



# *Our First 82 Years*

## OFFICIAL STATEMENT

of the

### City of Healdsburg Sonoma County, California

"Where the Redwood Highway Crosses  
the Russian River"

In Connection with the Sale of

**\$210,000.**

City of Healdsburg

1949

Improvement Bonds

(1-16 Year Serial Maturities)

on

**May 18, 1949**

Sealed Bids To Be Received  
City Clerk's Office  
Before 11:00 a.m.

Award to be Made By  
The City Council  
at 8:00 p.m.

**Healdsburg was incorporated in 1867**

**Its Citizens Are Proud Of**

**Its Credit and Integrity Which Are a Matter of Record**

**Our 82 YEAR RECORD Shows**

**A Sound Government—Conservative Financing**

**Efficient Operation of Municipal Utilities and Services**

**Progressive Growth—A Stable Economy**

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**CITY COUNCIL**

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O. H. Price, Mayor

A. L. Barbieri

J. L. McEachern

George Kramer

Art Ruonavaara

Edwin Langhart, City Clerk

Henry O. Williams, Treasurer

J. A. Ratchford, City Attorney

Waldo Iversen, City Engineer

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## THE BONDS

### DESCRIPTION

On March 22, 1949, the voters in the City of Healdsburg by a majority vote of nearly 5 to 1 authorized the issuance of \$210,000. general obligation bonds.

These bonds will be offered for sale to the highest bidder on written bids submitted to the City Clerk before 11:00 a.m. on May 18, 1949, under the terms and conditions set forth in the Official Notice of Sale which accompanies this prospectus.

These bonds are dated June 15, 1949, interest will be payable semi-annually on December 15th and June 15th of each year, and they will mature from one to sixteen years from their date as follows:

<b>Maturity</b>	<b>Amount</b>	<b>Maturity</b>	<b>Amount</b>
June 15, 1950	\$10,000	June 15, 1958	\$15,000
June 15, 1951	10,000	June 15, 1959	15,000
June 15, 1952	10,000	June 15, 1960	15,000
June 15, 1953	10,000	June 15, 1961	15,000
June 15, 1954	10,000	June 15, 1962	15,000
June 15, 1955	10,000	June 15, 1963	15,000
June 15, 1956	10,000	June 15, 1964	15,000
June 15, 1957	15,000	June 15, 1965	20,000

**NONCALLABLE**—None of the bonds will be callable for retirement before their fixed maturity date.

### SECURITY

These bonds are general obligations of the City, and the City Council thereof has power and is obligated in the absence of other funds with which to make such payment to levy ad valorem taxes for the payment of said bonds and the interest thereon upon all taxable property within said City subject to taxation by said City (except certain intangible personal property, which is taxable at limited rates) without limitation of rate or amount.

Although they are not pledged to the payment of bond service, attention is called to the substantial income the City receives from the operation of the municipally owned electric distribution and water systems and sewer rental tolls.

### PURPOSE OF THE BOND ISSUE

The bonds were authorized by the voters in two separate issues:

Measure (A): Water Works Improvement	\$170,000.
Measure (B): Sewage System	40,000.
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Total	\$210,000.

Although separately authorized the bonds will be sold as one issue to be called CITY OF HEALDSBURG 1949 IMPROVEMENT BONDS.

**WATER IMPROVEMENTS**

The major betterments will be the construction of a new one million gallon capacity concrete and steel water reservoir and the installation of about 19,000 feet of large sized new cast iron water mains. In addition to extending water service, the existing system in general will be repaired and improved. Water supplies and pressure for fire fighting purposes will be greatly improved.

**SEWER IMPROVEMENTS**

The major part of the money will be spent to improve the sewer treatment plant. A new line will be built to service homes on the west side of the City. The total cost of the work to the sewer system is estimated at \$63,000. The City has received an allotment of a \$23,000. grant from the State of California under the "Construction and Reemployment Act" Chapter 20, Statutes 1946, to apply to the proposed sewer work.

**FINANCIAL STATEMENT**

Population: Official census 1946	2,885
Current estimate 1949	3,000
Area within City	495.48 acres
Assessed Valuation 1948-49 (by City)	\$2,961,759.
Assessed Valuation 1948-49 (by County)	\$2,821,090.

**DIRECT DEBT:**

Municipal Improvement Bonds Series 4 (Sewage Disposal)	\$ 16,000.
1949 Improvement Bonds (Water and Sewers) New Issue	210,000.
Subtotal — Direct Debt	<u>\$226,000.</u>

**OVERLAPPING DEBT (4-1-49)**

Sonoma County Bonds (2.71% of \$55,000.)	\$ 1,490.
Healdsburg High School	nil
Healdsburg Grammar School (65% of \$16,000.)	10,400.

Subtotal Overlapping Debt	<u>\$ 11,890.</u>
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<b>TOTAL DIRECT AND OVERLAPPING DEBT</b>	<u><b>\$237,890.</b></u>
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**Ratio of Bonded Debt to City Assessed Valuation  
Including the New Bond Issue of \$210,000**

DIRECT DEBT	7.63%	Per Capita:	Assessed Valuation	\$987.25
ALL DEBT	8.03%		Total Debt	\$ 79.29

**Ten Year Record of  
CITY ASSESSED VALUATIONS, TAX COLLECTIONS  
AND DELINQUENCIES**

Year	Assessed Valuation	Tax Rate Per \$100	Secured Roll Tax Levy	Delinquencies at end of each fiscal year June 30	
				Dollars	Per Cent
1948-49	\$2,691,759.	\$1.27	\$27,202.	Year not ended	
1947-48	2,773,692.	1.27	26,705.	\$111.	0.42%
1946-47	2,678,175.	1.27	28,260.	64.	.22
1945-46	2,335,365.	1.28	27,843	89.	.32
1944-45	2,223,997.	1.29	26,881.	116.	.43
1943-44	2,143,292.	1.29	26,660.	133.	.50
1942-43	2,040,405.	1.34	26,136.	234.	.89
1941-42	2,015,651.	1.34	25,349.	222.	.87
1940-41	1,979,668.	1.34	25,282.	258.	1.02
1939-40	1,976,300.	1.34	24,628.	397.	1.61
1938-39	1,913,805.	1.42	25,649.	623.	2.42

**COMBINED CITY AND COUNTY TAX RATES**

Per \$100. Assessed Valuation

City Rate	1948-49	1947-48	1946-47	1945-46	1944-45	1943-44
General Fund	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
Library Fund	.15	.15	.15	.15	.15	.15
Bond Service	.09	.10	.12	.13	.14	.14
Planning Com.	.03	.02	nil	nil	nil	nil
Subtotal	\$1.27	\$1.27	\$1.27	\$1.28	\$1.29	\$1.29
County Rate*	5.22	4.88	4.90	3.84	3.62	3.51
Total	\$6.49	\$6.15	\$6.15	\$5.12	\$4.91	\$4.80

\*Total of all levies including schools collected on county tax bill inside the City of Healdsburg.

Based upon an assumed constant City assessed valuation of only \$2,900,000., the new \$210,000. bond issue, if serviced exclusively from taxes, will increase the total tax rate for all bond service as follows: 1949-50, 62 cents; 16 year average, 56.8 cents; highest rate of 70.7 cents occurs in the 16th or last year. These rates are well within the ability of the City to pay.

However, allocations to the bond fund from sewer rental charges or utility department earnings, not to mention the certainty of an increased assessed valuation, are expected to keep both the average and peak tax rates well below the above indicated requirements.

## CASH RECEIPTS, DISBURSEMENTS AND FUND BALANCES

Cash Receipts	1947-48	1946-47	1945-46	1944-45	1943-44
Property Taxes	\$ 31,140.13	\$ 33,751.80	\$ 28,897.23	\$ 29,696.11	\$ 28,132.60
Licenses, Fines, privileges	13,703.60	11,230.54	9,953.10	8,060.79	6,116.94
Subventions & Grants	9,734.77	6,317.86	3,761.36	5,032.64	3,469.55
Recreation (Golf Course, Tennis, etc.)	8,983.15	7,109.35	4,876.30	1,902.55	1,139.95
Parking meters	13,256.07	11,894.94	—	—	—
Water System (A)	31,017.12	26,993.93	21,585.02	21,416.70	20,669.05
Electric System (A)	102,718.29	94,192.50	83,311.02	73,171.92	66,412.97
Miscellaneous	13,307.11	(1) 18,587.30	5,028.55	3,758.73	3,609.04
<b>Total Receipts</b>	<b>\$223,860.24</b>	<b>\$210,078.22</b>	<b>\$157,412.58</b>	<b>\$143,039.44</b>	<b>\$129,550.10</b>
Cash Disbursements					
General and Misc.	\$104,800.64	\$100,256.92	\$ 74,786.19	(2) \$ 68,678.61	(3) \$ 75,191.47
Parking meters	7,766.60	7,818.90	—	—	—
Water System (A)	36,530.15	26,913.97	36,686.39	33,283.72	21,065.87
Electric System (A)	61,863.50	66,255.02	51,338.50	36,812.59	31,581.09
Bond Service	2,600.00	2,800.00	2,880.00	2,960.00	3,020.00
<b>Total Cash Disbursements</b>	<b>\$213,560.89</b>	<b>\$204,044.81</b>	<b>\$165,691.08</b>	<b>\$141,734.92</b>	<b>\$130,858.43</b>
Fund Balances 6-30					
General and Misc.	\$ 18,169.22	\$ 22,076.17	\$ 20,503.19	\$ 19,028.34	\$ 18,545.81
Water and Light Fund	26,633.51	23,153.60	18,630.80	27,158.46	29,003.25
Bond Funds	2,320.48	1,594.09	1,656.46	2,913.65	215.37
<b>Total Cash Funds Exclusive of Bond Invest.</b>	<b>\$ 27,123.21</b>	<b>\$ 46,823.86</b>	<b>\$ 40,790.45</b>	<b>\$ 49,120.35</b>	<b>\$ 47,764.43</b>
Bond Investment	16,000.00	16,000.00	26,000.00	26,000.00	26,000.00
<b>Total Funds</b>	<b>\$ 73,123.21</b>	<b>\$ 62,823.86</b>	<b>\$ 66,790.45</b>	<b>\$ 75,120.35</b>	<b>\$ 73,764.43</b>

(A) See following Table for revenues and expense on accrual basis

- (1) Includes \$10,000. from sale of defense bonds
- (2) Includes \$2,999.00 purchase of land
- (3) Includes \$16,000. purchase of Defense Bonds



THE HEALDSBURG PUBLIC LIBRARY, center of culture for a city intent on providing its residents with the latest in contemporary writings as well as a well-rounded source of reference and background material. A full time librarian supervises library activities for youngsters and grown-ups alike.

## STATEMENT OF OPERATIONS OF MUNICIPAL WATER AND ELECTRIC DEPARTMENTS

	1947-48	1946-47	1945-46	1944-45	1943-44
<b>Number of Services</b>					
Water	1,212	1,138	1,070	1,027	1,009
Electric—Light Service	1,295	1,197	1,103	1,047	1,035
Domestic Power (a)	754	677	561	532	512
Commercial Power (a)	147	135	123	111	80
(a) In most cases the users of commercial or domestic power also have light service; therefore, the number of light services is indicative of the total number of electric services.					
<b>INCOME (Accrual basis)</b>					
Water Department	\$ 28,018.76	\$ 25,430.62	\$ 20,420.48	\$ 20,794.82	\$ 20,034.15
Electric Department	100,000.56	92,916.70	81,425.31	72,165.81	65,358.41
<b>Total</b>	<u>\$128,019.32</u>	<u>\$118,347.32</u>	<u>\$101,845.79</u>	<u>\$ 92,960.63</u>	<u>\$ 85,392.56</u>
<b>EXPENSE (Accrual basis incl. depreciation charges)</b>					
Water Department	20,663.71	23,813.60	20,291.25	21,445.60	16,067.17
Electric Department	48,104.88	48,238.79	40,465.80	40,672.62	32,518.00
<b>Total</b>	<u>\$ 68,768.59</u>	<u>\$ 72,052.39</u>	<u>\$ 60,757.05</u>	<u>\$ 62,118.22</u>	<u>\$ 48,585.17</u>
Depreciation charges incl. above	13,894.02	12,460.89	10,960.87	11,387.93	10,672.34
<b>NET EARNINGS</b>					
Water Department	7,355.05	1,617.02	129.25	650.78	3,966.98
Electric Department	51,895.68	44,677.91	40,959.51	31,493.19	32,840.41
<b>Total</b>	<u>\$ 59,250.73</u>	<u>\$ 46,294.93</u>	<u>\$ 41,088.74</u>	<u>\$ 30,842.41</u>	<u>\$ 36,807.39</u>
Transfers to other funds	32,000.00	32,750.95	29,651.58	26,098.73	24,000.00
<b>ACCUMULATED TRANSFERS TO OTHER FUNDS</b>	336,758.53	304,758.53	272,007.58	242,356.00	216,257.27
<b>ACCUMULATED NET EARNED SURPLUS (a)</b>	<u>274,499.30</u>	<u>247,248.57</u>	<u>233,704.59</u>	<u>222,267.43</u>	<u>217,462.69</u>
<b>ACCUMULATED NET EARNINGS</b>	<u>\$611,257.83</u>	<u>\$552,007.10</u>	<u>\$505,712.17</u>	<u>\$464,623.43</u> (b)	<u>\$433,719.96</u> (c)

- (a) Reinvested in improvements to systems or cash now on hand.  
 (b) Including adjustment in depreciation reserve — \$2,019.38.  
 (c) Including inventory adjustment — \$528.34

### FIXED ASSETS MUNICIPAL WATER AND ELECTRIC DEPARTMENT 6-30-48 (in round figures)

	Cost	Depreciation	Net
Land	\$ 12,580.		\$ 12,580.
Buildings	6,049.	\$ 5,190.	859.
Equipment—Water System	174,081.	55,430.	118,651.
Equipment—Electric System	134,315.	46,228.	88,086.
Equipment—General	16,534.	15,166.	1,367.
<b>Total</b>	<u>\$343,559.</u>	<u>\$122,014.</u>	<u>\$221,542.</u>

### MUNICIPALLY OWNED UTILITIES

Facilities and service supplied by the City include the following:

**Municipal Water and Light Department**—Supplies water and electricity to users within the City. This department has been very profitable to the City. To date it has earned approximately \$611,000. About \$366,000. has been used by the City for purposes not connected with the water and electric systems and \$274,000. has been used either to improve the water and electric systems or remains as a surplus now on hand. As shown, the accounting of the income

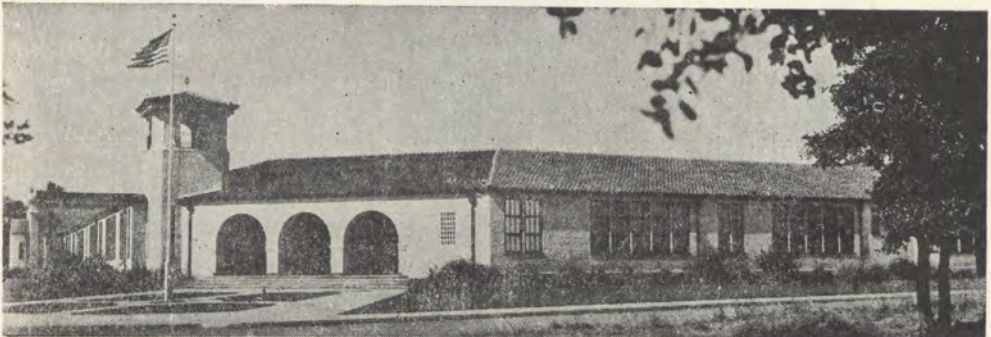
and expense is kept on an accrual basis and includes proper charges for depreciation, sales of services to other city departments, bad debts and all other charges normally accounted for in the bookkeeping of private enterprises.

The City obtains its water supply from wells at an average depth of 60 feet. It is distributed through a system which, after the improvements herein described are made, will be up to standard for fire protection, commercial and domestic service. Water rates are 10c per 100 cubic feet with monthly minimum charges based on the size of the water meter as follows: 3/4" meter \$1.25, 1" meter \$1.75, 1 1/2" meter \$2.00, 2" meter \$2.25, over 2" meter \$2.50. These rates are competitive to water rates under municipal ownership in Cloverdale, Santa Rosa and Sebastopol. They are far below the rates charged by the privately owned system in Petaluma as shown by the following comparison of monthly bills (3/4" meter rates) for assumed quantities:

Quantity Used	Monthly Bill	
	Healdsburg	Petaluma
Minimum charge	\$ 1.25	\$ 1.55
1,000 cu. ft. or 7,480 gals.	1.25	3.71
2,500 cu. ft. or 18,700 gals.	2.50	9.11
5,000 cu. ft. or 37,400 gals.	5.00	18.22
15,000 cu. ft. or 112,200 gals.	15.00	42.86

Electric power is purchased by the City from the Pacific Gas and Electric Co. and distributed through the City's system to consumers within the City. Rates vary according to type of service, but domestic lighting rates which is the usual classification for homes without electric heating equipment are as follows:

Minimum charge per meter per month	\$1.00
Demand charge per meter per month	.20
Energy charge — First 100 KWH	6c per KWH
Next 100 KWH	5c per KWH
All over 200 KWH	4c per KWH



THE HEALDSBURG UNION ELEMENTARY SCHOOL is located on a six acre plot of land within the city limits . . . is noted for its high scholastic standard. It is equipped to provide students with the most modern and efficient educational program.



Water and electric charges are billed monthly on a single bill and become payable on the first day of each month. If not paid by the 10th of the month, a penalty of 10% is added and if not paid by the 15th of the month, service is discontinued.

**Municipal Sanitary Sewer Collection and Disposal System**—The City owns and operates a sanitary sewerage collection and disposal system. To aid in the costs of operating the system, the City collects a sewer rental from users of the system. Sewer rental rates, or tolls, range from 50 cents per month for single family dwellings to \$2.00 per month for hotels, motels or auto courts.

Producers of industrial wastes pay rates, established in each case by the City Council, which take into consideration the type and volume of the sewage produced. Rates for the few services which are outside the City limits are double those inside.

All charges are collected with and as a part of the monthly water and electric bill and in the event of nonpayment, these services are discontinued. The building of lateral sewer lines for new connections from the street sewer to the property line is done by City equipment and the property owner is charged for the cost at rates approximating the actual cost. The same procedure is followed in making individual extensions of the sewer collecting lines.

**Sewer and Parking Revenues**—The sewer rental charge took effect in March 1947. Collections from this source for the years 1946-47 and 1947-48 were as follows: 1946-47 \$1,251.25 (¼ year only); 1947-48 \$7,873.02 (full year).

The City has installed 347 parking meters in the downtown business area. This tends to "turnover" available parking places for shoppers and also provided a net income to the City of \$5,000. in 1947-48, after all expenses and charges. The meters are being paid for out of earnings at the rate of 50% of the revenue. Within the next three years, they should be paid for in full and the net income to the City will then about double in amount.

## FINANCIAL HISTORY

The City of Healdsburg HAS NEVER DEFAULTED IN THE PAYMENT OF BOND INTEREST NOR PRINCIPAL ACCORDING TO ALL AVAILABLE RECORDS.

### RECORD OF GENERAL OBLIGATION BONDS PREVIOUSLY ISSUED BY CITY

Date of Issue	Amount and Interest Rate	Purpose	Term	Final Maturity Date
1899	\$80,000. 5%	Water and Electric	40 years	1939
1922	10,000. 5%	Water and Sewers	10 years	1932
1929	14,000. 5½%	Purchase American Legion Property	14 years	1943
1937	35,000. 4%	Sewer Disposal	19 years	1956

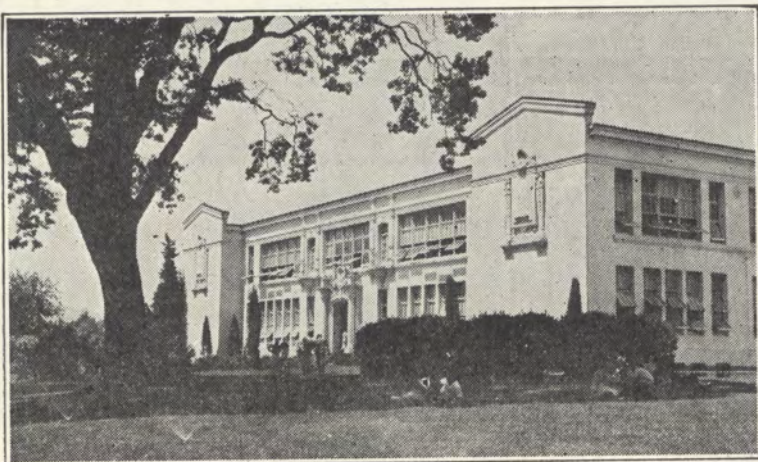
## SPECIAL ASSESSMENT BONDS

In addition to the above general obligation bonds issued, the City also financed the improvement of streets throughout the City and certain electrolier street lighting by special assessments levied on local improvement districts formed to cover certain areas within the City.

District proceedings were commenced in 1915. From then to 1928 in excess of \$300,000. was spent for this purpose. Many property owners paid the special assessment in cash. Assessment liens which went to bonds were issued pursuant to the "Improvement Bond Act of 1915" and are as follows:

Issue & Purpose	Total cost of Work	Amount paid in Cash	Amount of bonds Issued	Int. Rate	Maturity Schedule
Series 1. Paving	\$163,276.65	\$ 88,706.35	\$ 74,570.30	7%	1924-1933
Series 2. Paving	71,399.20	9,524.00	61,875.20	7%	1925-1934
Series 3. Paving	36,418.52	20,757.12	15,661.40	7%	1929-1938
Series 4. Street Lighting	1,614.20	661.90	952.30	7%	1929-1938
Totals	\$272,708.57	\$119,649.37	\$153,059.20		

All interest coupons and maturing principal were promptly paid when due and none are now outstanding.



HEALDSBURG HIGH SCHOOL, constructed on a campus that includes extensive athletic grounds, a football field and tennis courts, is one of the most picturesque and modern educational plants in Sonoma County.

The financial stability of the community is well demonstrated by the fact that during the severe depression of the 1930's the City not only met all outstanding commitments, but was able to produce the extra money to take full advantage of the then existing opportunities.

They acquired 40 acre Tayman Park and built the City Office Building and benefited by securing about \$300,000. in improvements of various sorts by being able to provide City cash to sponsor WPA and PWA projects.

It is estimated that the City has invested in excess of \$1,000,000. for permanent public improvements. The major source of this money has come from: Utility Department earnings, reinvested in the system \$275,000; special assessments for street lighting and paving \$300,000.; WPA and PWA-projects \$291,000.; general obligation bonds \$139,000. exclusive of the present bond issue. In addition \$336,000. of Utility Department earnings have been transferred to other City uses including the purchase and improvement of property and facilities.

## **HEALDSBURG**

### **LOCATION AND CLIMATE**

The City is located in the "Sonoma Valley" of Sonoma County, California, on the Redwood Highway (U.S. No. 101) about 75 miles north of San Francisco. Here the Redwood Highway crosses the famed Russian River.

The forested hills of the Coast Range of mountains come close in to Healdsburg. Fitch Mountain rises precipitously less than a mile to the east. Bordering the town are commercial orchards, vineyards, etc. The situation of the City was initially determined by the natural transportation arteries of the entire North Coast area, which here cross the drainage outlet of the major water shed south of Mendocino County.

Elevation is about 110 feet above sea level. The moderate climate in Healdsburg is classed with the best in central and northern California. Twenty-five miles of mountains between the City and the Pacific Ocean shelter it from harsh winds and heavy low fogs prevalent during certain seasons on the coast itself. Yet the ocean is close enough to produce a tempering effect which eliminates extreme heat or dryness. Summers usually produce warm days and cool nights coupled with relatively low humidity. Winters are mild. There is neither severe cold nor excessive rainfall.

### **TRANSPORTATION**

Rail transportation is supplied by the Northwestern Pacific Railroad which connects with the Southern Pacific lines about forty miles southeast of the City. Pacific Greyhound lines supply bus transportation on regular and

frequent schedules and the Merchants Express Co. provides daily pickup and delivery service by truck. Regular freight and passenger air service is available at the Sonoma County Airport, about twelve miles distance, via the Southwest Airways. Good highways for auto, truck or bus transportation lead from the City to all important points.

### HISTORY

In 1840, 109 years ago, Cyrus Alexander settled on the Russian River near the location of Healdsburg. By 1850 a sawmill was in operation in the area. Agricultural development was under way. In 1852 Harmon Heald opened a general store known as Healds Station. In 1854 this became an official post office. In 1857 a townsite was surveyed and named Healdsburg. In 1860 the first local newspaper was published. In 1867 the Town was incorporated under then existing State law. On April 18, 1874, the voters approved a new special act of the State Legislature creating the City of Healdsburg. In 1871 the San Francisco and North Pacific Railroad Co. (now the Northwestern Pacific) extended service to Healdsburg from its southern terminal, Donohoe Landing in Marin County. By 1875 the City had a public school, a manufactured gas service, a water distributing service. Electricity was locally generated and distributed by 1893. In 1898 the City commenced operation of a municipally owned hydroelectric plant, distributing lines and a water distribution system.



HEALDSBURG GENERAL HOSPITAL is built on a "cross" plan, the operating and surgical unit on one arm, wards and solarium on the other arm, the kitchen in the back, rooms and office in the front. The modernly equipped, 25-bed hospital is rated by medical officials as one of the best institutions of its size in this area.

## HEALDSBURG TODAY

Healdsburg is a good place in which to live. It is a City of trees, shrubs, lawns and flowers. The center of the business district surrounds a block square "Plaza" park over an acre in size. Practically every street, totaling about fourteen miles, is paved and well maintained; curbs, gutters and cement sidewalks are the rule. Vacant lots are kept clean of noxious weeds and free from the attendant fire hazard.

Housing and real estate are available at what is considered to be fair and reasonable prices both within the City proper and in the contiguous territory which is rapidly being subdivided into smaller parcels. Good livable homes can be obtained from \$7,500. to \$10,000.

Community activities are varied and numerous. There is an active Chamber of Commerce, service clubs such as the Kiwanis, Rotary, 20-30 Club, American Legion, and Auxiliary, etc. Juvenile groups consist of Boy Scouts, Girl Scouts, Boys Clubs, etc. Fraternal orders and lodges include the Masons, Eastern Star, Rainbow Girls, DeMolay, Odd Fellows, Rebekahs, Knights of Pythias, Pythian Sisters, Woodmen of the World, Eagles, The Grange, Italian-Catholic Federation, Meiler Institute of Young Ladies, etc. There are eight churches, serving eleven faiths, various women's clubs.

The State is building a \$100,000. armory on two acres of Tayman Park land the City donated for the local National Guard unit.

Healdsburg is unique in the fact that for nearly sixty years a summer season series of free band concerts is given each Saturday night in the "Plaza". As many as 5,000 persons have attended a single concert. The band is composed of local musicians who are voluntarily organized. The uniformed Municipal Band now is sponsored by the Chamber of Commerce.

In addition another local volunteer organization sponsors a series of concerts each year in which outstanding operatic and symphonic artists are imported to perform.

The citizens are public spirited and have financed many civic and public improvements such as purchase of the ball park, summer damming of the Russian River for water sports, etc., by private subscription. Just recently \$20,000 of private money was subscribed by local people to pay the cost of installing a complete lighting system in the ball park to enable the playing of games at night.

Recreational facilities abound both within and adjacent to the city. There is a municipally owned nine-hole golf course with multiple purpose club house, tennis courts, picnic grounds and other facilities. It is beautifully laid

## Our FIRST 82 YEARS

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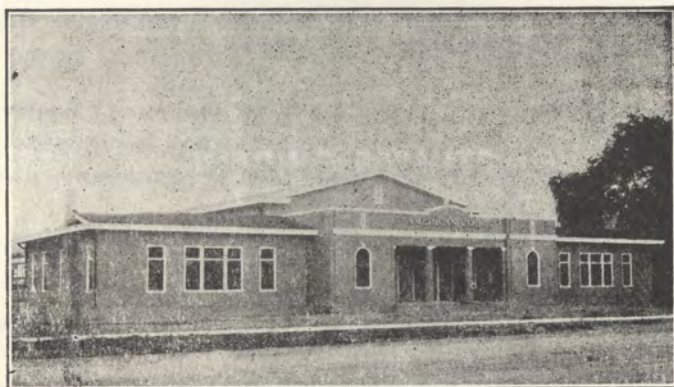
out, landscaped and maintained. There is a municipally owned baseball park with lighting for night use for hard and soft ball and football games. Several good beaches provide for the enjoyment of water sports and swimming in the Russian River. Rolling hills and valley terrain lend themselves to horseback riding, hiking, hunting and fishing. There are mineral springs, active geysers, summer resorts and good roads through a variety of scenery surrounding the City.

Educational facilities consist of the municipally owned Carnegie Library, the Healdsburg Union High School, the Healdsburg Union Elementary School, supplemented by the Santa Rosa Junior College just fifteen miles south of the City. The local schools have ample grounds, are well equipped and enjoy a good scholastic rating. They represent a capital investment of close to \$500,000.

Business facilities and professional services in the City total well over 200 establishments. Among these are 31 professional services (doctors, dentists, lawyers, etc.); 80 retail trade outlets, 24 industrial operations and 162 service outlets and a bank.

A twenty-five bed hospital is located in the City. Other large, well equipped hospitals are readily available within a radius of sixteen miles.

Convenience facilities and public utilities services are as follows: municipally owned water distributing system with low rates for domestic, commercial and industrial consumers; municipally owned electric light and power distributing system; municipally owned modern sanitary sewer system; natural gas service is furnished by the Pacific Gas and Electric Co., telephone service by the Pacific Telephone & Telegraph Co. and the U. S. Mail Service furnishes house delivery. A six man police department and a seven man fire department provide protection to the residents.



AMERICAN LEGION HALL provides a meeting place not only for Sotoyome Post 111, American Legion, and its Auxiliary Unit, but for many of the other organizations and clubs in the City of Healdsburg.

## **ECONOMICS OF THE GREATER HEALDSBURG AREA**

It is estimated that Healdsburg is the social, economic and business center of a population of 10,000.

### **GREATER HEALDSBURG AREA — 1947**

Telephones	1540	Industrial Plants	50
Electric Meters	3476	Fruit Dehydrators	61
Postal Outlets	2236	Hop Kilns	10

The area has shown an average growth of nearly eight per cent for each five year period since 1900. Indicative of development just outside the City limits are the two following illustrations:

Just about one mile east of the City there is a developed "suburban" area called the Fitch Mountain District. There are over 250 dwellings with an estimated population of 1,200.

Just a mile north of the City a 95 home subdivision called "Solar Terrace" is being developed. About twelve houses have been completed or are under construction.

The principal economy of the area is agriculture and agricultural processing.

### **LOCAL AGRICULTURAL PRODUCTION—YEAR 1947**

Prunes	13,500 tons	Milk and Milk Products	620,000 lbs.
Grapes	10,000 tons	Poultry — Meat Birds	20,000 birds
Pears	2,245 tons	Eggs	360,000 doz.
Apples	6,000 tons	Sheep and Lambs	10,000 head
Hops	12,000 bales	Cattle and Calves	1,500 head

Within a ten mile radius of Healdsburg the Division of Forestry estimates there is standing 162,000,000 board feet of redwood lumber and 94,000,000 feet of Douglas fir. The now accessible principal cutting area has an estimated 100,000,000 board feet still uncut.

In minerals the principal commercial developments have been in mercury mining and sand and gravel. Other minerals occurring in the area are chromite, manganese, tin ore, magnesite, diatomaceous earth, limestone and mineral water of many kinds.

Healdsburg industry provides 1,271 jobs estimated to be 13% skilled, 19% semiskilled and 68% unskilled. Agriculture employs a peak of 7,500 of which from 5,000 to 6,000 are migrants arriving in the summer months to harvest crops.

## THE AREA INDUSTRIES (1947)

(From the Industrial Survey of Healdsburg—Chamber of Commerce—1948)

Product and Production	Value of Product	No. of Wage Earners	Payroll
Agricultural Processing:			
Prunes, Apples, Grapes and Dehydrated Vegetables 30,425 tons )	\$5,210,000.	877	\$ 510,200.
)			
Hops 12,000 bales)			
Lumbering 7,980,000 B.F.	767,000.	162	350,523.
Sand Gravel Products: 1,060,000 tons	1,263,500.	51	230,000.
Wine Crush: 2,122,092	848,800.	77	148,900.
Light Manufacturing, etc.:	343,300.	62	119,300.
Concrete Products:	150,000.	14	30,000.
Printing and Publishing:	44,000.	11	25,000.
Miscellaneous Industry:	16,000.	17	?
	<hr/>		
	\$8,642,600.		\$1,413,923.

## CITY OF HEALDSBURG STATISTICS

POPULATION: 1946 CENSUS, 2,885; PRESENT ESTIMATE 3,000.

REGISTERED VOTERS (1948) 1,933.

WATER CONSUMERS 1,212.

NUMBER OF ELECTRIC LIGHT METERS 1,295.

POST OFFICE BOX HOLDERS AND DELIVERY OUTLETS 1,366.

AREA COVERED BY CITY 462.26 ACRES

## TYPES OF HOUSING (1947)

Type	Number	Capacity of Dwelling
Single Family Dwelling	886	886 families
Duplex Family Dwelling	27	54 families
Apartment Houses	19	80 families
Auto Courts	5	32 families
Rooming Houses	6	30 families
Trailer Camps	3	66 families
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	946	1,248

## BUILDING PERMITS

Year	TYPE			TOTAL VALUE Miscellaneous Alterations, etc.
	Dwelling	Garages	Commercial	
1948	33	8	4	\$265,000.
1947	38	10	10	325,000.
1946	37	18	8	243,000.
1945*	8	5	nil	36,500.

\*War restrictions on materials in effect most of the year.

## ENROLLMENT, HEALDSBURG ELEMENTARY SCHOOL

SPRING 1949, 616; 1946-47, 607; 1945-46, 553; 1944-45, 438; 1939-40, 402.



## CITY OWNED PROPERTY

Healdsburg has been fortunate in electing men to the City Council who were of a progressive nature yet possessed of sound, prudent judgment. Common sense and foresight has enabled the City to acquire property of great value to the community and improve it at a relatively small cost to the City.

The City's sewage disposal plant, sewer lines, water department, construction of the "City Office Building," improvement to Tayman Park, the Club House, etc., have all benefited by Federal aid secured by energetic, resourceful City officials.

Property owned by the City is as follows:

### CITY OWNED PROPERTY

(Not Including Water, Electric or Sewer Department Land and Improvements)

Year Acquired	Name and Use	Improvements	Area
1867	"Plaza" Park in center of business district	Band Stand, Benches and landscaped	1.14 acres
1886	"City Hall" City Offices	High ceiling, 3 story wooden structure typical of the period	4,400 sq. ft.
1910	"Carnegie Library" Public Library	A massive "Carnegie type" 2 story structure	7,000 sq. ft.
1927	"Ball Park" Hard and Soft Ball and Football	Fenced grandstand, night lights, dressing rooms and other facilities	3.75 acres
1927	"Women's Club House" Meeting place for Boys Club, Girl Scouts, etc.: also, County Health Department Clinic	2 story building 40x60 ) auditorium, kitchenette, ) etc. ) ) )	.75 acres
1929	"American Legion Building" Convention Hall and General Meeting Place	1 story frame building, ) auditorium for meet- ) ings, dining room, ) kitchen, etc. )	
1935	"Tayman Park" 9 hole golf course, tennis courts, etc., located contiguous to the east City limits	Club house for guests, parties and all operational facilities. Sprinkler system, landscaped	68 acres
1937	"City Office Building" occupied by Chamber of Commerce	Small two story building	5,000 sq. ft.