

CITY OF YUBA CITY
STAFF REPORT

Date: November 16, 2021
To: Honorable Mayor & Members of the City Council
From: Finance Department
Presentation By: Spencer Morrison, Finance Director

Summary

Subject: Development Impact Fees – Annual Report

Recommendation: A. Accept the AB1600 Annual Report
B. Adopt a Resolution finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected

Fiscal Impact: Council's adoption of the attached Resolution and acceptance of the AB1600 Annual Report allows the City to continue programming funds that have been held by the City for more than five (5) years.

Purpose:

To comply with reporting requirements and allow the City to continue programming development impact fees that have been held by the City for more than five (5) years.

Background:

In 1989, Section 66000 et seq. of the Government Code became effective. When passed in 1987, this section was known as AB1600. When the Legislature passed AB1600, it added a new chapter to the Government Code on fees for development projects. The chapter sets forth a number of requirements that local agencies must follow if they are to establish development fees to defray the cost of construction of public facilities related to development projects, including annual reporting requirements.

In October 2007, the City of Yuba City's AB1600 fee study was updated and Resolution 07-101 was adopted establishing new development impact fees. Through the General Plan and fee studies, the City of Yuba City has established the nexus between development, the capital improvements necessary to mitigate the effects of development, and approved fees to fund the mitigation measures.

The City of Yuba City development fees covered by AB1600, and documented in Attachment 3, include the following:

- Parks and Recreation impact fee
- Fire Protection impact fee
- Library Services impact fee

- Police Protection impact fee
- Road impact fee
- Animal Control impact fee
- Civic Center impact fee
- Corporation Yard impact fee
- Flood Protection fee
- Administration impact fee
- Buttes Vista 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 certain instances, the City has constructed priority 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 categories of the AB1600 funds to operate with a deficit balance.

With each development the City collects certain developer fees that are subject to the reporting requirement. The various fees are listed on the attached report (Attachment 3) along with detailed expenditure and revenue reports for each fee the City collected.

Analysis:

In order for the City to be in compliance with the reporting requirements listed on Attachment 2 (specifically, requirement No. 5), the Council must make certain findings as outlined in this report. Although AB1600 requires fees collected from developers be expended within five years, the law, as noted previously, also allows exceptions. Exceptions are provided in recognition that some project costs can be of a magnitude that it takes more than five years to accrue adequate funds; or matching funds may not be available within the five-year period.

In using the expenditure and revenue reports to determine whether the fees have been spent within five years of collection, the total expenditures and transfers-out over the five-year period must be added together, and then that total must be subtracted from the earliest fund balance (July 1, 2016). In a number of instances, this calculation shows that not only have fees collected five years ago been spent, but depending on the category, fees collected in ensuing years have also been spent.

To comply with requirement No. 5 above, the City Council must make findings that there is a reasonable relationship between the current need for the fees and the purposes for which they were originally charged. It is important that the City Council make these findings to ensure continued funding of these important programs.

The City's Finance department compiles this report each year to provide an annual accounting of all activity within development impact fee accounts. Rather than just include one year of information, the department instead provides a five-year accounting on an annual basis. This is not required each year, but is completed in an effort to provide more information than what the law requires. The five-year period is on a rolling basis so that with each new year, the oldest year drops off and the most recent year is added.

All developer fee categories with the exception of Parks and Recreation, Roads, Civic Center, Corporation Yard, Flood Protection, and Buttes Vista impact fees comply with the provision of AB1600 that funds be expended within five years. Although, through the Council's adoption of the

annual Capital Improvement Program and subsequent resolutions, all fund equity balances have been programmed to fund projects.

Fiscal Impact:

Council's adoption of the Resolution and acceptance of the AB1600 Annual Report allows the City to continue programming funds that are more than five (5) years old.

Alternatives:

Do not adopt the Resolution and accept the attached AB1600 Annual Report and make any necessary refunds.

Recommendation:

A. Accept the AB1600 Annual Report.

B. Adopt a Resolution finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected.

Attachments:

1. Resolution Annual Report Activity
2. AB1600 Annual Reporting Requirements
3. Development Impact Fee Activity

Prepared By:

/s/ Lynn Haile
Lynn Haile
Accounting Manager

Submitted By:

/s/ Dave Vaughn
Dave Vaughn
City Manager

Reviewed By:

Department Head
City Attorney

SM
SLC by email

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE FINDING THAT THERE REMAINS A REASONABLE RELATIONSHIP
BETWEEN CURRENT NEEDS FOR, PARKS AND RECREATION, ROADS, CIVIC CENTER,
CORPORATION YARD, FLOOD PROTECTION AND BUTTES VISTA IMPACT FEES AND
THE PURPOSE FOR WHICH THEY WERE ORIGINALLY CHARGED
(GOVERNMENT CODE SECTION 66000 et. seq.)**

WHEREAS, the City Council of Yuba City has adopted Ordinance No.1100 creating and establishing authority for imposing and charging a Development Impact Fee within the City;

WHEREAS, the City Council of the City of Yuba City on February 4, 1997, adopted Resolution No. 97-011 establishing a Development Impact Fee within the City to finance those public facilities required by new development as identified in the Yuba City Urban Area General Plan ("Plan") and various studies and reports; and

WHEREAS, the City Council of the City of Yuba City on April 20, 1999, adopted Resolution No. 99-021 establishing Development Impact Fees for repayment of costs associated with the preparation of the Buttes Vista Neighborhood Plan and the acquisition and development of a neighborhood park in the project area; and

WHEREAS, in 2007 the Fee Study was updated and on October 16, 2007, the City Council adopted Resolution 07-101 which established new development impact fees through the preparation of an AB 1600 study. Said study, entitled "Yuba City Update of the AB 1600 Fee Justification Study: dated October 10, 2007 ("Study") is on file with the City Clerk of the City of Yuba City; and

WHEREAS, the City Council on April 4, 2000, adopted Resolution 00-0028 establishing development impact fees for repayment of costs associated with the perimeter conflict mitigation and arterial landscape medians in the Buttes Vista Neighborhood Plan; and

WHEREAS, in August, 2012, the City Council adopted a resolution authorizing an internal financing agreement and reimbursement agreement using the Library's share of impact fees to fund project 1147, Animal Control Facility; and

WHEREAS, the City annually adopts a comprehensive Capital Improvement Program to prioritize identified street and drainage improvements and allocates funds to construct the improvements as mitigation for continued development in the City; and

WHEREAS, these improvements are scheduled to be constructed over time as sufficient funds become available; and

WHEREAS, these identified improvements are of such size that sufficient funds have not been collected or obtained in order to construct these improvements by expending fees collected within the five-year expenditure period provided by Government Code Section 66001(d); and

WHEREAS, fees collected previously and in the future as Parks and Recreation fees are necessary to fund future parks in underserved areas; and

WHEREAS, fees collected previously and in the future as Roads fees are necessary to fund identified street and drainage improvements; and

WHEREAS, fees collected previously for the Civic Center fees are necessary to fund improvement projects in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Corporation Yard fees are necessary to fund Corporation Yard improvement projects in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Flood Protection fees are necessary to fund floodplain management measures, regulatory compliance measures, and non-structural risk reduction measures in the future when sufficient balances exist to fund the identified improvements; and

WHEREAS, fees collected previously for the Buttes Vista fees are necessary to fund neighborhood development costs associated with the preparation of the Buttes Vista Neighborhood Plan, acquisition and development of a neighborhood park, perimeter conflicts and landscaped medians.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES RESOLVE AS FOLLOWS:

Section 1. Recitals Incorporated by Reference. Incorporating the above Recitals as fact, finds that there remains a reasonable relationship between the current need for the Parks & Recreation, Roads Program, Civic Center, Corporation Yard, Flood Protection and Buttes Vista fees and the purposes for which they were originally collected.

Section 2. This Resolution shall become effective immediately upon its passage and adoption.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 16th day of November, 2021.

AYES:

NOES:

ABSENT:

Marc Boomgaarden, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

CITY OF YUBA CITY
AB1600 Annual Reporting Requirements

Impact fee reporting requirements that the City must adhere to each fiscal year:

1. Create separate capital facilities funds or accounts for each improvement funded with impact fees (Government Code Section 66006(a)).
2. Remit all interest income earned by the fees to the same fund; interest income must be spent solely on the purpose for which the fee was originally collected (Section 66006(a)).
3. Within 180 days after the close of each fiscal year, prepare a public report concerning each impact fee fund. Such report must include the fund's beginning and ending balance for the fiscal year, amount of fees and interest deposited into the fund for the fiscal year, and a description of each expenditure from the fund for that year, including identification of the improvement being funded (Section 66006(b)).
4. Review the report at a public meeting.
5. If fees remain unexpended or uncommitted five years after being collected, the local agency is to make a finding that there remains a reasonable relationship between the current need for the fees and the purposes for which they were originally collected (Section 66001(d)).
6. Refund the current owner of lots, units or developed projects any fees, with accrued interest, for which continued need cannot be demonstrated (Section 66001(e)).
7. A local agency must not commingle fees with any other revenue, except for temporary investment purposes (Section 66006(a)).
8. A local agency may not spend impact fees for maintenance or operation of improvements funded with impact fees (Section 65913.8).

ATTACHMENT 3

**AB1600 Annual Report
Development Impact Fees - City of Yuba City
Fiscal Year Ended June 30, 2021**

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 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. Schedule of fees
2. Beginning and ending balances of the fee program
3. Revenue and expenditure information
4. Notes regarding loans or advances between the fee categories

SUMMARY - FY 16/17 THRU FY 20/21

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 17,268.24</i>	<i>\$ 17,268.24</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 16,452.28</i>	<i>\$ 16,452.28</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 10,618.62</i>	<i>\$ 10,618.62</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 6.07</i>	<i>\$ 6.07</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 11,568.81</i>	<i>\$ 11,568.81</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ 4.69</i>	<i>\$ 4.69</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ 1.08</i>	<i>\$ 1.08</i>

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 13,372,510	\$ 12,691,115	\$ 11,877,823	\$ 13,075,780	\$ 10,820,891
REVENUE					
Development Fees	1,429,766	1,194,221	836,093	945,372	1,172,193
Development Fees (Collected by Sutter County)			684,321	88,247	15,338
Interest Earnings	161,665	178,150	300,628	262,265	141,701
Total Revenues	<u>1,591,431</u>	<u>1,372,370</u>	<u>1,821,041</u>	<u>1,295,884</u>	<u>1,329,232</u>
EXPENDITURES					
Total Expenditures	<u>2,476,861</u>	<u>2,222,839</u>	<u>761,445</u>	<u>2,356,563</u>	<u>377,627</u>
Revenue over or (under) Expenditure	(885,430)	(850,468)	1,059,597	(1,060,678)	951,605
OTHER FINANCING SOURCES (USES)					
Transfers In/Out	204,035	37,176	138,361	(1,194,210)	(289,731)
Total Other	<u>204,035</u>	<u>37,176</u>	<u>138,361</u>	<u>(1,194,210)</u>	<u>(289,731)</u>
Net revenue over/(under) expenditures	(681,395)	(813,293)	1,197,958	(2,254,889)	661,874
ENDING FUND BALANCE, JUNE 30	<u>\$ 12,691,115</u>	<u>\$ 11,877,823</u>	<u>\$ 13,075,780</u>	<u>\$ 10,820,891</u>	<u>\$ 11,482,765</u>

**Parks and Recreation
Revenues & Expenditures
FY 16/17 thru FY 20/21**

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
Single Family Residential	Unit	\$ 3,887.75	\$ 3,887.75
Duplex	Unit	\$ 3,559.82	\$ 3,559.82
Mobile Home	Unit	\$ 2,447.69	\$ 2,447.69
Commercial	Sq. Ft	\$ -	\$ -
Multiple-Family Residential	Unit	\$ 2,793.37	\$ 2,793.37
Office	Sq. Ft	\$ -	\$ -
Industrial	Sq. Ft	\$ -	\$ -

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 2,567,081	\$ 2,557,170	\$ 2,511,636	\$ 2,625,304	\$ 2,392,663
REVENUE					
Development Fees	276,622	247,131	193,596	204,397	246,551
Development Fees (Collected by Sutter County)			419,522	8,865	56
Interest Earnings	26,351	33,312	54,524	39,923	17,705
Total Revenues	<u>302,973</u>	<u>280,443</u>	<u>667,642</u>	<u>253,185</u>	<u>264,313</u>
EXPENDITURES					
Improvement to Buildings & Grounds	931028			23,419	
Feather River Parkway Project - Phase II	931166	4,903	25,527	40,015	112,376
Expansion of Park Amenities	931172			17,162	
Harter Parkway/Park and Path	931207			8,157	284
Civic Center Field Improvements	931262			203,665	18,188
Total Expenditures	<u>4,903</u>	<u>25,527</u>	<u>268,999</u>	<u>154,267</u>	<u>91,566</u>
Revenue over or (under) Expenditure	298,071	254,916	398,643	98,918	172,747
OTHER FINANCING SOURCES (USES)					
Purchase of Property				(5,858)	
Transfer In - Grant Revenue	4,868	24,739	39,860	-	-
Transfer Out - Debt Service	(312,850)	(325,189)	(324,835)	(325,702)	(327,913)
Total Other	<u>(307,981)</u>	<u>(300,450)</u>	<u>(284,975)</u>	<u>(331,559)</u>	<u>(327,913)</u>
Net revenue over/(under) expenditures	(9,911)	(45,534)	113,668	(232,641)	(155,166)
ENDING FUND BALANCE, JUNE 30	<u>\$ 2,557,170</u>	<u>\$ 2,511,636</u>	<u>\$ 2,625,304</u>	<u>\$ 2,392,663</u>	<u>\$ 2,237,496</u> ^{1/2}

In August 2006, COP's were issued to provide funding for the Gauche Aquatics Park. The Parks and Recreation impact fees are responsible for 50% of the debt service payments (approx. \$385,000/yr.). In June 2008, the City Council authorized a fund balance set aside reserve of \$1,600,000 to ensure that sufficient impact fees are available to make future debt service payments in consideration of the significant decline in developer impact fee revenues received in recent years.

Note 1: The set aside amount is included in the balance shown.

In December 2008, the City Council authorized a loan to the Police Department's share of impact fees from the Community Center's share of impact fees for the purchase of Land. In January 2019, a lot line adjustment was made for 1.1231 acres to be used for the PD Parking Lot Expansion project. The remaining value of 2.0169 acres were returned to the Community Center balance. Semi-Annual repayments of Principal and Interest will come from the Police Departments share of impact fees as they are collected.

Note 2: The Balance is net of the loan in the amount of \$635,077.61

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. Accumulated funds are being held for construction of future parks in underserved areas. Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

**Fire Protection
Revenues & Expenditures
FY 16/17 thru FY 20/21**

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current</i>		<i>Infill</i>	
		<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 858.96</i>	<i>\$ 858.96</i>	<i>\$ 858.96</i>	<i>\$ 858.96</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 786.11</i>	<i>\$ 786.11</i>	<i>\$ 786.11</i>	<i>\$ 786.11</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 540.68</i>	<i>\$ 540.68</i>	<i>\$ 540.68</i>	<i>\$ 540.68</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.13</i>	<i>\$ 0.13</i>	<i>\$ 0.13</i>	<i>\$ 0.13</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 616.88</i>	<i>\$ 616.88</i>	<i>\$ 616.88</i>	<i>\$ 616.88</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ 0.17</i>	<i>\$ 0.17</i>	<i>\$ 0.17</i>	<i>\$ 0.17</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ 0.09</i>	<i>\$ 0.09</i>	<i>\$ 0.09</i>	<i>\$ 0.09</i>

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ (1,526,961)	\$ (1,513,285)	\$ (1,510,632)	\$ (1,224,047)	\$ (1,174,105)
REVENUE					
Development Fees	76,795	65,773	46,897	49,942	59,739
Interest Earnings					
Total Revenues	<u>76,795</u>	<u>65,773</u>	<u>46,897</u>	<u>49,942</u>	<u>59,739</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	76,795	65,773	46,897	49,942	59,739
OTHER FINANCING SOURCES (USES)					
Transfer In - Advance DIF from General Fund	239,688	239,688	239,688	-	- ¹
Transfer Out - Debt Service	(302,808)	(302,808)	-	-	-
Total Other	<u>(63,120)</u>	<u>(63,120)</u>	<u>239,688</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	13,676	2,653	286,585	49,942	59,739
ENDING FUND BALANCE, JUNE 30	<u>\$ (1,513,285)</u>	<u>\$ (1,510,632)</u>	<u>\$ (1,224,047)</u>	<u>\$ (1,174,105)</u>	<u>\$ (1,114,366)</u>

Note: In April 2008, the City Council authorized a Lease Financing agreement for the construction of Fire Station #4. The Fire Departments portion of impact fees is responsible for 41.9% of the debt service payments (approx. \$303,000/yr.). The final payment on this debt was made on April 12, 2018.

Note 1: Per Resolutions, Council authorized the Finance Director to advance general fund balance reserves in excess of 15% at a rate of 10% per year of the negative balance in Fire & Police DIF fees as shown below:

Advance DIF - Fire Pooled Loan - \$239,688
Advance DIF - Police Pooled Loan - \$158,398

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

Library Services
Revenues & Expenditures
FY 16/17 thru FY 20/21

Category Fee Schedule - 06/30/21	Basis	Current	Infill
		Impact Fees	Impact Fees
Single Family Residential	Unit	\$ 575.59	\$ 575.59
Duplex	Unit	\$ 526.74	\$ 526.74
Mobile Home	Unit	\$ 362.23	\$ 362.23
Commercial	Sq. Ft	\$ -	\$ -
Multiple-Family Residential	Unit	\$ 413.79	\$ 413.79
Office	Sq. Ft	\$ -	\$ -
Industrial	Sq. Ft	\$ -	\$ -

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 930,545	\$ 1,026,135	\$ 1,120,066	\$ 1,223,653	\$ 150,720
REVENUE					
Development Fees	40,954	36,588	28,662	30,262	36,511
Interest Earnings	10,581	13,938	24,445	14,194	2,439
Total Revenues	51,535	50,526	53,107	44,456	38,950
EXPENDITURES					
Sutter County Library Expansion Project			7,320	1,163,000	
Total Expenditures	-	-	7,320	1,163,000	-
Revenue over or (under) Expenditure	51,535	50,526	45,787	(1,118,544)	38,950
OTHER FINANCING SOURCES (USES)					
Transfer In - Live Oak Loan P&I	57,117	56,499	58,475	58,724	55,263
Transfer In - Loan to Animal Control			11,189		
Transfer Out - Animal Control Facility Design Costs	(13,062)	(13,095)	(11,864)	(13,112)	(12,381)
Total Other	44,055	43,404	57,800	45,612	42,882
Net revenue over/(under) expenditures	95,590	93,930	103,587	(1,072,933)	81,833
ENDING FUND BALANCE, JUNE 30	\$ 1,026,135	\$ 1,120,066	\$ 1,223,653	\$ 150,720	\$ 232,552 ¹

The fund equity balance was used for an internal loan on the construction of the new Animal Control facility.

Effective 8/19/14, Council authorized the new Animal Shelter fee to be included as part of the Community Facilities component of the DIF program in order to reimburse the Library allocation for the City's costs of the new building.

Note 1: The Fund Balance is net of the current principal loan balance due in the amount of \$1,992,929.37

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

Any public improvement on which the fees were expended was entirely funded by the fees.

There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

**Animal Control Facility
Revenues & Expenditures
FY 16/17 thru FY 20/21**

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current</i>	
		<i>Impact Fees</i>	<i>Infill Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 61.73</i>	<i>\$ 61.73</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 53.50</i>	<i>\$ 53.50</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 37.04</i>	<i>\$ 37.04</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 44.09</i>	<i>\$ 44.09</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 2,677	\$ 7,135	\$ 11,188	\$ 3,237	\$ 6,602
REVENUE					
Development Fees	4,392	3,924	3,074	3,245	3,904
Interest Earnings	66	130	164	119	106
Total Revenues	<u>4,458</u>	<u>4,053</u>	<u>3,238</u>	<u>3,364</u>	<u>4,010</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	4,458	4,053	3,238	3,364	4,010
OTHER FINANCING SOURCES (USES)					
Transfer Out - Loan from Library Services			(11,189)		
Total Other	<u>-</u>	<u>-</u>	<u>(11,189)</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	4,458	4,053	(7,951)	3,364	4,010
ENDING FUND BALANCE, JUNE 30	<u>\$ 7,135</u>	<u>\$ 11,188</u>	<u>\$ 3,237</u>	<u>\$ 6,602</u>	<u>\$ 10,611</u>

Effective 8/19/14, Council authorized the new Animal Shelter fee to be included as part of the Community Facilities component of the DIF program in order to reimburse the Library allocation for the City's costs of the new building.

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

**Police Protection
Revenues & Expenditures
FY 16/17 thru FY 20/21**

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current Impact Fees</i>	<i>Infill Impact Fees</i>
Single Family Residential	Unit	\$ 754.83	\$ 754.83
Duplex	Unit	\$ 691.43	\$ 691.43
Mobile Home	Unit	\$ 475.42	\$ 475.42
Commercial	Sq. Ft	\$ 0.12	\$ 0.12
Multiple-Family Residential	Unit	\$ 542.86	\$ 542.86
Office	Sq. Ft	\$ 0.15	\$ 0.15
Industrial	Sq. Ft	\$ 0.08	\$ 0.08

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ (1,082,121)	\$ (973,354)	\$ (874,243)	\$ (674,626)	\$ (630,739)
REVENUE					
Development Fees	67,445	57,789	41,219	43,887	52,450
Interest Earnings					
Total Revenues	<u>67,445</u>	<u>57,789</u>	<u>41,219</u>	<u>43,887</u>	<u>52,450</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	67,445	57,789	41,219	43,887	52,450
OTHER FINANCING SOURCES (USES)					
Transfer In - Advance DIF from General Fund	158,398	158,398	158,398		
Transfer Out - Debt Service	(117,076)	(117,076)			
Total Other	<u>41,322</u>	<u>41,322</u>	<u>158,398</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	108,767	99,111	199,617	43,887	52,450
ENDING FUND BALANCE, JUNE 30	<u>\$ (973,354)</u>	<u>\$ (874,243)</u>	<u>\$ (674,626)</u>	<u>\$ (630,739)</u>	<u>\$ (578,289)</u>

Note: In April 2008, the City Council authorized a Lease Financing agreement for the construction of Fire Station #4. A portion of those funds were allocated to the Police Department Expansion project. The Police Departments portion of impact fees is responsible for 16.2% of the debt service payments (approx. \$117,000/yr.). The final payment on this debt was made on April 12, 2018. In addition, a Due To/Due From has been recorded for reimbursement to the City's General Fund for expenditures spent on the Police Expansion Project in the amount of \$87,690.

In December 2008, the City Council authorized a loan to the Police Department's share of impact fees from the Community Center's share of impact fees for the purchase of Land. In January 2019, a lot line adjustment was made for 1.1231 acres to be used for the PD Parking Lot Expansion project. The remaining value of 2.0169 acres were returned to the Community Center balance. Semi-Annual repayments of Principal and Interest will come from the Police Departments share of impact fees as they are collected. The balance due as of 06/30/21 is \$635,077.61

Note 1: Per Resolutions, Council authorized the Finance Director to advance general fund balance reserves in excess of 15% at a rate of 10% per year of the negative balance in Fire & Police DIF fees as shown below:

Advance DIF - Fire Pooled Loan - \$239,688
Advance DIF - Police Pooled Loan - \$158,398

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

Roads
Revenues & Expenditures
FY 16/17 thru FY 20/21

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current</i>	<i>Infill</i>
		<i>Impact Fees</i>	<i>Impact Fees</i>
Single Family Residential	Unit	\$ 5,739.47	\$ 5,739.47
Duplex	Unit	\$ 6,063.50	\$ 6,063.50
Mobile Home	Unit	\$ 3,499.08	\$ 3,499.08
Commercial	Sq. Ft	\$ 4.82	\$ 4.82
Multiple-Family Residential	Unit	\$ 3,324.83	\$ 3,324.83
Office	Sq. Ft	\$ 3.47	\$ 3.47
Industrial	Sq. Ft	\$ 0.59	\$ 0.59

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$11,056,381	\$9,903,263	\$8,705,526	\$8,854,137	\$7,538,118
REVENUE					
Development Fees	642,933	530,334	350,612	410,617	405,838
Development Fees (Collected by Sutter County)			105,355	47,817	303
Interest Earnings	107,225	107,404	177,769	157,602	89,008
Total Revenues	<u>750,158</u>	<u>637,738</u>	<u>633,737</u>	<u>616,037</u>	<u>495,150</u>
EXPENDITURES					
Traffic Signals	931027	375			
Tuly Rd. Extension	931069	481	675,778	3,297	
Fifth Street Bridge Replacement	931084		951		
Garden Hwy Improvements	931153	444,496	856,314		
Bridge Street Widening	931187	1,290,964	646,033	433,729	156,247
Bridge Street Reconstruction	931206	378,961		948,092	
City-Wide Traffic Model Update	931214		48,099	91,203	129,814
SR99/SR20 Intersection	931223	292,000			
Total Expenditures	<u>2,407,277</u>	<u>2,179,076</u>	<u>485,126</u>	<u>1,039,295</u>	<u>286,061</u>
Net revenue over/(under) expenditures	(1,657,119)	(1,541,338)	148,611	(423,258)	209,088
OTHER FINANCING SOURCES (USES)					
Transfer In - Grant Revenue	328,201	351,799			11,791
Transfer In/(out) - Developer Deposit	175,800			(892,761)	3,647
Transfer Out - Schedule A Agreement		(8,198)			
Total Other	<u>504,001</u>	<u>343,601</u>	<u>-</u>	<u>(892,761)</u>	<u>15,438</u>
Net revenue over/(under) expenditures	(1,153,118)	(1,197,737)	148,611	(1,316,019)	224,526
ENDING FUND BALANCE, JUNE 30	<u>\$9,903,263</u>	<u>\$8,705,526</u>	<u>\$8,854,137</u>	<u>\$7,538,118</u>	<u>\$7,762,644</u>

Conclusion: No fees have been held uncommitted for more than five years; no refunds required
The fund equity balance represents collected fees earmarked for ongoing roads projects.
Any public improvement on which the fees were expended was entirely funded by the fees
There is no incomplete public improvement pending at this time for this fee category, and any
future improvements are anticipated consistent with the City's adopted capital improvement plan

**Civic Center
Revenues & Expenditures
FY 16/17 thru FY 20/21**

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current</i>		<i>Infill</i>	
		<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 325.66</i>	<i>\$ 325.66</i>	<i>\$ 325.66</i>	<i>\$ 325.66</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 298.71</i>	<i>\$ 298.71</i>	<i>\$ 298.71</i>	<i>\$ 298.71</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 205.08</i>	<i>\$ 205.08</i>	<i>\$ 205.08</i>	<i>\$ 205.08</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.05</i>	<i>\$ 0.05</i>	<i>\$ 0.05</i>	<i>\$ 0.05</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 234.10</i>	<i>\$ 234.10</i>	<i>\$ 234.10</i>	<i>\$ 234.10</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 54,956	\$ 80,208	\$ 102,981	\$ 121,652	\$ 142,101
REVENUE					
Development Fees	24,458	21,548	16,290	17,653	21,112
Interest Earnings	793	1,225	2,381	2,796	1,819
Total Revenues	25,252	22,773	18,671	20,449	22,931
EXPENDITURES					
Total Expenditures	-	-	-	-	-
Revenue over or (under) Expenditure	25,252	22,773	18,671	20,449	22,931
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	-	-	-	-	-
Net revenue over/(under) expenditures	25,252	22,773	18,671	20,449	22,931
ENDING FUND BALANCE, JUNE 30	\$ 80,208	\$ 102,981	\$ 121,652	\$ 142,101	\$ 165,032

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. The fund equity balance represents collected fees earmarked for future civic center projects. Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

**Corporation Yard
Revenues & Expenditures
FY 16/17 thru FY 20/21**

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current</i>		<i>Infill</i>	
		<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 513.74</i>	<i>\$ 513.74</i>	<i>\$ 513.74</i>	<i>\$ 513.74</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 470.06</i>	<i>\$ 470.06</i>	<i>\$ 470.06</i>	<i>\$ 470.06</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 323.61</i>	<i>\$ 323.61</i>	<i>\$ 323.61</i>	<i>\$ 323.61</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.08</i>	<i>\$ 0.08</i>	<i>\$ 0.08</i>	<i>\$ 0.08</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 368.86</i>	<i>\$ 368.86</i>	<i>\$ 368.86</i>	<i>\$ 368.86</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 87,640	\$ 127,486	\$ 163,423	\$ 192,898	\$ 225,177
REVENUE					
Development Fees	38,585	33,993	25,698	27,848	33,287
Interest Earnings	1,261	1,945	3,777	4,432	2,880
Total Revenues	<u>39,846</u>	<u>35,938</u>	<u>29,474</u>	<u>32,280</u>	<u>36,168</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	39,846	35,938	29,474	32,280	36,168
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	39,846	35,938	29,474	32,280	36,168
ENDING FUND BALANCE, JUNE 30	<u>\$ 127,486</u>	<u>\$ 163,423</u>	<u>\$ 192,898</u>	<u>\$ 225,177</u>	<u>\$ 261,345</u>

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. The fund equity balance represents collected fees earmarked for future corporation yard projects. Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

Administration
Revenues & Expenditures
FY 16/17 thru FY 20/21

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current</i>		<i>Infill</i>	
		<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	<i>\$ 599.72</i>	<i>\$ 599.72</i>	<i>\$ 599.72</i>	<i>\$ 599.72</i>
<i>Duplex</i>	<i>Unit</i>	<i>\$ 578.04</i>	<i>\$ 578.04</i>	<i>\$ 578.04</i>	<i>\$ 578.04</i>
<i>Mobile Home</i>	<i>Unit</i>	<i>\$ 370.19</i>	<i>\$ 370.19</i>	<i>\$ 370.19</i>	<i>\$ 370.19</i>
<i>Commercial</i>	<i>Sq. Ft</i>	<i>\$ 0.23</i>	<i>\$ 0.23</i>	<i>\$ 0.23</i>	<i>\$ 0.23</i>
<i>Multiple-Family Residential</i>	<i>Unit</i>	<i>\$ 398.15</i>	<i>\$ 398.15</i>	<i>\$ 398.15</i>	<i>\$ 398.15</i>
<i>Office</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Industrial</i>	<i>Sq. Ft</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 14,242	\$ 27,582	\$ 21,361	\$ 15,502	\$ 20,138
REVENUE					
Development Fees	27,263	20,978	15,048	19,662	38,740
Interest Earnings	319	383	454	476	420
Total Revenues	<u>27,582</u>	<u>21,361</u>	<u>15,502</u>	<u>20,138</u>	<u>39,160</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	27,582	21,361	15,502	20,138	39,160
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out	(14,242)	(27,582)	(21,361)	(15,502)	(20,138)
Total Other	<u>(14,242)</u>	<u>(27,582)</u>	<u>(21,361)</u>	<u>(15,502)</u>	<u>(20,138)</u>
Net revenue over/(under) expenditures	13,340	(6,221)	(5,859)	4,636	19,022
ENDING FUND BALANCE, JUNE 30	\$ 27,582	\$ 21,361	\$ 15,502	\$ 20,138	\$ 39,160

Note: A two percent (2.0%) fee was included in the Fee Justification Study to pay for the ongoing administration of the program.

Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

**Flood Protection Fee
Revenues & Expenditures
FY 16/17 thru FY 20/21**

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current</i>		<i>Infill</i>	
		<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>	<i>Impact Fees</i>
<i>Single Family Residential</i>	<i>Unit</i>	\$ 3,950.79	\$ 3,950.79	\$ 3,950.79	\$ 3,950.79
<i>Duplex</i>	<i>Unit</i>	\$ 3,424.37	\$ 3,424.37	\$ 3,424.37	\$ 3,424.37
<i>Mobile Home</i>	<i>Unit</i>	\$ 2,357.61	\$ 2,357.61	\$ 2,357.61	\$ 2,357.61
<i>Commercial</i>	<i>Sq. Ft</i>	\$ 0.63	\$ 0.63	\$ 0.63	\$ 0.63
<i>Multiple-Family Residential</i>	<i>Unit</i>	\$ 2,831.88	\$ 2,831.88	\$ 2,831.88	\$ 2,831.88
<i>Office</i>	<i>Sq. Ft</i>	\$ 0.90	\$ 0.90	\$ 0.90	\$ 0.90
<i>Industrial</i>	<i>Sq. Ft</i>	\$ 0.32	\$ 0.32	\$ 0.32	\$ 0.32

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 1,056,743	\$ 1,209,328	\$ 1,367,391	\$ 1,673,580	\$ 1,880,274
REVENUE					
Development Fees	204,669	159,676	114,996	137,859	274,058
Development Fees (Collected by Sutter County)			159,443	31,565	14,978
Interest Earnings	12,598	16,622	31,750	37,270	24,166
Total Revenues	<u>217,267</u>	<u>176,298</u>	<u>306,189</u>	<u>206,694</u>	<u>313,203</u>
EXPENDITURES					
Urban Level of Flood Protection	931024	64,682	18,236	-	-
Total Expenditures	<u>64,682</u>	<u>18,236</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	152,585	158,062	306,189	206,694	313,203
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	152,585	158,062	306,189	206,694	313,203
ENDING FUND BALANCE, JUNE 30	<u>\$ 1,209,328</u>	<u>\$ 1,367,391</u>	<u>\$ 1,673,580</u>	<u>\$ 1,880,274</u>	<u>\$ 2,193,477</u> ¹

Note 1: On July 6, 2021, the City Council adopted Resolution 21-097 rescinding the Flood Protection fee. Although the fee is no longer being collected from new development, there are proposed projects that will utilize the accumulated fee revenue.

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. The fund equity balance represents collected fees earmarked for future levee improvement projects including but not limited to compliance with Senate Bill 5(SB5). This fee funds floodplain management measures, regulatory compliance measures, and non-structural risk reduction measures that are beyond the scope of SBFCA's Assessment District. Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.

**Buttes Vista
Revenues & Expenditures
FY 16/17 thru FY 20/21**

<i>Category Fee Schedule - 06/30/21</i>	<i>Basis</i>	<i>Current Impact Fees</i>
Single Family Residential	Unit	\$ 1,832.04
Duplex/4-Plex	Unit	\$ 1,701.19
Multiple-Family Residential	Unit	\$ 1,406.71

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>
BEGINNING FUND BALANCE, JULY 1	\$ 211,327	\$ 239,447	\$ 259,127	\$ 264,491	\$ 269,943
REVENUE					
Development Fees	25,649	16,488			
Interest Earnings	2,472	3,191	5,364	5,452	3,159
Total Revenues	<u>28,120</u>	<u>19,680</u>	<u>5,364</u>	<u>5,452</u>	<u>3,159</u>
EXPENDITURES					
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenue over or (under) Expenditure	28,120	19,680	5,364	5,452	3,159
OTHER FINANCING SOURCES (USES)					
Transfer In					
Transfer Out					
Total Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net revenue over/(under) expenditures	28,120	19,680	5,364	5,452	3,159
ENDING FUND BALANCE, JUNE 30	<u>\$ 239,447</u>	<u>\$ 259,127</u>	<u>\$ 264,491</u>	<u>\$ 269,943</u>	<u>\$ 273,102</u>

Note: On April 20, 1999, the City Council adopted Resolution 99-021 establishing Development Impact Fees for repayment of costs associated with the preparation of the Buttes Vista Neighborhood Plan and the acquisition and development of a neighborhood park in the project area. On April 4, 2000, the City Council adopted Resolution 00-28 establishing additional Development Impact Fees for repayment of costs associated with the perimeter conflict mitigation and arterial landscape medians in the Buttes Vista Neighborhood Plan.

Status of improvements:

- Undergrounding 12 kv electric line - partially completed
- Additional right-of-way along Pease Road - completed
- Additional right-of-way for a sound wall along Onstott Frontage Rd - not complete
- Arterial landscaped medians on Pease Road and Stabler Lane - partially completed

Conclusion: No fees have been held uncommitted for more than five years; no refunds required. The fund equity balance represents collected fees earmarked for future Buttes Vista Neighborhood improvements. Any public improvement on which the fees were expended was entirely funded by the fees. There is no incomplete public improvement pending at this time for this fee category, and any future improvements are anticipated consistent with the City's adopted capital improvement plan.