

MINUTES

REGULAR MEETING OF THE CITY COUNCIL AND JOINT MEETING OF THE CLOVERDALE COMMUNITY DEVELOPMENT SUCCESSOR AGENCY BOARD OF DIRECTORS

TUESDAY, JUNE 28, 2016

PUBLIC BUSINESS SESSION: 6:30 p.m.

PUBLIC BUSINESS SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BLVD.,
CLOVERDALE, CA 95425

CONVENE PUBLIC BUSINESS SESSION – 6:30 p.m.

OPENING:

- Call to Order: Mayor Brigham called the meeting to order at 6:30 p.m.
- Pledge of Allegiance
- Roll Call: Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham
- Conflict of Interest Declaration: Councilmembers Cox, Russell, and Palla reported possible conflict of interest on item 16, under Zone 3 because they reside in that zone. Vice Mayor Wolter recused himself from item 16, Zone 1 since he resides in that zone.
- Agenda Review – Regular Session (Changes and/or Deletions): None

PUBLIC COMMENTS:

Michael Renner, Fortuna, asked for the Council's assistance on a project located at 28181 Old Redwood Highway. He stated that this small, family-owned company has been working on this project for over three years. He reported that the project has been delayed due to the challenges in obtaining the necessary permits and requested the Council to help in any way they can.

Earl Ambrosini, Beacon Construction, stated that he is the General Contractor for the Renner project. He discussed the problems confronting the project and ongoing delays.

Councilmember Palla commented that the Council supports the project, adding that the project is a high priority. He assured Mr. Ambrosini and Mr. Renner that City Staff is committed to the advancement of the project but cannot control delays caused by the County. City Manager Cayler commented that the project is under the jurisdiction of the County and the City does not control all of the permitting on this project. He stated that City Staff is committed to the completion of this project.

PROCLAMATIONS / PRESENTATIONS:

1. Badge pinning of Officer Katie Vanoni

Chief Cramer welcomed and performed the swearing in of newly hired Police Officer Katie Vanoni. He shared her extensive background, stating that it is an honor she chose Cloverdale Police Department as her employer.

2. Presentation by the County of Sonoma Permit and Resource Management Department (PRMD) on community separators

Assistant City Manager/ Community Development Manager, David Kelley presented this item, distributing a correspondence from Urban Community partnership (attached). Mr. Kelley introduced Sandi Potter from the Sonoma County Permit and Resource Management Department (PRMD) who gave a PowerPoint presentation, providing the history and purpose of Community Separators (CS). Ms. Potter provided the following informational websites: www.sonoma-county.org/CommunitySeparators and PRMD-CommunitySeparators@sonoma-county.org.

PUBLIC COMMENTS:

Melanie Bagby, Cloverdale, expressed approval for the community separator process with PRMD and commented on community support for design review of properties within the community separators.

LaReva Myles, Cloverdale, questioned why Cloverdale and surrounding areas were not considered for community separators before now. She also questioned the amount of land included in the community separator.

3. Presentation by the State Water Resources Control Board – Division of Drinking Water about the Six Acres Water Company Public Water System and request to consolidate the district with the City of Cloverdale’s water system

Mr. Kelley discussed the inadequacies of the Six Acres Water System and the request to consolidate or annex with the City of Cloverdale. Mr. Kelley introduced Janice Thomas and Maryanne Watada with the State Water Resource Control Board and Mark Bramfitt with the Local Agency Formation Commission (LAFCO). Ms. Thomas gave a PowerPoint presentation, commenting that the function of the State Resources Water Control Board is to ensure safe and reliable drinking water. She discussed the challenges the Six Acres Water Company faces and reported that an inspection of Six Acres Water System was conducted in November of 2015 and introduced Maryanne Watada to present the findings. Ms. Watada came to the podium to present the findings, noting that the Water Company was out of compliance and overdue on their source chemical monitoring for their well and there were numerous well deficiencies detected. Discussion ensued regarding the conditions of the Six Acres Water System and funding that would be necessary to correct the situation.

PUBLIC COMMENTS:

Cathy Tucker, Cloverdale, stated that she has lived on Lile Lane since the start of the water company and has never been sick from the water. She reported that when the State tested the water previously, it passed with an A+. Ms. Tucker stated that to her knowledge, there has never been a problem with the water except one incident during heavy rain when the sewer overflowed. She commented that a particular photo in the PowerPoint that caused controversy was not the Six Acres well as presented, but was instead a homeowner’s irrigation well.

Dave Campbell, Cloverdale, commented that he took over keeping the water running at the well about 10 years ago. He reported that the main contamination was caused when the sewer plant overran and flooded the well, adding that at that time the well was shut down until it could be cleared up. He further stated that the sample for the test previously discussed was taken prior to the chlorine being injected into the line.

Laurie Lile, announced that she was present to represent her mom, who is a Six Acres resident. She stated that her mom is anxious and hopeful that the City will proceed with the planning grant for this effort. Ms. Lile commented that the planning grant is essential for determining what the cost would be to repair the water system. She added that the water is probably safe most of the time but will not meet State standards now or in the future and emphasized the importance of the City providing water to the Six Acre residents.

Gene Lile, commented that he grew up drinking the Six Acres water. He asked if there is a timetable tied to the grant. Ms. Potter responded that the State Water Board just received the money and she believes that they have three years to roll things out with an additional three years to commit money.

LaReva Myles, Cloverdale, stated she would like to see a chain of responsibility from the beginning and questioned the County’s responsibility. She also asked if City staff has looked at the scope of the operation.

Anne Baker, questioned whether the funding mentioned would cover all water locations.

CONSENT CALENDAR:

- 4. Action on Resolution No. 043-2016, Authorizing signatures for the City of Cloverdale General Checking Account held at the Exchange Bank**
- 5. Action on Resolution No. 044-2016, Approving the Budget for Fiscal Year 2016-2017**
- 6. Action on Resolution No. 045-2016, Adopting the Appropriations Limit for Fiscal Year 16-17**
- 7. Action on Resolution 046-2016, Approving an Amended Administrative Agreement between the County of Sonoma and the City of Cloverdale relating to the collection of assessments from the local lodging providers pursuant to the enabling County Ordinance of 2004**

8. **Action on Resolution No. 047-2016, Authorizing the City Manager to issue a Purchase Order to WesTech Engineering, Inc. for Clarifier Media and Related Supplies**
9. **Rejection of Claim Against the City: Denise Bleuel**
10. **Action on Resolution No.048-2016 Awarding and Authorizing the City Manager to sign a contract with Pipe and Plant Solutions, Inc. in the amount of \$524,365 for biosolids removal**
11. **Action on Resolution No. 049-2016, Calling for a General Municipal Election to be held on November 8, 2016, for the election of two members of the City Council, requesting the Sonoma County Board of Supervisors to consolidate the General Election with the Statewide Election**
12. **Action on Resolution No. 050-2016, Requiring each candidate to pay the full cost, including payment in advance to the local agency an estimated pro rata share, as a condition of having his or her statement included in the Voter's Pamphlet**
13. **Action on a Minute Order of the City Council of the City of Cloverdale, Authorizing the Mayor to sign a letter addressed to the Metropolitan Transportation Commission (MTC) in support of inclusion of the SMART Phase 3 Project in Plan Bay Area 2040**

Action: Motion was made by Vice Mayor Wolter to approve the consent calendar; seconded by Councilmember Russell. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

COMMUNICATIONS:

14. Letter from Federal Aviation Administration (FAA) regarding requirements for airport closure

City Manager Cayler discussed the letter received from the FAA, commenting that the numbers FAA listed for airport improvement grants matches the City's calculations.

Councilmember Palla commented that the Council did not vote 3 to 2 to close the airport as stated in the letter and requested a correction letter be sent to FAA clarifying that the 3 to 2 vote was to review and receive information on the process to close an airport, not to close the airport. Councilmember Russell agreed.

PUBLIC HEARINGS:

15. Action on Resolution No. 051-2016, establishing and updating the Schedule of Fees and Charges for City Services and repealing previously adopted and conflicting fees and charges for such services

Finance Manager, Joanne Cavallari, presented this item explaining the process to calculate fees for City services and the need to update the Schedule of Fees and Charges for City Services to increase recovery of costs for services and allow the City to more accurately charge for the current cost of providing the services.

PUBLIC HEARING COMMENTS:

LaReva Myles, Cloverdale, asked if the additional staff would decrease the length of time to process a permit. City Manager Cayler responded that the only new positions at the City are the addition of the Deputy City Clerk/ HR position and bringing on an additional Police Officer. He commented that the City has been working hard to improve customer service and has made great strides in this area.

Action: Motion was made by Councilmember Palla to approve Resolution No. 051-2016, establishing and updating the Schedule of Fees and Charges for City Services and repealing previously adopted and conflicting fees and charges for such services; seconded by Vice Mayor Wolter. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

16. Public Hearing and Action on Resolutions, Authorizing Assessments for Fiscal Year 2016-17 for Cloverdale Landscaping and Lighting Assessment District and approving the Annual Engineer's Report

Interim City Engineer, Vanessa Apodaca, reported that it is necessary to conduct a public hearing and adopt resolutions to approve the Annual Engineer's Report as filed, confirm the assessment diagram and amounts as set forth therein, and authorize the levy and collection of assessments for Fiscal Year 2016-17 for the Cloverdale Landscaping and Lighting Assessment. She introduced Paul Wade with Coastland Civil Engineering who presented the Annual engineer's Report for Cloverdale Landscaping and Lighting Assessment District.

PUBLIC HEARING COMMENTS:

Christine Braccialini, Cloverdale, stated that she lives in the Cottages and commented that it is challenging for her district because they do not have a homeowner association, which hires landscape maintenance. She stated it is also challenging to receive information and have the opportunity to give feedback. She suggested that it would be helpful if the residents of the districts could have annual community meetings with the City landscape employees to discuss their concerns. Murray Rosen, Lead Worker for City Parks and Landscaping, responded that he is happy to meet with residents adding that more communication is always welcomed.

Dan Braccialini, Cloverdale, commented that he also lives in the Cottages and spoke to the Council about the action to raise assessments, questioning the necessity. He distributed a handout (attached), which he stated compares various engineering reports and the actual amount spent. He talked about the discrepancies between what was budgeted and the actual amount spent. Mr. Braccianlini questioned the use of the contingency fund. Finance Manager, Joanne Cavallari, responded explaining the differentiation between budget figures and actual figures. She also explained the contingency money, which is set aside for unexpected expenses. Mr. Braccialini questioned if the hearing is compliant with Prop 218. City Attorney, Jose Sanchez, assured him that the hearing is compliant with Prop 218.

Vice Mayor Wolter recused himself from action on Zone 1 since his home is located in Zone 1 and left the dais.

Action: Motion was made by Councilmember Russell to approve Resolution No. 052-2016, Approving the Annual Engineer's Report, Confirming the Assessment Diagram and the Annual Assessment Amounts, and Authorizing the Levying and Collection of Assessments for FY 2016-17 for the Cloverdale Landscaping and Lighting Assessment District for Zone 1; seconded by Councilmember Cox. The motion passed by roll call vote (4-ayes – Councilmember Palla, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes; 1-recuse- Vice Mayor Wolter).

Vice Mayor Wolter returned to the dais.

Action: Motion was made by Councilmember Cox to approve Resolution No. 053-2016, Approving the Annual Engineer's Report, Confirming the Assessment Diagram and the Annual Assessment Amounts, and Authorizing the Levying and Collection of Assessments for FY 2016-17 for the Cloverdale Landscaping and Lighting Assessment District for Zones 2, 4, 5, 6, and 7; seconded by Councilmember Russell. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Councilmembers Palla, Cox, and Russell recused themselves from action on Zone 3, since their homes are located in Zone 3. Per the Political Reform Act, when the number of conflicts prevent a quorum, the recused draw lots to determine which member shall return to voting status for a quorum. Councilmember Cox drew to return to vote and Councilmembers Palla and Russell left the dais.

Action: Motion was made by Vice Mayor Wolter to approve Resolution No. 054-2016, Approving the Annual Engineer's Report, Confirming the Assessment Diagram and the Annual Assessment Amounts, and Authorizing the Levying and Collection of Assessments for FY 2016-17 for the Cloverdale Landscaping and Lighting Assessment District for Zone 3; seconded by Councilmember Cox. The motion passed by roll call vote (3-ayes – Vice Mayor Wolter, Councilmember Cox, and Mayor Brigham; 0-noes; 2-recuses- Councilmember Palla and Councilmember Russell).

Councilmembers Russell and Palla returned to the dais.

17. Public Hearing on Notice to Destroy Weeds for specified private properties located within the city limits and action on Resolution 055-2016

Assistant City Manager/Community Development Manager, David Kelley presented this item, noting that on May 24, 2016 the Council approved Resolution 040-2016, ordering the abatement of 18 properties and set a date of June 28, 2016, to hear any objections. Mr. Kelley reported that since that time, all properties have abated the weeds with the exception of three properties (100 Polaris Ct., 102 Orion Ct., and 555 N. Jefferson St.). Mr. Kelley recommended Council open the hearing, receive and consider any objections to the proposed destruction and removal of weeds constituting a public nuisance and that the Council adopt Resolution No. 055-2016 ordering the abatement of weeds on the three properties, authorizing the Cloverdale Fire Protection District Chief or his designee to abate the weeds and lien the property for associated cost.

PUBLIC HEARING COMMENTS: None

Action: Motion was made by Councilmember Russell to approve Resolution No. 055-2016, Ordering the Cloverdale Fire Protection District Chief or Other Authorized Person to Abate Weeds Previously Declared a Nuisance on Private Properties located at 100 Polaris Court (APN 117-350-009), 102 Orion Court (APN 117-350-014), 555 N. Jefferson (APN: 116-430-007); Authorizing the Cloverdale Fire Protection District Chief or Other Authorized person to Enter onto Said Properties to Abate the Weeds; and, Authorizing Staff to Seek an Abatement Order Through the Sonoma County Superior Court for the Same, if Necessary Under the Circumstances; seconded by Vice Mayor Wolter. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

NEW BUSINESS:

18. Action on Resolution No. 056-2016, Approving At-Will-Agreement for Public Works Director

City Manager Cayler introduced and welcomed Mark Rincon stating that Mr. Rincon has excellent qualifications in water and water development as well as experience in other infrastructure projects. Mr. Cayler commented that he is excited about Mr. Rincon joining the Cloverdale management team and recommended Council adopt Resolution No. 056-2016, approving an At-Will-Agreement with Mark Rincon-Ibarra to fill the Public Works Director position. He thanked Interim City Engineer, Vanessa Apodaca, for her contribution to the Public Works department.

PUBLIC COMMENTS: None

Action: Motion was made by Councilmember Cox to approve Resolution No. 056-2016, Approving the At-Will-Agreement with Mark Rincon-Ibarra as the Cloverdale Public Works Director; seconded by Councilmember Palla. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

Mark Rincon-Ibarra came the podium to introduce himself. He thanked the Council, stating that he is honored to accept the position as Public Works Director and is excited about working with the City and collaboratively with the community.

19. Action on Resolution No. 057-2016, Authorizing the City Manager to execute the Subdivision Completion Agreement for Southcrest Acres Subdivision

Interim City Engineer, Vanessa Apodaca, provided the background on the Southcrest Acres Subdivision project, explaining the delays for the project. She commented that the project has a new developer and they are now ready to move forward to complete the unfinished improvements.

PUBLIC COMMENTS:

Greg Lucas, Blackstone Homes, came to the podium to thank Vanessa Apodaca and Paul Cayler for all of their hard work creating this agreement, He thanked Ms. Apodaca for her professionalism and attention to detail.

Action: Motion was made by Councilmember Russell to approve Resolution No. 057-2016, Authorizing the City Manager to execute the Subdivision Completion Agreement for Southcrest Acres Subdivision; seconded by Councilmember Cox. The motion passed by roll call vote (5-ayes – Councilmember Palla, Vice Mayor Wolter, Councilmember Cox, Councilmember Russell, and Mayor Brigham; 0-noes).

20. City Council Discussion Regarding Ballot Measure Options for Possible Commercial Marijuana Business Tax

City Attorney Sanchez presented this item, explaining the proposed local marijuana business tax and the procedure and deadlines to place a measure on the November ballot.

PUBLIC COMMENTS:

Patrick King, Cloverdale, commented that he has done a lot of research on distribution licenses and has switched his views and now thinks Cloverdale should include distribution licensing. He stated he thinks it's important to move forward with getting the tax on the ballot now.

Matthew VanBenschoten, Cloverdale, urged the Council to put this measure on the ballot in November. He also discussed the Federal 280E tax on dispensaries.

Shawn Bovee, Cloverdale, commented on the sampling of a few commercial marijuana taxes in California cities that was included in the agenda packet, stating that with this information, the decision should be simple. He stated that Cloverdale should not risk losing this possible revenue.

Oliver Schraner, Cloverdale, commented that he is a grower and on the Board of Small Farmer's Association. He voiced approval for the tax measure, stating this would be a win-win and he does not see how it could be voted down.

Diane Schraner, Cloverdale, implored the council to take the necessary steps to put this measure on the ballot.

Greg Lucas, commented that Cloverdale will need a well regulated, well drafted ordinance and advised looking at other municipalities for examples and cautioned against over taxing.

Discussion ensued regarding the tax measure with Council directing Staff to move forward with steps to place a general tax measure on the November ballot.

SUBCOMMITTEE ITEMS: None

SUBCOMMITTEE REPORTS:

- Airport (Chair, Councilmember Cox and Vice Mayor Wolter) - Next Meeting: July 19, 2016, 9:00 a.m.
- Finance, Administration & Police (Chair, Mayor Brigham and Vice Mayor Wolter) - The Committee met and discussed the City Fee Schedule and the Reserve Policy. Next Meeting: July 28, 2016, 2:00 p.m.
- Planning & Community Development (Chair, Vice Mayor Wolter and Mayor Brigham) - The Committee met and discussed the redwood trees on Foothill Blvd. Next Meeting: August 16, 2016, 4:00 p.m.
- Public Works (Chair, Councilmember Russell and Councilmember Cox) - Next Meeting: July 26, 2016, 10:30 a.m.
- Joint City/Fire District (Chair, Councilmember Palla and Mayor Brigham) - Next Meeting: TBD
- Joint City/School District (Chair, Councilmember Palla and Councilmember Cox) – Next Meeting: September 19, 2016, 5:00 p.m.

COUNCIL REPORTS (INCLUDING STUDENT LIAISON):

Councilmember Russell provided a SMART update, including a tentative train schedule and discounted fares. Councilmember Palla reported that he attended the Board of Director League of California Cities meeting, where the Executive Director of the past 17 years announced his retirement.

LEGISLATIVE REPORT: None

CITY MANAGER/CITY ATTORNEY REPORT: None

COUNCIL DIRECTION ON FUTURE AGENDA ITEMS: None

ADJOURNMENT: Mayor Brigham adjourned the meeting at 11:47 p.m., to a regular meeting of the City Council and Cloverdale Community Development Successor Agency, Tuesday, July 12, 2016, for Closed Session at 5:30 p.m. (at the City Hall Conference Room 124 N. Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:30 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425).

These minutes were approved at the September 13, 2016, City Council meeting by the following voice vote (Ayes-4; Noes-0; Absent-1).

Ayes: Councilmember Russell, Councilmember Cox, Vice Mayor Wolter, and Mayor Brigham

Noes: None

Absent: Councilmember Palla

Recuse: None

Approved:

Attested:


Mary Ann Brigham, Mayor


Linda Moore, Deputy City Clerk

URBAN COMMUNITY PARTNERSHIP

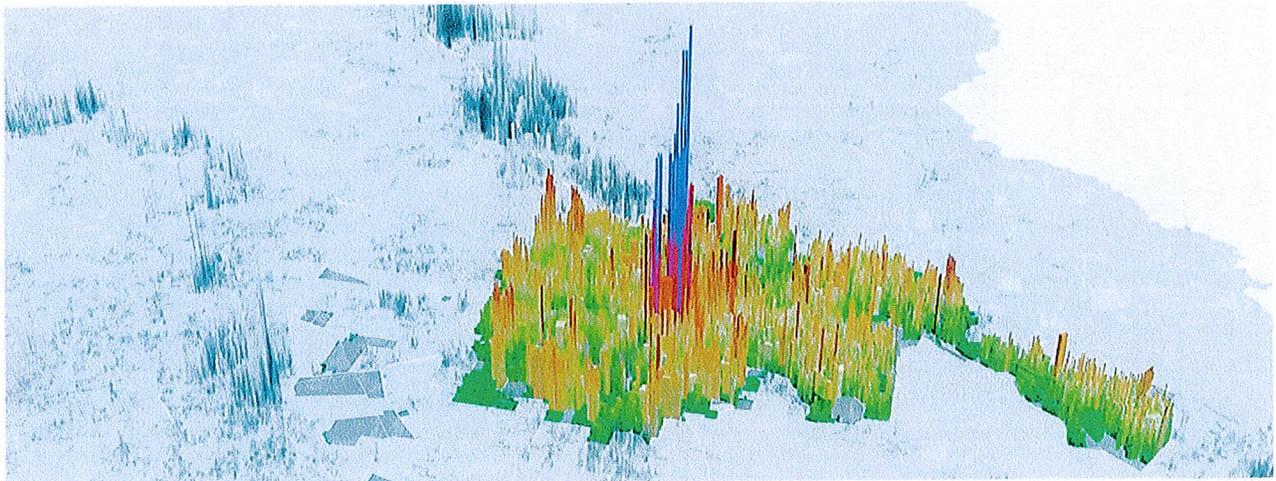
June 27, 2016

RE: Community Separators Renewal Measure and General Plan Additions

Dear Cloverdale City Council,

'There's a train coming to town' which brings a once in a lifetime opportunity for **appropriate** development. Urban Community Partnership, a grassroots multi-disciplinary non-profit, believes that transforming our approach to development is key to assuring financially resilient municipalities while promoting a healthier quality of life and reduced environmental impacts. We support developments that will create financially strong communities that are uniquely livable places to live, play and work in.

The image below is an Economic Model of Santa Rosa showing a 3D illustration of tax revenue in terms of revenue-per-acre. It is evident that community prosperity is being driven at the core of our cities and towns. The secret sauce of what makes Sonoma County epic is here in these walkable, workable, livable communities with easy access to our beautiful open spaces.



In addition to the esthetic argument of why we need to preserve our open space, we believe it's important to consider a development's viability in terms of: is it paying for itself? Or, are we getting deeper in the hole regarding long term infrastructure costs, which will take money away from other community benefits. Think of roads vs. early childhood education. Low density, infrastructure hogging developments do not pencil out and we give up so much for very little return.

Currently about 28% of property tax revenue being generated in the urban growth boundaries, goes to the County and 45% to the local schools. What is good for the Cities and Towns is great for the County. In-fill development generates the greatest return on investment and needs to be our regional focus.

URBAN COMMUNITY PARTNERSHIP

In January, UCP facilitated an economic analysis of development patterns in Santa Rosa using Geographical Information Systems modeling with Urban3. The results of the “story map” can be viewed on <http://www.urbancommunitypartnership.org/blog>

In response to what we learned from the Santa Rosa Pilot Study we are expanding the story mapping to the rest of Sonoma County along the SMART train, the Roseland Annex and Sebastopol downtowns. We also learned that it would be valuable to drill down on specific sites to include case studies. These case studies will explore highest and best use, moderate & low potency development options and illustrate how development choices & policy affect the communities various sustainability targets, social equity, educational attainment, health outcomes and livability goals.

Research shows in-fill development has a positive correlation on the Human Development Index.



We aim to help decision makers and community members connect the dots. It's all linked and we see re-aligning the way we think about our built environment as a critical component of the solution to meet community needs and achieve regional economic stability.

Development choices and policy affect our ability to grow in a way that strengthens our future. **UCP asks that you support the renewal of community separators and the ballot measure in the November 2016 General Election, and that you support approval of the General Plan amendment- for community separator designation- as proposed by county planning staff.**

This renewal supports appropriate development.

We thank you for your consideration and thoughtfulness,

Urban Community Partnership

Robin Stephani | Paul Fritz | Mitch Conner | Peter Stanley | Karen Weeks | Danielle O'Leary | David Petritz | Scott Johnson

Send to City Council Members: Mary Ann Brigham | Robert Cox | Gus Wolter | Carol Russell | Joseph Palla
cc Paul Cayler | David Kelley

127 W 6th Street Santa Rosa CA 95401
urbancommunitypartnership.org
707.479.5373

Handout from Dan Braccialini

	A	B	C	D	E	F
1						
2						
3	Cottage Budgets	2013-2014			2014-2015	
4		Adopted	Actual		Adopted	Actual
5		Budget			budget	
6						
7	Beginning Capital	\$ 1,402	\$ (5,535)		\$ 23,427	\$ 23,754
8						
9	Revenue					
10	Assessments	\$ 67,915	\$ 68,610		\$ 67,915	\$ 66,529
11	Interest Income	\$ -	\$ -		\$ -	\$ -
12	Transfers In - PERS	\$ 5,000	\$ 5,649		\$ 5,792	\$ 4,764
13	Total Revenue	\$ 72,915	\$ 74,259		\$ 73,707	\$ 71,293
14						
15	Total working Capital	\$ 74,317	\$ 68,724		\$ 97,134	\$ 95,047
16						
17	Total Salaries and Benefits	\$ 37,774	\$ 41,385		\$ 43,670	\$ 37,011
18						
19	Services					
20	Engineering Services	\$ 3,245	\$ 3,245		\$ 3,921	\$ 3,921
21	Other Professional Services		\$ 675			\$ -
22	Misc. Contracting Services	\$ 1,800	\$ 443		\$ 1,200	\$ 1,600
23	Computer Maintenance	\$ -	\$ -		\$ -	\$ -
24	Vehicle Repair	\$ -	\$ -		\$ -	\$ 394
25	General Repair and Maint.	\$ 200	\$ 48		\$ 200	\$ 1,221
26	Training, Conferences, Tuition	\$ 193	\$ -		\$ 210	\$ 50
27	Operating Supplies	\$ 1,500	\$ 1,059		\$ 700	\$ 4,126
28	Total Services	\$ 6,938	\$ 5,470		\$ 6,231	\$ 11,312
29						
30	Supplies					
31	Small Tools & Equip.	\$ 200	\$ 57		\$ 200	\$ 866
32	Fuel	\$ 500	\$ 305		\$ 500	\$ 360
33	Utilities-Gas & Electric	\$ 1,000	\$ 549		\$ 620	\$ 560
34	Utilities-Water	\$ 11,000	\$ 9,277		\$ 12,000	\$ 6,982
35	Trail Project	\$ -	\$ -		\$ -	\$ 10,000
36	Total Supplies	\$ 12,700	\$ 10,188		\$ 13,320	\$ 18,768
37						
38						
39	Contingency	\$ 6,607	\$ -		\$ 6,322	\$ -
40	Repayment to General Fund	\$ 3,895	\$ -			
41	Transfer out for Overhead/Admin					\$ 945
42	Total Expenses	\$ 67,915	\$ 57,043		\$ 69,543	\$ 68,036
43						
44						
45	Net Revenue	\$ 5,000	\$ 17,216		\$ 4,164	\$ 3,257
46						
47	Ending Capital	\$ 6,402	\$ 11,681		\$ 27,591	\$ 27,011
48						
49						
50						

	G	H	I	J	K	L	M
1							
2							
3	Cottage Budgets	2015-2016			2016-2017		
4		Adopted	Actual		Proposed	Alternate	Alternate
5		Budget			Budget	Budget A	Budget B
6							
7	Beginning Capital	\$ 27,824	\$ 27,019		\$ 17,854	\$ 17,854	\$ 17,854
8							
9	Revenue						
10	Assessments	\$ 67,915	\$ 66,590		\$ 78,102	\$ 78,102	\$ 67,915
11	Interest Income	\$ -	\$ 13		\$ -	\$ 15	\$ 15
12	Transfers In - PERS	\$ 6,314	\$ 6,591		\$ 8,272	\$ 8,222	\$ 8,222
13	Total Revenue	\$ 74,229	\$ 73,194		\$ 86,374	\$ 86,339	\$ 76,152
14							
15	Total working Capital	\$ 102,053	\$ 100,213		\$ 104,228	\$ 104,193	\$ 94,006
16							
17	Total Salaries and Benefits	\$ 46,446	\$ 43,750		\$ 54,335	\$ 48,000	\$ 48,000
18							
19	Services						
20	Engineering Services	\$ 4,565	\$ 5,653		\$ 4,794	\$ 4,794	\$ 4,794
21	Other Professional Services	\$ -	\$ -		\$ -	\$ -	\$ -
22	Misc. Contracting Services	\$ 6,700	\$ 6,869		\$ 6,950	\$ 6,950	\$ 6,950
23	Computer Maintenance	\$ -	\$ 365		\$ -	\$ -	\$ -
24	Vehicle Repair	\$ -	\$ 375		\$ 525	\$ 525	\$ 525
25	General Repair and Maint.	\$ 600	\$ -		\$ 600	\$ 600	\$ 600
26	Training, Conferences, Tuition	\$ 210	\$ -		\$ 210	\$ 210	\$ 210
27	Operating Supplies	\$ 3,200	\$ 1,489		\$ 1,750	\$ 1,750	\$ 1,750
28	Total Services	\$ 15,275	\$ 14,751		\$ 14,829	\$ 14,829	\$ 14,829
29							
30	Supplies						
31	Small Tools & Equip.	\$ 200	\$ 367		\$ 100	\$ 100	\$ 100
32	Fuel	\$ 500	\$ 368		\$ 375	\$ 375	\$ 375
33	Utilities-Gas & Electric	\$ 620	\$ 563		\$ 600	\$ 600	\$ 600
34	Utilities-Water	\$ 12,600	\$ 9,708		\$ 13,103	\$ 13,103	\$ 13,103
35	Trail Project	\$ -	\$ 4,330		\$ -	\$ -	\$ -
36	Total Supplies	\$ 13,920	\$ 15,336		\$ 14,178	\$ 14,178	\$ 14,178
37							
38							
39	Contingency	\$ 6,051	\$ -		\$ 4,167	\$ -	\$ -
40	Repayment to General Fund						
41	Transfer out for Overhead/Admin		\$ 945			\$ 1,231	\$ 1,231
42	Total Expenses	\$ 81,692	\$ 74,782		\$ 87,509	\$ 78,238	\$ 78,238
43							
44							
45	Net Revenue	\$ (7,463)	\$ (1,588)		\$ (1,135)	\$ 8,101	\$ (2,086)
46							
47	Ending Capital	\$ 20,361	\$ 25,431		\$ 16,719	\$ 25,955	\$ 15,768
48							
49	Reserve						
50							

Property-related fees and charges continued

Table 3

Property-related Fees and Charges		
Type of Fee or Charge	Procedural Requirements	Approval
Water, Sewer, and Trash	<p>(1) Hold noticed public hearing.</p> <p>(2) Notice of public hearing must be mailed to property owners of record and tenants directly responsible for the fee at least 45 days prior to the public hearing.</p> <p>(3) Notice must contain (a) the amount of the fee or charge proposed to be imposed; (b) the basis upon which it was calculated; (c) the reason for the fee or charge; (d) the date, time, and location of the public hearing.</p> <p>(4) May adopt a schedule of fees with automatic adjustments that pass through increases in wholesale charges for water, sewer treatment, and wastewater treatment from another public agency or adjustments for inflation; provided, (a) the adjustments are for a period not to exceed 5 years; (b) adjustments for inflation must have a clearly defined formula and any adjustment must not exceed the cost of providing the service; (c) notice of any adjustment pursuant to the schedule shall be given not less than 30 days before the effective date of the adjustment.</p>	<p>(1) If a majority of the affected property owners submit written protests prior to the close of the public hearing to the increase to the property-related fee or charge, it may not be increased. (2) Only one written protest per parcel, filed by an owner or a tenant of the parcel, shall be counted in calculating a majority protest.</p>
All other property-related fees and charges other than water, sewer and trash, e.g., stormwater service fees and charges	<p>(1) Hold noticed public hearing.</p> <p>(2) Notice of public hearing must be mailed to property owners of record and tenants directly responsible for the fee at least 45 days prior to the public hearing.</p> <p>(3) If there is not a majority protest, then must conduct an election of either the affected property owners or the electorate residing in the affected area. Election shall be conducted not less than 45 days after the majority protest public hearing.</p>	<p>(1) If a majority of the affected property owners submit written protests prior to the close of the public hearing to the increase to the property-related fee or charge, it may not be increased. (2) Only one written protest per parcel, filed by an owner or a tenant of the parcel, shall be counted in calculating a majority protest. If there is no majority protest, then the fee or charge must be approved by:</p> <p>(1) a majority vote of the property owners of the property subject to the fee; or, at the option of the special district,</p> <p>(2) a 2/3 vote of the electorate residing in the affected area.</p>