

City of Sedona, Arizona



Annual Report

for the

Collection and Use

of

Development Impact Fees

For Fiscal Year Ended June 30, 2014



September 19, 2014

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

We are pleased to submit the 2014 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 report has been prepared in accordance with the requirements of the State Statute 9-463.05, Section H.

During fiscal year 2014, the following accomplishments were achieved by utilizing Development Fees:

Law Enforcement

- Improvements to the Police Department Facility within City Hall

Parks & Recreation

- Purchase of the Brewer Road property for future development as a park

General Government and Technology

- Completed the Development Impact Fee Study to be in compliance with SB1525
- Completion of the remodel of the Public Works Maintenance Yard

Drainage

- Fund a portion of the Harmony Windsong Phase 4 Drainage Improvement project

For the Future

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

- ✓ Acquisition of creek-side property to develop future park
- ✓ Sidewalk additions along State Route 89A in Uptown
- ✓ Funding towards the Police Shoot Range improvement project
- ✓ Extension of the Jordan Road Sidewalks
- ✓ Improving the Navoti-Calle de Sol Intersection
- ✓ Trailhead land acquisitions
- ✓ Storm drainage easement acquisitions
- ✓ Uptown SR 89A Roadway & Pedestrian Access Improvements

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.

Respectfully,

Karen Daines
Assistant City Manager

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2014

Impact Fee Account Summary

Beginning Balance FY 2013-2014

	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffeepot Wash	Soldier Wash	Oak Creek Wash	Total
Beginning Balance FY (2014)	\$ 44,838	\$ 1,042,767	\$ 247,592	\$ 64,275	\$ 2,074,954	\$ 50,643	\$ 19,497	\$ 1,692	\$ 2,554	\$ 3,548,812

Fee Schedule effective January 1, 2012 (interim fees) through July 31, 2014

Amount of Each Impact Fee Charged	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Total
Single-Family Detached	\$ 313	\$ 1,917	\$ -	\$ -	\$ 5,932	\$ 8,162.00
Multiple Family	\$ 268	\$ 1,346	\$ S -	\$ -	\$ 5,073	\$ 6,687.00
All other Types of Housing	\$ 277	\$ 1,000	\$ -	\$ -	\$ 5,267	\$ 6,544.00
Nonresidential (per square foot of building/hotel room)			E			\$ -
Commercial 25,000 SF or less	\$ 0.71	\$ 9.73	\$ -	\$ -	N/A	\$ 10.44
Commercial 25,000 - 50,000 SF	\$ 0.67	\$ 9.02	\$ -	\$ -	N/A	\$ 9.69
Commercial 50,001 - 100,000 SF	\$ 0.59	\$ 7.89	\$ -	\$ -	N/A	\$ 8.48
Commercial 100,001 - 200,000 SF	\$ 0.50	\$ 6.83	\$ -	\$ -	N/A	\$ 7.33
Commercial over 200,000 SF	\$ 0.43	\$ 5.87	\$ B -	\$ -	N/A	\$ 6.30
Office/Inst 10,000 SF or less	\$ 0.33	\$ 4.54	\$ -	\$ -	N/A	\$ 4.87
Office/Inst 10,001 - 25,000 SF	\$ 0.27	\$ 3.68	\$ E -	\$ -	N/A	\$ 3.95
Office/Inst 25,001 - 50,000 SF	\$ 0.23	\$ 3.13	\$ I -	\$ -	N/A	\$ 3.36
Office/Inst 50,001 - 100,000 SF	\$ 0.20	\$ 2.67	\$ -	\$ -	N/A	\$ 2.87
Office/Inst over 100,000 SF	\$ 0.18	\$ 2.28	\$ O -	\$ -	N/A	\$ 2.46
Business Park	\$ 0.18	\$ 2.56	\$ -	\$ -	N/A	\$ 2.74
Light Industrial	\$ 0.10	\$ 1.40	\$ W -	\$ -	N/A	\$ 1.50
Warehousing	\$ 0.07	\$ 0.99	\$ -	\$ -	N/A	\$ 1.06
Manufacturing	\$ 0.05	\$ 0.76	\$ -	\$ -	N/A	\$ 0.81
Hotel (per room)	\$ 84	\$ 1,128	\$ -	\$ -	N/A	\$ 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, 2014

Impact Fee Account Summary

Storm Drainage Development Fees (by Drainage Basins)

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

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

Revenues

Total Amount of Impact Fees Collected	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffeepot Wash	Soldier Wash	Oak Creek Wash	Total
	\$ 18,541	\$ 145,819	\$ -	\$ -	\$ 254,104	\$ 15,892	\$ 12,624	\$ 1,049	\$ 2,769	\$ 450,798
Other Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earned on Each Account	\$ 567	\$ 13,183	\$ 3,130	\$ 813	\$ 26,232	\$ 640	\$ 246	\$ 21	\$ 32	\$ 44,864
Total Revenues	\$ 19,108	\$ 159,001	\$ 3,130	\$ 813	\$ 280,336	\$ 16,532	\$ 12,870	\$ 1,071	\$ 2,801	\$ 495,662

Expenditures

Total Amount of Impact Fee Expenditures	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffeepot Wash	Soldier Wash	Oak Creek Wash	Total
Projects	\$ 8,182	\$ 100,194	\$ 179,000	\$ 16,316	\$ 684,909	\$ -	\$ -	\$ -	\$ -	\$ 988,601
Bonds										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service on Bonds (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2014

Impact Fee Account Summary

Loans										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment on Loans (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Please Note Which Fund The Loan is From										
Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 8,182	\$ 100,194	\$ 179,000	\$ 16,316	\$ 684,909	\$ -	\$ -	\$ -	\$ -	\$ 988,601

End of Year Balance

	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffeepot Wash	Soldier Wash	Oak Creek Wash	Total
Total Beginning Balance	\$ 44,838	\$ 1,042,767	\$ 247,592	\$ 64,275	\$ 2,074,954	\$ 50,643	\$ 19,497	\$ 1,692	\$ 2,554	\$ 3,548,812
Total Revenues	\$ 19,108	\$ 159,001	\$ 3,130	\$ 813	\$ 280,336	\$ 16,532	\$ 12,870	\$ 1,071	\$ 2,801	\$ 495,662
Total Expenditures	\$ 8,182	\$ 100,194	\$ 179,000	\$ 16,316	\$ 684,909	\$ -	\$ -	\$ -	\$ -	\$ 988,601
Ending Balance FY (2014)	\$ 55,765	\$ 1,101,575	\$ 71,722	\$ 48,771	\$ 1,670,380	\$ 67,175	\$ 32,367	\$ 2,763	\$ 5,355	\$ 3,055,873

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending **June 30, 2014**

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Building Improvements	City Hall Police Dept	\$ 8,182	\$ -	\$ -	\$ -	\$ 8,182
Total Expenditures		\$ 8,182	\$ -	\$ -	\$ -	\$ 8,182

**No other fund sources used.*

Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Total Expenditures		\$ -	\$ -	\$ -	\$ -	\$ -

Storm Drainage	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
AAA Storm Drainage Improve		\$ 179,000	\$ -	\$ -	\$ 479,133	\$ 658,133
		\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures		\$ 179,000	\$ -	\$ -	\$ 479,133	\$ 658,133

**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, 2014**

Impact Fee Account Summary

General Government Facilities & Equipment	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Complete DIF Fee Study	City Wide	\$ 16,316	\$ -	\$ -	\$ -	\$ 16,316
Maintenance Yard Remodel	PW Corp Yard	\$ 100,194	\$ -	\$ -	\$ -	\$ 100,194

Total Expenditures		\$ 116,510	\$ -	\$ -	\$ -	\$ 116,510
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**No other fund sources used.*

Parks & Recreation - Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Purchase Brewer Road Property	250 Brewer Rd	\$ 684,909	\$ -	\$ -	\$ -	\$ 684,909
						\$ -

Total Expenditures		\$ 684,909	\$ -	\$ -	\$ -	\$ 684,909
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**No other fund sources used.*