

City of Sedona, Arizona

In 2009, the Arizona Legislature approved House Bill 2008, which imposed a moratorium on new or increased development impact fees until July 1, 2011. In 2010, the Legislature approved House Bill 2478, which extended the same moratorium an additional year, to July 1, 2012.

While the moratorium prevents increases to existing fees and/or new impact fees; it does not prevent collection and administration of existing impact fees. In addition, automatic adjustments (indexing) of existing fees is specifically still permitted.

Financial Services
Department
102 Roadrunner Drive
Sedona, Arizona 86336

Phone: 928-204-7185

Fax: 928-282-7207

Email:

Finance_Dept@SedonaAZ.gov



Annual Report for the Collection and Use of Development Fees

For Fiscal Year Ended June 30, 2011



August 25, 2011

Tim Ernster, City Manager
Honorable Mayor, City Council
and Citizens of Sedona, Arizona:

We are pleased to submit to you the 2011 Annual Report for the Collection and Use of Development Fees for the City of Sedona, Arizona. The report was prepared by the Financial Services Department.

Copies of this report will be maintained in the City Clerk's office for use by the general public.

This financial statement has been prepared in accordance with the requirements of the State Statute 9-463.05, Section H.

During fiscal year 2011, the following accomplishments were achieved by using Development Fees:

Parks & Recreation

- Improvements to pool at West Sedona Elementary School
- Continued development of Barbara's Park
- Tennis court improvements to Sunset Park
- Posse Grounds ball field lighting

Public Works

- Harmony/Windsong Drainage Improvements Phase II construction started
- Harmony/Windsong Drainage Improvements Phase III evaluation continued
- Upgrades to Posse Ground and SR89A intersection

For the Future

The following were identified by the City Council in the Budget Planning process as important priorities for the future:

- General facilities improvements
- Parks and Recreation master plan study
- Continued improvements to Barbara's Park

- Upgrades to multi use field at Posse Grounds
- Continued construction of Harmony/Windsong drainage improvements phases II and III
- Proposed wetlands area at Wastewater Treatment Plant

Should there be any further information needed, please feel free to contact the Financial Services Department at (928) 204-7185 or via our website www.SedonaAz.gov.

Sincerely,

A handwritten signature in black ink that reads "Barbara Ashley". The signature is written in a cursive, flowing style.

Barbara Ashley
Finance Operations Manager

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2011

Impact Fee Account Summary

Beginning Balance FY 2010-2011

	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 General Government Facilities & Equipment	1610.05 Parks & Recreation: Open Space	1610.06 Dry Creek Wash	1610.07 Coffeepot Wash	1610.08 Soldier Wash	1610.09 Oak Creek Wash	Total
Total Beginning Balance	\$ 13,550	\$ 797,620	\$ 230,484	\$ 168,536	\$ 1,806,065	\$ 15,103	\$ 8,165	\$ 377	\$ 1,925	\$ 3,041,825

Fee Schedule

Amount of Each Impact Fee Charged	1610.01 Law Enforcement	1610.02 Roadway & Transportation	1610.03 Storm Drainage	1610.04 General Government Facilities & Equipment	1610.05 Parks & Recreation: Open Space	Total
Single-Family Detached	\$ 313	\$ 1,939	\$ -	\$ 264	\$ 6,718	\$ 9,234.00
Multiple Family	\$ 268	\$ 1,362	\$ S -	\$ 226	\$ 5,752	\$ 7,608.00
All other Types of Housing	\$ 277	\$ 1,012	\$ -	\$ 234	\$ 5,965	\$ 7,488.00
Nonresidential (per square foot of building/hotel room)						\$ -
Commercial 25,000 SF or less	\$ 0.71	\$ 9.84	\$ -	\$ 0.41	N/A	\$ 10.96
Commercial 25,000 - 50,000 SF	\$ 0.67	\$ 9.13	\$ -	\$ 0.36	N/A	\$ 10.16
Commercial 50,001 - 100,000 SF	\$ 0.59	\$ 7.99	\$ -	\$ 0.31	N/A	\$ 8.89
Commercial 100,001 - 200,000 SF	\$ 0.50	\$ 6.91	\$ -	\$ 0.27	N/A	\$ 7.68
Commercial over 200,000 SF	\$ 0.43	\$ 5.94	\$ B -	\$ 0.25	N/A	\$ 6.62
Office/Inst 10,000 SF or less	\$ 0.33	\$ 4.59	\$ -	\$ 0.53	N/A	\$ 5.45
Office/Inst 10,001 - 25,000 SF	\$ 0.27	\$ 3.72	\$ -	\$ 0.49	N/A	\$ 4.48
Office/Inst 25,001 - 50,000 SF	\$ 0.23	\$ 3.17	\$ -	\$ 0.46	N/A	\$ 3.86
Office/Inst 50,001 - 100,000 SF	\$ 0.20	\$ 2.71	\$ -	\$ 0.44	N/A	\$ 3.35
Office/Inst over 100,000 SF	\$ 0.18	\$ 2.30	\$ -	\$ 0.41	N/A	\$ 2.89
Business Park	\$ 0.18	\$ 2.59	\$ -	\$ 0.39	N/A	\$ 3.16
Light Industrial	\$ 0.10	\$ 1.41	\$ -	\$ 0.28	N/A	\$ 1.79
Warehousing	\$ 0.07	\$ 1.01	\$ -	\$ 0.16	N/A	\$ 1.24
Manufacturing	\$ 0.05	\$ 0.77	\$ -	\$ 0.23	N/A	\$ 1.05
Hotel (per room)	\$ 84	\$ 1,142	\$ -	\$ 53	N/A	\$ 1,279.00

Please Include Any Changes or Modifications Made to the Fees During the Fiscal Year

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2011

Impact Fee Account Summary

Storm Drainage Development Fees (by Drainage Basins)

Amount of Each Impact Fee Charged	1610.07		1610.09	
	1610.06 Dry Creek Wash	Coffeepot Wash	1610.08 Soldier Wash	Oak Creek Wash
Single Family (Residential/per unit)				
Very Low Density	\$ 2,824	\$ -	\$ -	\$ -
Low Density	\$ 2,259	\$ 1,321	\$ 319	\$ 396
Medium Density	\$ 1,411	\$ 826	\$ 200	\$ 248
High Density	\$ 707	\$ 413	\$ -	\$ 123
Multi-Family	\$ 529	\$ 309	\$ 75	\$ 92
All other Types of Housing	\$ -	\$ 347	\$ -	\$ 105
Nonresidential (per square foot of total land development)				
Nonresidential Development	\$ 0.17	\$ 0.09	\$ 0.02	\$ 0.03

Please Include Any Changes or Modifications Made to the Fees During the Fiscal Year

Revenues

Total Amount of Impact Fees Collected	1610.02		1610.03	1610.04	1610.05	1610.06	1610.07	1610.08	1610.09	Total
	1610.01 Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffeepot Wash	Soldier Wash	Oak Creek Wash	
	\$ 5,008	\$ 27,146	\$ -	\$ 4,224	\$ 105,544	\$ 9,314	\$ 2,478	\$ 200	\$ 248	\$ 154,162
Other Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earned on Each Account	\$ 79	\$ 8,932	\$ 5,197	\$ 2,809	\$ 26,993	\$ 43	\$ -	\$ -	\$ -	\$ 44,053
Total Revenues	\$ 5,087	\$ 36,078	\$ 5,197	\$ 7,033	\$ 132,536	\$ 9,357	\$ 2,478	\$ 200	\$ 248	\$ 198,215

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2011

Impact Fee Account Summary

Expenditures

	1610.01	1610.02	1610.03	1610.04	1610.05	1610.06	1610.07	1610.08	1610.09	Total
	Law	Roadway &	Storm	General	Parks &	Dry Creek	Coffeepot	Soldier	Oak Creek	
	Enforcment	Transportation	Drainage	Facilities &	Recreation: Open Space	Wash	Wash	Wash	Wash	
Total Amount of Impact Fee Expenditures	\$ -	\$ 32,000	\$ 30,655	\$ -	\$ 108,459	\$ -	\$ -	\$ -	\$ -	\$ 171,113
Bonds										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service on Bonds (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loans										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment on Loans (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Please Note Which Fund The Loan is From										
Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ 32,000	\$ 30,655	\$ -	\$ 108,459	\$ -	\$ -	\$ -	\$ -	\$ 171,113

End of Year Balance

	1610.01	1610.02	1610.03	1610.04	1610.05	1610.06	1610.07	1610.08	1610.09	Total
	Law	Roadway &	Storm	General	Parks &	Dry Creek	Coffeepot	Soldier	Oak Creek	
	Enforcment	Transportation	Drainage	Facilities &	Recreation: Open Space	Wash	Wash	Wash	Wash	
Total Beginning Balance	\$ 13,550	\$ 797,620	\$ 230,484	\$ 168,536	\$ 1,806,065	\$ 15,103	\$ 8,165	\$ 377	\$ 1,925	\$ 3,041,825
Total Revenues	\$ 5,087	\$ 36,078	\$ 5,197	\$ 7,033	\$ 132,536	\$ 9,357	\$ 2,478	\$ 200	\$ 248	\$ 198,215
Total Expenditures	\$ -	\$ 32,000	\$ 30,655	\$ -	\$ 108,459	\$ -	\$ -	\$ -	\$ -	\$ 171,113
Ending Balance FY (2011)	\$ 18,637	\$ 801,698	\$ 205,027	\$ 175,569	\$ 1,830,143	\$ 24,460	\$ 10,643	\$ 577	\$ 2,173	\$ 3,068,926

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending **June 30, 2011**

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

1610.01 Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
None		\$ -	\$ -	\$ -	\$ -	\$ -

Total Expenditures		\$ -	\$ -	\$ -	\$ -	\$ -
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**No other fund sources used.*

1610.02 Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Intersection improvements	Posse Grounds	\$ 32,000	\$ -	\$ -	\$ -	\$ 32,000

Total Expenditures		\$ 32,000	\$ -	\$ -	\$ -	\$ 32,000
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**No other fund sources used.*

1610.03 Storm Drainage	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Drainage Phase 3	Harmony/ Windsong	\$ 30,655	\$ -	\$ -	\$ -	\$ 30,655

Total Expenditures		\$ 30,655	\$ -	\$ -	\$ -	\$ 30,655
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**Other fund sources used are Capital Improvement Projects Fund.*

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending **June 30, 2011**

Impact Fee Account Summary

1610.04 General Government Facilities & Equipment		Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
			\$ -	\$ -	\$ -	\$ -	\$ -

Total Expenditures			\$ -	\$ -	\$ -	\$ -	\$ -
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*No other fund sources used.

1610.05 Parks & Recreation: Open Space		Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Pool improvements	West Sedona Elementary School		\$ 100,983	\$ -	\$ -	\$ -	\$ 100,983
Park improvements	Sunset Park		\$ 3,546			\$ -	\$ 3,546
Ball field lighting	Posse Grounds		\$ 1,720				\$ 1,720
Acoustic analysis	Barbara's Park		\$ 2,210				\$ 2,210

Total Expenditures			\$ 108,459	\$ -	\$ -	\$ -	\$ 108,459
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*Other fund sources used are Capital Improvement Projects and Community Facility District Funds.