



City of Palo Alto

City Council Staff Report

(ID # 13798)

Meeting Date: 1/24/2022

Report Type: Consent Calendar

Title: Review and Acceptance of Annual Status Report on Development Impact Fees for Fiscal Year 2021

From: City Manager

Lead Department: Administrative Services

RECOMMENDATION

Staff recommends that the City Council review and accept the Annual Report on Development Impact Fees for the period ending June 30, 2021 (Attachment A).

BACKGROUND

State law (Government Code Section 66006) requires that each local agency that imposes development impact fees prepare an annual report providing specific information about those fees. This requirement is part of the law commonly referred to as AB 1600. It codifies the legal requirement that fees on new development must have the proper nexus to any project on which they are imposed. In addition, AB 1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general funds of the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

Government Code Section 66006 contains comprehensive annual reporting requirements for development impact fees. This statute requires that, within 180 days after the close of the fiscal year, the agency that collected the fees must make available to the public the following information regarding each fund or account:

- Brief description of the type of fee in the fund.
- Amount of the fee.
- Beginning and ending balance in the fund.
- Amount of fees collected and interest earned.

- 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.
- Identification of an approximate date by which the construction of a public improvement will commence, if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- Description of each interfund transfer or loan made from the account or fund, including the public improvement on which the loaned funds 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.
- Amount of any refunds made due to inability to expend fees within the required time frame.

This report must also be reviewed by the City Council at a regularly scheduled public meeting not less than 15 days after the information is made available to the public. In addition, notice of the time and place of the meeting shall be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for such a mailed notice. An early packet consisting of Exhibit A only was made available to the public and included in the packet for the December 13, 2021 meeting of the City Council ([CMR 13444](#)).

The law also provides that, for the fifth fiscal year following the first deposit into the fund and every five years thereafter, the local agency shall make findings with respect to any portion of the fee remaining unexpended, whether committed or uncommitted. The finding must:

- identify the purpose to which the fee is to be put;
- demonstrate a nexus between the fee and the purpose for which it was originally charged; and
- identify all sources and amounts of funding anticipated to complete financing of incomplete improvements along with the approximate dates on which the anticipated funding is expected to be deposited into the fund.

If the agency no longer needs the funds for the purposes collected, or if the agency fails to make required findings, or to perform certain administrative tasks prescribed by AB 1600, the agency may be required to refund to property owners a prorated portion of the monies collected for that project and any interest earned on those funds.

DISCUSSION

The City of Palo Alto development fees potentially covered by AB 1600, and documented in Attachment A, include the following:

- Stanford Research Park/El Camino Real traffic impact fees (PAMC Ch. 16.45): Fee for new nonresidential development in the Stanford Research Park/El Camino Real Service Commercial zone, to fund capacity improvements at eight intersections. City ceased collecting effective fiscal year 2020.
- San Antonio/West Bayshore Area traffic impact fees (PAMC Ch. 16.46): Fee for new nonresidential development in the San Antonio/West Bayshore area to fund capacity improvements at four intersections. City ceased collecting effective fiscal year 2020.
- Housing impact fees imposed on commercial developments (PAMC Ch. 16.65): Fee on commercial and industrial development to offset the demand that new jobs create for low income and moderate-income in the City.
- Parks, Community Centers, and Libraries impact fees (PAMC Ch. 16.58): Fee on new residential and non-residential development to provide community facility funds for parks, community centers, libraries, public safety, and general government.
- Charleston-Arastradero Corridor pedestrian and bicyclist safety fees (PAMC Ch. 16.60): Fee on new development and re-development within the Charleston-Arastradero Corridor to provide for pedestrian and bicyclist improvements.
- Citywide Transportation impact fees (PAMC Ch 16.59): Fee on development in all parts of the City to fund transportation projects and programs to reduce congestion.
- Public Safety facilities (PAMH Ch. 16.58): Fee on residential and non-residential development to fund police and fire facilities, including fire apparatus and vehicles.
- General Government facilities (PAMH Ch. 16.58): Fee on residential and non-residential development to fund facilities associated with municipal administration.
- Residential (Rental) impact fees (PAMC Ch. 16.65) Fee on rental residential developments (including mixed use with rental housing) to offset the demand that new market-rate rental housing creates for low and moderate-income housing in the City.
- Public Art in-lieu fees (PAMC 16.61): Fee on private developments for public art.
- Parkland dedication in-lieu fees (Quimby Act) (California Government Code Section 66477): Fee or parkland dedication imposed on new residential and non-residential development. This fee is likely not subject to the AB 1600 reporting requirement but is included in the interest of transparency.

- Parking in-lieu fees for University Avenue Parking District (PAMC Ch. 16.57): Fee on new non-residential development in the University Avenue Parking Assessment District in lieu of providing required parking spaces. This fee is likely not subject to the AB 1600 reporting requirement but is included in the interest of transparency.
- Residential housing in-lieu fees (PAMC Ch. 16.65): Fee on ownership residential developments of three or more units (including mixed use with ownership housing) in-lieu of providing required below-market rate units to low- and moderate-income households. This fee is likely not subject to the AB 1600 reporting requirement but is included in the interest of transparency.
- Water and sewer capacity fees (California Government Code Section 66000): Fee on developments adding load to water and sewer systems. This fee is not subject to the AB 1600 reporting requirement but is included in the interest of transparency.

AB 1600 requires the City to make specified findings in the event any funds are not expended within five fiscal years of collection and every five years thereafter. While there are several funds containing collected fees that have not been expended in five years, the required statutory carryover findings have already been made for those funds in recent years and no further findings are required at this time.

STAKEHOLDER ENGAGEMENT

This report has been prepared by the Accounting Division in Administrative Services and reviewed by partner departments including the City Attorney's Office, and the Planning and Development Services Department.

RESOURCE IMPACT

These various funds are reviewed annually for any unallocated balances and the nexus of appropriate projects as part of the development of the City's five-year capital improvement plan.

There are no required findings in FY2021. The next finding date will be in fiscal year 2022 for Community Facilities (Parks, Community Centers and Libraries) and Charleston-Arastradero Corridor funds.

ENVIRONMENTAL REVIEW

Approval of this resolution does not constitute a project under the California Environmental Quality Act (CEQA), therefore, an environmental assessment is not required.

Attachments:

- Attachment A: Annual Report on Development Impact Fees FY 2021

Attachment A

**City of Palo Alto
Annual Report on Development Impact Fees
for Period Ending June 30, 2021**

FUND	Stanford Research Park/ El Camino Fund	San Antonio/West Bayshore Fund
Purpose and Authority for Collection	Traffic impact fees imposed on new nonresidential development in the Stanford Research Park/El Camino Real CS zone to fund improvements at eight identified intersections. PAMC Ch. 16.45,	Traffic impact fees imposed on new nonresidential development in the San Antonio/West Bayshore Areas to fund capacity improvements at four identified intersections. PAMC Ch. 16.46
Amount of the Fee	City ceased collecting effective FY 2020	City ceased collecting effective FY 2020
Fund Balance July 1, 2020	\$3,497,771	\$443,857
<u>Activity in 2020-21</u>		
Revenues		
Interest Earnings	60,066	7,579
Unrealized Gain/(Loss) Investments	(38,098)	(16,440)
Total Revenues	\$21,968	(\$8,861)
Expenditures	-	-
Total Expenditures	-	-
Ending Balance June 30, 2021	\$3,519,739	\$434,996
Other Commitments/Appropriations		
Reserve for Unrealized Gain on Investments	(51,917)	(6,551)
Net Funds Available	\$3,467,822	\$428,445
	<p>USE OF FEES: No expenditures have been made for this fund in Fiscal Year 2021. In FY 2020, City ceased collecting the Stanford Research / El Camino Real CS Zone fee established in 1989.</p> <p>FUTURE USE OF FEES: \$2.2M programmed in FY 2022 to fund Sharing Agreement between the County of Santa Clara and the City for improvements of Mill Road intersections at both Hanover Street and El Camino Real (CMR 13439).</p>	<p>USE OF FEES: No expenditures have been made for this fund in Fiscal Year 2021. In FY 2020, City ceased collecting the San Antonio/West Bayshore area fee established in 1986.</p>

Attachment A

**City of Palo Alto
Annual Report on Development Impact Fees
for Period Ending June 30, 2021**

FUND	Commercial Housing Impact Fee Fund	University Avenue Parking In-Lieu Fund
Purpose and Authority for Collection	Fees imposed on commercial and industrial development to offset the demand that new jobs create for low and moderate-income housing in the City PAMC Ch.16.65	Fees collected from non-residential development within the University Ave. Parking Assessment District in lieu of providing the required number of parking spaces. PAMC Ch 16.57
Amount of the Fee	Hotel / Retail / Other Non Residential: \$22.40 per sq. ft. Office/R&D: \$38.48 per sq. ft.	\$111,861.77 per space
Fund Balance July 1, 2020	\$25,428,649	\$6,384,494
<u>Activity in 2020-21</u>		
Revenues		
Fees Collected	606,996	-
Interest Earnings	159,746	109,638
Unrealized Gain/(Loss) Investments	(206,429)	(69,521)
Total Revenues	560,313	40,117
Expenditures		
Salaries and Benefit	(21,122)	
Liability Insurance	(621)	
Total Expenditures	(21,743)	-
Ending Balance June 30, 2021	\$25,967,219	\$6,424,611
Other Commitments/Appropriations		
Reserve for Notes Receivable include:\$1,290,000 for 2811 Alma, and \$4,137,254 for 801 Alma, \$7,700,000 for Bueva Vista Mobile Home Park. \$10,502,309 Wilton Court	(23,629,563)	
Reserve for Reappropriations	(1,167,061)	
Reserve for unrealized gain on investments	(108,891)	(94,763)
Net Funds Available	\$1,061,704	\$6,329,848
	USE OF FEES: Expenditures in Fiscal Year 2021 are \$21K for salaries and benefits. Reserve for Reappropriation is for Affordable Housing Loan Agreement: 3705 El Camino Real (Wilton Court).	USE OF FEES: No expenditures have been made from this fund in Fiscal Year 2021. FUTURE USE OF FEES: \$5.5M programmed in FY 2023 for New Downtown Parking Garage Project (PE-15007) as part of the 2022-2026 Capital Improvement Plan (CIP).

Attachment A

**City of Palo Alto
Annual Report on Development Impact Fees
for Period Ending June 30, 2021**

FUND	Residential & Non-Residential Community Facilities Parks	Residential & Non-Residential Community Facilities Community Centers
Purpose and Authority for Collection	Fees imposed on new residential and non-residential development approved after Jan 28, 2002 for Parks. PAMC Ch. 16.58	Fees imposed on new residential and non-residential development approved after Jan 28, 2002 for Community Centers. PAMC Ch. 16.58
Amount of the Fee	Residential: Single family \$13,103 per residence (or \$19,565 per residence larger than 3,000 sq ft); Multi-family \$8,577 per unit (or \$4337 per unit smaller than or equal to 900 sq ft) Nonresidential: Commercial/Industrial \$5,564 per 1,000 sq ft or fraction thereof; Hotel/Motel \$2,516 per 1,000 sq ft or fraction thereof.	Residential: Single family \$3,499 per residence (or \$5,086 per residence larger than 3,000 sq ft); Multi-family \$2,235 per unit (or \$1,128 per unit smaller than or equal to 900 sq ft) Nonresidential: Commercial/Industrial \$314 per 1,000 sq ft or fraction thereof; Hotel/Motel \$142 per 1,000 sq ft or fraction thereof.
Fund Balance July 1, 2020	\$3,552,791	\$2,877,794
Activity in 2020-21		
Revenues		
Fees Collected	219,423	70,000
Interest Earnings	59,690	29,693
Transfer Development Rights (TDR)	-	40,000
Unrealized Gain/(Loss) Investments	(65,423)	(67,000)
Total Revenues	\$213,690	\$72,693
Operating Transfer to Capital Projects Fund	-	(2,199,344)
Total Expenditures	-	(2,199,344)
Ending Balance June 30, 2021	\$3,766,481	\$751,143
Other Commitments/Appropriations		
Reserve for unrealized gain on investments	(54,256)	(27,045)
Net Funds Available	\$3,712,225	\$724,098

<p>USE OF FEES: No expenditures have been made from this fund in Fiscal Year 2021.</p> <p>USE OF FEES: \$400K Programmed in FY2022 for Boulware Park Improvements (PE-17005); \$500K programmed in FY 2022-2026 for Dog Park Installation and Renovation (PG-18001); and \$1.1M programmed in FY 2022-2026 for Park Restroom Installation (PG-19000) as part of the 2022-2026 CIP. \$350K has been recommended to fund a restroom renovation at the Roth Building (CMR 12307).</p>	<p>USE OF FEES: Budget transfers of \$125K made to Capital Improvement Fund Project for JMZ Renovation (AC-18001) and \$2.1M made to Capital Improvement Fund Project Rinconada Park Improvements (PE-08001) in Fiscal Year 2021.</p>
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**City of Palo Alto
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for Period Ending June 30, 2021**

FUND	Residential & Non-Residential Community Facilities Libraries	Residential Housing In-Lieu Fund
Purpose and Authority for Collection	Fees imposed on new residential and non-residential development approved after January 28, 2002 for Libraries. PAMC Ch. 16.58	Fees collected from ownership residential developments of three or more units (including mixed used with ownership in housing) in-lieu of providing the required below-market rate units(s) to low and moderate income households. PAMC Chapter 16.65
Amount of the Fee	Residential: Single family \$1,187 per residence (or \$1,766 per residence larger than 3,000 sq ft); Multi-family \$710 per unit (or \$390 per unit smaller than or equal to 900 sq ft) Nonresidential: Commercial/industrial \$299 per 1,000 sq ft or fraction thereof; Hotel/Motel \$126 per 1,000 sq ft or fraction thereof.	Single family \$82.46 per sq. ft. Single family detached; \$54.97 per sq. ft. single family attached. Multi Family \$54.97 per sq. ft. condos.
Fund Balance July 1, 2020	\$1,248,514	\$24,981,378
<u>Activity in 2020-21</u>		
Revenues		
Fees Collected	29,138	4,939,497
Interest Earnings	18,746	147,730
Unrealized Gain/(Loss) Investments	(15,095)	(130,549)
Total Revenues	\$32,789	\$4,956,678
Expenditures		
Salaries and Benefits		(21,122)
Contract Services		(177,888)
Liability Insurance		(621)
Operating Transfer to Capital Projects Fund	(310,000)	
Total Expenditures	(310,000)	(199,631)
Ending Balance June 30, 2021	\$971,303	\$29,738,425
Other Commitments/Appropriations		
Reserve for Encumbrances		(21,973)
Reserve for unrealized gain on investments	(16,435)	(113,952)
Reserve for Notes Receivable include \$375,000 for 3053 Emerson, \$3,504,850 for Tree House Apts, \$747,734 for Sheridan Apts., \$2,285,026 for 801 Alma, \$901,201 for Palo Alto Housing Project, \$600,000 for 2811-2825 Alma St., \$203,561 for Colorado Park Housing, \$149,968 for El Dorado Palace, and \$6,800,000 for Buena Vista Mobile Home Park, \$8,249,601 for Wilton Ct.		(23,816,941)
Net Funds Available	\$954,868	\$5,785,559

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FUND	Residential & Non-Residential Community Facilities Libraries	Residential Housing In-Lieu Fund
	<p>USE OF FEES:</p> <p>Budget transfer \$310K in FY 2021 was made to Capital Improvement Fund Project for Library Auto Material Handling (LB-21000).</p> <p>FUTURE USE OF FEES:</p> <p>\$540K is programmed in FY 2022-2023 for LB-21000 as part of the 2022-2026 CIP. \$300K has been recommended to fund the City archives at the Roth Building (CMR 12307).</p>	<p>USE OF FEES:</p> <p>Expenditures in Fiscal Year 2021 were \$21K for salaries and benefit, \$178K for Palo Alto Housing Corp for BMR admin fees and for consultancy fees.</p>

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**City of Palo Alto
Annual Report on Development Impact Fees
for Period Ending June 30, 2021**

FUND	Charleston-Arastradero Corridor Pedestrian and Bicyclist Safety	Citywide Transportation
Purpose and Authority for Collection	Fees collected from new development and re-development within the Charleston-Arastradero Corridor to provide for pedestrian and bicyclist safety improvements. PAMC Ch. 16.60	Transportation impact fees imposed on new development in all parts of the City to fund congestion reduction projects. PAMC Ch. 16.59
Amount of the Fee	Residential: \$1,435 per residential unit; Commercial: \$0.42 per sq ft	\$8,309 per net new PM peak hour trip
Fund Balance July 1, 2020	\$19,507	\$2,258,385
Activity in 2020-21		
Revenues		
Fees Collected	17,274	412,167
Interest Earnings	427	38,432
Unrealized Gain/(Loss) Investments	(84)	(27,114)
Total Revenues	\$17,617	\$423,485
Expenditures		
Operating Transfer to Capital Projects Fund	-	(400,000)
Total Expenditures	-	(400,000)
Ending Balance June 30, 2021	\$37,124	\$2,281,870
Other Commitments/Reappropriations		
Reserve for unrealized gain on investments	(418)	(33,600)
Net Funds Available	\$36,706	\$2,248,270
	USE OF FEES:	USE OF FEES:
	No expenditure of funds have been made from this Fund in Fiscal Year 2021.	Budget transfer \$400K to Capital Project Fund in Fiscal Year 2021 was made for Traffic Signal and Intelligent Transportation (PL-05030).
		FUTURE USE OF FEES:
		\$2.0M programmed for PL-05030 as part of the 2022-2026 CIP.

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**City of Palo Alto
Annual Report on Development Impact Fees
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FUND	New Public Safety Facilities	General Government Facilities
Purpose and Authority for Collection	Fees imposed on residential and non-residential development to fund police and fire facilities (including fire apparatus and vehicles) PAMC Ch. 16.58	Fees imposed on residential and non-residential development to fund facilities associated with municipal administration. PAMH Ch. 16.58
Amount of the Fee	Residential: Single family \$1,139 per unit; Multi-family \$912 per unit Nonresidential: Commercial \$636 per 1,000 sq ft. or fraction thereof; Industrial \$213 per 1,000 sq. ft. or fraction thereof; Office/Institutional \$849 per 1,000 sq ft or fraction thereof.	Residential: Single family \$1,435 per unit; Multi-family \$1,147 per unit Nonresidential: Commercial \$801 per 1,000 sq ft. or fraction thereof; Industrial \$267 per 1,000 sq. ft. or fraction thereof; Hotel/Motel \$1,070 per 1,000 sq ft or fraction thereof.
Fund Balance July 1, 2020	\$455,912	\$574,118
<u>Activity in 2020-21</u>		
Revenues		
Fees Collected	46,199	58,210
Interest Earnings	4,769	7,452
Unrealized Gain/(Loss) Investments	(6,845)	(8,609)
Total Revenues	\$44,123	\$57,053
Expenditures		
Operating Transfer to Capital Projects Fund	(455,912)	(574,118)
Total Expenditures	(455,912)	(574,118)
Ending Balance June 30, 2021	\$44,123	\$57,053
Reserve for unrealized gain on investments	(3,717)	(4,691)
Net Funds Available	\$40,406	\$52,362
	USE OF FEES:	USE OF FEES:
	Budget transfer \$456K to Capital Project Fund in Fiscal Year 2021 was made for Public Safety Bldg Project (PE-15001).	Budget transfers are \$217K to Capital Project Fund for the JMZ Renovation (AC-18001) and \$357K to Capital Project Fund for the Civic Ctr Fire Life Safety (PE-18016) in Fiscal Year 2021.

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**City of Palo Alto
Annual Report on Development Impact Fees
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FUND	Residential Housing Impact Fee Fund
Purpose and Authority for Collection	Fees imposed on all rental residential developments (including mixed use with rental housing) to offset the demand that the new market-rate rental housing creates for low income and moderate-income housing in the City. PAMC Ch. 16.65
Amount of the Fee	Single and Multi-Family: \$21.99 per sq. ft. apartment (rentals)
Fund Balance July 1, 2020	\$619,803
Activity in 2020-21	
Revenues	
Fees Collected	257,954
Interest Earnings	14,015
Unrealized Gain/(Loss) Investments	2,984
Total Revenues	\$274,953
Expenditures	-
Total Expenditures	-
Ending Balance June 30, 2021	\$894,756
Other Commitments/Reappropriations	
Reserve for Reappropriations	(600,040)
Reserve for unrealized gain on investments	(11,158)
Net Funds Available	\$283,558
USE OF FEES:	
No expenditure of funds have been made from this Fund in Fiscal Year 2021. Reserve for Reappropriations is for Affordable Housing Loan Agreement: 3705 El Camino Real (Wilton Court)	

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**City of Palo Alto
Annual Report on Development Impact Fees
for Period Ending June 30, 2021**

(INFORMATION ONLY)

FUND	Public Art Fund	Parkland Dedication
Purpose and Authority for collection	Fees imposed on new commercial developments (including mixed use projects), including new construction, remodels, additions and reconstruction that (i) have a floor area of 10,000 sq. ft. or more, and (ii) have a construction value of \$200,000, or more, exclusive of costs for architecture, design, engineering, and required studies; and all new residential projects of five or more units to fund public art for private developments. PAMC Ch. 16.61	Fees on parkland dedication imposed on new residential and non-residential development. Govt Code Sec. 66477 (Quimby Act)
Amount of the Fee	1% of first \$120.25 million construction valuation and 0.9% of construction valuation for valuation in excess of \$120.25 million	Single Family: \$66486.51 per unit; Multi-Family: \$45,819.54 per unit. This applies only to residential projects that require a subdivision or parcel map. Land dedication is required for subdivisions resulting in more than 50 parcels. Parkland Dedication Fee - Land: Single Family: 531 sq. ft. per unit; Multi-Family: 366 sq. ft. per unit. When parkland dedication applies, park impact fees do not apply.
Fund Balance July 1, 2020	\$1,732,560	\$5,014,090
<u>Activity in 2020-21</u>		
Revenues		
Fees Collected	291,934	862,942
Interest Earnings	30,944	76,192
Unrealized Gain/(Loss) Investments	(12,572)	(37,476)
Operating Transfer from General Fund	170,000	
Total Revenues	\$480,306	\$901,658
Expenditures		
Salaries and benefits	(201,529)	
Liability Insurance	(2,047)	
Total Expenditures	(203,576)	0
Ending Balance June 30, 2021	\$2,009,290	\$5,915,748
Other Commitments/Reappropriations		
Reserve for unrealized gain on investments	(27,702)	(80,769)
Net Funds Available	\$1,981,588	\$5,834,979
	<p>This fund is not subject to AB1600 requirements and is listed only for information purposes.</p> <p>Page 9 of 10</p>	<p>This fund is not subject to AB1600 requirements and is listed only for information purposes.</p> <p>FUTURE USE OF FEES: In FY 2022, \$1.1M programmed to fund Boulware Park Improvements (PE-17005) and \$2.4M programmed to fund Byxbee Park Completion (PE-18006).</p>

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**City of Palo Alto
Annual Report on Development Impact Fees
for Period Ending June 30, 2021**

(INFORMATION ONLY)

FUND	Water and Wastewater Collection
Purpose and Authority for Collection	Capacity fees charged to developers that are adding load to the water and sewer systems effective July 1, 2005. California Government Code Sect 66000
Amount of the Fee	Water Capacity Fees: 5/8 in., 3/4 in E-Meter. \$3,750, 1 in. E-Meter \$6,250, 1 1/2 in. E-Meter \$18,850, 2 in. E-Meter \$31,250, 4 in. Compound Meter by est. \$125/FU (min. 5,000 FU) , 6 in. Compound Meter by est. \$125/FU (min. 7,000 FU) Fire Service Capacity Fees: 2 in. \$750, 4 in. \$8,425, 6 in. \$18,250, 8 in. \$30,950, 10in. \$48,110 Sewer Capacity Charges: 4 in. connection with 5/8 in Water Meter (WM) \$5,250, 4 in connection. with 1-in WM \$10,500, 4 or 6 in. connection with 1-1/2 in WM \$31,668, 6 in. connection with 2 in. WM \$52,500, 6 in. and larger connection with 4 in. or larger WM by est. at \$210/FU
<u>Activity in 2020-21</u>	
Capacity Fees Collected	
Water	\$532,805
Wastewater Collection	<u>238,854</u>
Total	
	USE OF FEES:
	The fees are used exclusively for water and sewer system improvements