

# City of Sedona, Arizona

*In 2010, the Legislature approved House Bill 2478, which extended the same moratorium an additional year, to July 1, 2012.*

*In 2011, the Legislature approved Senate Bill 1525. The City implemented a interim fee schedule as of January 1, 2012 to be in compliance with SB 1525. A new rate study will be completed and implemented by the due date of January 2014.*

*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](mailto:Finance_Dept@SedonaAZ.gov)



## Annual Report for the Collection and Use of Development Fees

*For Fiscal Year Ended June 30, 2012*





September 27, 2012

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

We are pleased to submit the 2012 Annual Report for the Collection and Use of Development Fees for the City of Sedona. 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 2012, the following accomplishments were achieved by utilizing Development Fees:

Parks & Recreation

- Parks Master Study
- Wetlands Recreation Master Plan

Information Technology

- Wireless internet connection at City Hall Plaza

For the Future

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

- General facilities improvements
- 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 you require any further information or clarification, please do not hesitate to contact the Financial Services Department at (928) 204-7185 or via our website [www.SedonaAZ.gov](http://www.SedonaAZ.gov).

Respectfully,

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

Barbara Ashley  
Director of Financial Services



**Development Impact Fee Report Form  
Statement of Revenue, Expenditures, and Change in Fund Balances  
For Fiscal Year Ending June 30, 2012**

**Impact Fee Account Summary**

**Beginning Balance FY 2011-2012**

	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
<b>Total Beginning Balance</b>	\$ 18,637	\$ 801,698	\$ 230,985	\$ 153,666	\$ 1,830,143	\$ 24,460	\$ 10,643	\$ 577	\$ 2,173	\$ 3,072,982

**Fee Schedule through December 31, 2011**

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			\$ 9,234.00
Multiple Family	\$ 268	\$ 1,362	\$ S	\$ 226	\$ -	\$ 5,752	\$ -	\$ 7,608.00			\$ 7,608.00
All other Types of Housing	\$ 277	\$ 1,012	\$ -	\$ 234	\$ -	\$ 5,965	\$ -	\$ 7,488.00			\$ 7,488.00
<b>Nonresidential (per square foot of building/hotel room)</b>											
Commercial 25,000 SF or less	\$ 0.71	\$ 9.84	\$ -	\$ 0.41	\$ -	N/A	\$ -	\$ 10.96			\$ 10.96
Commercial 25,000 - 50,000 SF	\$ 0.67	\$ 9.13	\$ -	\$ 0.36	\$ -	N/A	\$ -	\$ 10.16			\$ 10.16
Commercial 50,001 - 100,000 SF	\$ 0.59	\$ 7.99	\$ -	\$ 0.31	\$ -	N/A	\$ -	\$ 8.89			\$ 8.89
Commercial 100,001 - 200,000 SF	\$ 0.50	\$ 6.91	\$ -	\$ 0.27	\$ -	N/A	\$ -	\$ 7.68			\$ 7.68
Commercial over 200,000 SF	\$ 0.43	\$ 5.94	\$ B	\$ 0.25	\$ -	N/A	\$ -	\$ 6.62			\$ 6.62
Office/Inst 10,000 SF or less	\$ 0.33	\$ 4.59	\$ -	\$ 0.53	\$ -	N/A	\$ -	\$ 5.45			\$ 5.45
Office/Inst 10,001 - 25,000 SF	\$ 0.27	\$ 3.72	\$ -	\$ 0.49	\$ -	N/A	\$ -	\$ 4.48			\$ 4.48
Office/Inst 25,001 - 50,000 SF	\$ 0.23	\$ 3.17	\$ -	\$ 0.46	\$ -	N/A	\$ -	\$ 3.86			\$ 3.86
Office/Inst 50,001 - 100,000 SF	\$ 0.20	\$ 2.71	\$ -	\$ 0.44	\$ -	N/A	\$ -	\$ 3.35			\$ 3.35
Office/Inst over 100,000 SF	\$ 0.18	\$ 2.30	\$ -	\$ 0.41	\$ -	N/A	\$ -	\$ 2.89			\$ 2.89
Business Park	\$ 0.18	\$ 2.59	\$ -	\$ 0.39	\$ -	N/A	\$ -	\$ 3.16			\$ 3.16
Light Industrial	\$ 0.10	\$ 1.41	\$ W	\$ 0.28	\$ -	N/A	\$ -	\$ 1.79			\$ 1.79
Warehousing	\$ 0.07	\$ 1.01	\$ -	\$ 0.16	\$ -	N/A	\$ -	\$ 1.24			\$ 1.24
Manufacturing	\$ 0.05	\$ 0.77	\$ -	\$ 0.23	\$ -	N/A	\$ -	\$ 1.05			\$ 1.05
Hotel (per room)	\$ 84	\$ 1,142	\$ -	\$ 53	\$ -	N/A	\$ -	\$ 1,279.00			\$ 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, 2012**

**Impact Fee Account Summary**

**Storm Drainage Development Fees (by Drainage Basins)**

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

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

**Fee Schedule *effective January 1, 2012 (interim fees)***

Amount of Each Impact Fee Charged	1610.01		1610.02		1610.03		1610.04		1610.05		Total
	Law Enforcement	Roadway & Transportation	Storm Drainage	Government Facilities & Equipment	Parks & Recreation: Open Space	General Government	Government Facilities & Equipment	Parks & Recreation: Open Space	Government	Government	
Single-Family Detached	\$ 313	\$ 1,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,162.00
Multiple Family	\$ 268	\$ 1,346	\$ S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,687.00
All other Types of Housing	\$ 277	\$ 1,000	\$ S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,544.00
<b>Nonresidential (per square foot of building/hotel room)</b>											
Commercial 25,000 SF or less	\$ 0.71	\$ 9.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.44
Commercial 25,000 - 50,000 SF	\$ 0.67	\$ 9.02	\$ S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9.69
Commercial 50,001 - 100,000 SF	\$ 0.59	\$ 7.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8.48
Commercial 100,001 - 200,000 SF	\$ 0.50	\$ 6.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7.33
Commercial over 200,000 SF	\$ 0.43	\$ 5.87	\$ B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6.30
Office/Inst 10,000 SF or less	\$ 0.33	\$ 4.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4.87
Office/Inst 10,001 - 25,000 SF	\$ 0.27	\$ 3.68	\$ S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3.95
Office/Inst 25,001 - 50,000 SF	\$ 0.23	\$ 3.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3.36
Office/Inst 50,001 - 100,000 SF	\$ 0.20	\$ 2.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.87
Office/Inst over 100,000 SF	\$ 0.18	\$ 2.28	\$ S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.46
Business Park	\$ 0.18	\$ 2.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.74
Light Industrial	\$ 0.10	\$ 1.40	\$ W	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.50
Warehousing	\$ 0.07	\$ 0.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.06
Manufacturing	\$ 0.05	\$ 0.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.81
Hotel (per room)	\$ 84	\$ 1,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212.00

\*\*\*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, 2012**

**Impact Fee Account Summary**

**Storm Drainage Development Fees (by Drainage Basins)**

Amount of Each Impact Fee Charged Single Family (Residential/per unit)	1610.07		1610.08		1610.09	
	Dry Creek Wash	Coffeeport Wash	Soldier Wash	Oak Creek Wash	Oak Creek Wash	Oak Creek Wash
Very Low Density	\$ 2,810	\$ -	\$ -	\$ -	\$ -	\$ -
Low Density	\$ 2,248	\$ 1,263	\$ 317	\$ 394	\$ 394	\$ 394
Medium Density	\$ 1,404	\$ 789	\$ 199	\$ 247	\$ 247	\$ 247
High Density	\$ 703	\$ 395	\$ -	\$ 122	\$ 122	\$ 122
Multi-Family	\$ 526	\$ 296	\$ 75	\$ 92	\$ 92	\$ 92
All other Types of Housing	\$ -	\$ 332	\$ -	\$ 104	\$ 104	\$ 104
<b>Nonresidential (per square foot of total land development)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nonresidential Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

**Revenues**

Total Amount of Impact Fees Collected	1610.01		1610.02		1610.03		1610.04		1610.05		1610.06		1610.07		1610.08		1610.09		Total
	Law Enforcement	Transportation	Roadway & Storm Drainage	Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Oak Creek Wash	General Government	Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Oak Creek Wash	Coffeeport Wash	Soldier Wash	Oak Creek Wash	Oak Creek Wash	Oak Creek Wash	Oak Creek Wash	
\$ 15,447	\$ 170,304	\$ 826	\$ 3,171	\$ 97,144	\$ 5,083	\$ 4,120	\$ 518	\$ 494	\$ 297,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 107	\$ 12,343	\$ 7,238	\$ 3,900	\$ 37,499	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,150
\$ 15,554	\$ 182,647	\$ 8,064	\$ 7,072	\$ 134,642	\$ 5,145	\$ 4,120	\$ 518	\$ 494	\$ 358,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Other Earnings  
Interest Earned on Each Account

**Total Revenues**





Development Impact Fee Report Form  
 Statement of Revenue, Expenditures, and Change in Fund Balances  
 For Fiscal Year Ending **June 30, 2012**

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

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

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

1610.02		Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Roadway & Transportation							
None			\$ -	\$ -	\$ -	\$ -	\$ -

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

1610.03		Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Storm Drainage							
			\$ -	\$ -	\$ -	\$ -	\$ -

Total Expenditures			\$ -	\$ -	\$ -	\$ -	\$ -
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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, 2012**

Impact Fee Account Summary

1610.04

General Government Facilities & Equipment	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Wireless Internet Connection	City Hall Plaza	\$ 46,199	\$ -	\$ -	\$ -	\$ 46,199
<b>Total Expenditures</b>		<b>\$ 46,199</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,199</b>

\*No other fund sources used.

1610.05

Parks & Recreation: Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Parks Master Study	All City Facilities	\$ 71,441	\$ -	\$ -	\$ -	\$ 71,441
Park improvements	Wetlands Recreation Master Plan	\$ 3,674			\$ -	\$ 3,674
Park improvements	Barbara's Park	\$ 73				\$ 73
<b>Total Expenditures</b>		<b>\$ 75,188</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,188</b>

\*Other fund sources used are Capital Improvement Projects and Community Facility District Funds.