Cost Share	Construction	2016/17	2021/22	6,213,395	3,106,698	65,975		50%
37197	Development Services Software ⁽³⁾	Construction	2008/09	2017/18	450,000	97,290	97,290		22%
31683	John Muir Parkway Extension - Phase II	Construction	2009/10	2018/19	5,070,000	190,000	190,000		4%
56396	Purchase of Capacity Rights	Construction	2015/16	2018/19	8,353,100	4,176,550	2,505,930		50%
56320	Underground Water System Corrosion Mitigation	Construction	2006/07	2017/18	200,000	188,058	120,058		94%
56380	Zone I Equalization Storage Reservoirs	Design	2020/21	2020/21	5,012,605	12,605	12,605		100%
Total Water Development Impact Fee					\$ 28,699,100	\$ 7,781,201	\$ 2,991,858		
Roadway Development Impact Fee									
31600	Brentwood Boulevard/Guthrie Lane Traffic Signal	Preliminary	2021/22	2021/22	\$ 300,000	\$ 5,400	\$ -		2%
31620	Brentwood Boulevard Widening N. - Phase I	Design	2018/19	2019/20	3,700,000	400,000	400,000		11%
31500	City Wide Traffic Signal Interconnect Program	Construction	2004/05	2017/18	574,000	574,000	524,000		100%
37197	Development Services Software ⁽³⁾	Construction	2008/09	2017/18	450,000	146,520	146,520		33%
	Empire Avenue and Amber Lane Traffic Signal	Preliminary	2017/18	2017/18	414,000	48,000	-		12%
31640	John Muir Parkway Extension/Foothill Dr. - Phase I	Design	2012/13	2021/22	5,603,757	683,000	268,243		78%
31683	John Muir Parkway Extension - Phase II	Construction	2009/10	2018/19	5,070,000	124,699	89,699		2%
31340	Lone Tree Way - Union Pacific Undercrossing	Design	2018/19	2021/22	27,057,212	2,991,050	2,991,050		11%
	Oak Street and Garin Parkway Signal Installation	Preliminary	2021/22	2021/22	300,000	15,527	-		5%
	Priority Area 1 Infrastructure Improvements	Preliminary	2017/18	2018/19	7,500,000	4,000,000	-		53%
Total Roadway Development Impact Fee					\$ 50,968,969	\$ 8,988,196	\$ 4,419,512		
Parks and Trails Development Impact Fee									
37197	Development Services Software ⁽³⁾	Construction	2008/09	2017/18	\$ 450,000	\$ 98,145	\$ 98,145		22%
	Parks, Trails and Recreation Master Plan Update	Design	2017/18	2017/18	150,000	150,000	-		100%
Total Parks and Trails Development Impact Fee					\$ 600,000	\$ 248,145	\$ 98,145		
Wastewater Development Impact Fee									
56392	Brentwood Boulevard Sewer and Water Main	Preliminary	2019/20	2020/21	\$ 3,400,000	\$ 10,000	\$ -		30%
37197	Development Services Software ⁽³⁾	Construction	2008/09	2017/18	450,000	58,095	58,095		13%
31683	John Muir Parkway Extension - Phase II	Construction	2009/10	2018/19	5,070,000	155,000	155,000		3%
	Marsh Creek Sewer Constriction Upgrade	Preliminary	2021/22	2021/22	375,000	187,500	-		50%
59198	Non-Potable Storage Facility	Design	2017/18	2017/18	8,123,500	46,750	46,750		33%
59140	Wastewater Treatment Plant - Phase II Expansion	Design	2017/18	2019/20	55,451,000	2,499,500	2,499,500		61%
Total Wastewater Development Impact Fee					\$ 72,869,500	\$ 2,956,845	\$ 2,759,345		
Community Facilities Development Impact Fee									
37237	City Fiber Optic Connection	Design	2015/16	2021/22	\$ 1,100,000	\$ 200,000	\$ -		18%
37207	City Wide Sign/Identification Program	Construction	2010/11	2017/18	\$ 130,000	\$ 95,000	\$ 95,000		73%
37197	Development Services Software ⁽³⁾	Construction	2008/09	2017/18	450,000	49,950	49,950		11%
37206	Municipal Service Center	Design	2017/18	2017/18	5,404,480	254,480	254,480		33%
Total Community Facilities Development Impact Fee					\$ 7,084,480	\$ 599,430	\$ 399,430		
Fire Development Impact Fee									
37030	Fire Station #53 (Shady Willow)	Design	2020/21	2020/21	\$ 6,091,397	\$ 6,091,397	\$ 697,397		100%
Total Fire Development Impact Fee					\$ 6,091,397	\$ 6,091,397	\$ 697,397		
Total Project Funding					\$166,313,446	\$ 26,665,214	\$ 11,365,687		

(1) Estimated Project Cost and Budget to Date amounts are from the 2017/18 - 2021/22 CIP. Funding to Date amounts are as of June 30, 2017. Budget to Date and Funding to Date include Development Impact Fee amounts only. For information on additional funding sources please see the CIP.

(2) Estimated funding with development impact fees may include funding that is anticipated to occur in future years and will be budgeted accordingly in future years' Capital Improvement Programs.

(3) This project consists of a fully integrated enterprise software solution for development services automation. The Development Fee Program allows for costs associated with the administration of the program.



RESOLUTION NO. 2017-157

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD TO RECEIVE AND FILE THE 2016/17 DEVELOPMENT IMPACT FEE REPORT AND MAKE CERTAIN FINDINGS, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 66006(b) AND CALIFORNIA GOVERNMENT CODE SECTION 66001(d).

WHEREAS, on December 13, 2016, the City Council approved Resolution 2016-169 to receive and file the 2015/16 Development Impact Fee Report and make certain findings, as required by California Government Code Section 66006(b) and California Government Code Section 66001(d); and

WHEREAS, on May 23, 2017, the City Council approved Resolution 2017-71 adopting the 2017/18 – 2021/22 Capital Improvement Program (CIP) Budget; and

WHEREAS, on November 14, 2017, the City Council approved Resolution 2017-146 adopting the City of Brentwood Development Fee Program 2018 Update and schedule of development impact fees applicable to new development projects pursuant to Brentwood Municipal Code Section 16.130.020(A); and

WHEREAS, California Government Code Section 66006(b) requires that for each separate account or fund established for the collection and expenditure of Development Impact Fees, the City shall make available to the public within one hundred eighty (180) days after the last day of each fiscal year a report; and

WHEREAS, California Government Code Section 66001(d) provides that for the fifth fiscal year following the first deposit into the fund, and every five years thereafter, the City shall make findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted; and

WHEREAS, when findings are required by California Government Code Section 66001(d), they shall be made in connection with the public information required by California Government Code Section 66006(b); and

WHEREAS, California Government Code Section 66006(b)(2) requires that the City review the information made available to the public at a regularly scheduled public meeting not less than 15 days after the information is made available to the public; and

WHEREAS, this report was filed with the City Clerk's office and available for public review on November 27, 2017; and

WHEREAS, the City has complied with all of the foregoing provisions.

NOW, THEREFORE BE IT RESOLVED

Section 1. That the City Council does hereby find and determine that the foregoing recitals and determinations are true and correct.

Section 2. That the City Council of the City of Brentwood at a public meeting has reviewed the following information pursuant to California Government Code Section 66006(b)(1), as is required by California Government Code Section 66006(b)(2), including:

- (A) A brief description of the type of fee in the account or fund;
- (B) The amount of the fee;
- (C) The beginning and ending balance of the account or fund;
- (D) The amount of fees collected and the interest earned;
- (E) An identification of each public improvement on which fees were expended and the amount of the expenditure on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
- (F) 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, as identified in Section 66001(a)(2), and the public improvement remains incomplete;
- (G) A description of each interfund transfer or loan made from the account or 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; and
- (H) The amount of refunds made pursuant to Section 66001(e) and any allocations pursuant to Section 66001(f).

Section 3. That the City Council of the City of Brentwood at a public meeting has reviewed the proposed findings, as required by California Government Code Section 66001(d)(1), including:

- (1) Identify the purpose to which the fee is to be put;
- (2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- (3) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- (4) Designate the approximate dates on which the funding referred to in subparagraph (C) is expected to be deposited into the appropriate account or fund.

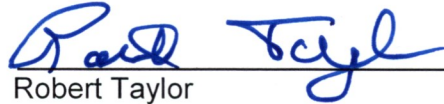
Section 4. That the City Council of the City of Brentwood hereby determines that all reportable fees, collections and expenditures have been received, deposited, invested and expended in compliance with the relevant sections of the California Government Code and all other applicable laws for the fiscal year 2016/17.

Section 5. That the City Council of the City of Brentwood hereby determines that no refunds and allocations of reportable fees, as required by California Government Code Section 66001, are deemed payable at this time.

Section 6. That the City Council of the City of Brentwood hereby determines that the City is in compliance with California Government Code Section 66000, *et seq.*, relative to receipt, deposit, investment, expenditure or refund of reportable fees received and expended relative to City Facilities for new development for the fiscal year 2016/17.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Brentwood at a regular meeting held on the 12th day of December, 2017 by the following vote:

AYES: Bryant, Grewal, Rarey, Staton, Taylor
NOES: None
ABSENT: None
RECUSE: None



Robert Taylor
Mayor

ATTEST:



Margaret Wimberly, MMC
City Clerk