

# City of Sedona, Arizona



## Annual Report

for the

## Collection and Use

of

## Development Impact Fees

*For Fiscal Year Ended June 30, 2018*



102 Roadrunner Drive  
Sedona, AZ 86336  
www.sedonaaz.gov

September 27, 2018

Justin Clifton, City Manager  
Honorable Mayor, City Council  
and Citizens of Sedona, Arizona:

We are pleased to submit the 2018 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 Arizona Revised Statutes §9-463.05(N).

During fiscal year 2018, the following accomplishments were achieved by utilizing Development Impact Fees:

#### Roadway and Transportation

- Sidewalk improvements along State Route 89A in Uptown

#### Storm Drainage

- Improvements to the Brewer Road/Tlaquepaque drainage area in the Soldiers Pass Wash and Oak Creek Wash drainage basins.
- Acquisition of storm drainage easements

#### Parks & Recreation

- Completion of the Dog Park

#### General

- Development Impact Fee (DIF) study initiated

### For the Future

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

- ✓ Continued improvements to the Bike Skills Park in Posse Grounds Park
- ✓ Continued improvements in Posse Grounds Park
- ✓ Acquisition of storm drainage easements
- ✓ Improvements to the Ranger Station at the Brewer Road property.
- ✓ Remodel of the Police Station
- ✓ Completion of the development impact fee study

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,

Cherie R. Wright, CPA, CGFM  
Director of Financial Services

**Development Impact Fee Report Form  
Statement of Revenue, Expenditures, and Change in Fund Balances  
For Fiscal Year Ending June 30, 2018**

**Impact Fee Account Summary**

**Beginning Balance FY 2017-2018**

	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Ending Balance FY (2017)	\$ 43,151	\$ 294,445	\$ -	\$ (54,283)	\$ 2,104,074	\$ 69,977	\$ 1,432	\$ 26,485	\$ 3,058	\$ 2,488,339
Prior Period Adjustment		\$ 50,000								
<b>Beginning Balance FY (2018)</b>	<b>\$ 43,151</b>	<b>\$ 344,445</b>	<b>\$ -</b>	<b>\$ (54,283)</b>	<b>\$ 2,104,074</b>	<b>\$ 69,977</b>	<b>\$ 1,432</b>	<b>\$ 26,485</b>	<b>\$ 3,058</b>	<b>\$ 2,538,339</b>

**Fee Schedule effective August 5, 2014**

Amount of Each Impact Fee Charged	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Total
Residential Single Unit	\$ 511	\$ 1,216	\$ -	\$ 194	\$ 3,627	\$ 5,548
Residential 2+ Units	\$ 466	\$ 954	\$ -	\$ 173	\$ 3,236	\$ 4,829
<b>Nonresidential (per square foot of floor area)</b>						
Commercial	\$ 0.63	\$ 2.66	\$ -	\$ 0.08	N/A	\$ 3.37
Office	\$ 0.25	\$ 1.15	\$ -	\$ 0.14	N/A	\$ 1.54
Institutional	\$ 0.23	\$ 1.06	\$ -	\$ 0.04	N/A	\$ 1.33
Industrial	\$ 0.16	\$ 0.72	\$ -	\$ 0.10	N/A	\$ 0.98
Lodging (per Room)	\$ 127	\$ 580	\$ -	\$ 18	\$ 2,329	\$ 3,054

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

Amount of Each Impact Fee Charged	Dry Creek Wash	Coffee Pot Wash	Soldiers Pass Wash	Oak Creek Wash
Single Family (Residential/per unit)				
Very Low Density	\$ 107	\$ -	\$ -	\$ -
Low Density	\$ 85	\$ 1,642	\$ 1,989	\$ -
Medium Density	\$ 53	\$ 1,026	\$ 1,243	\$ -
High Density	\$ 27	\$ 513	\$ -	\$ -
Multi-Family	\$ 20	\$ 385	\$ 466	\$ -
All other Types of Housing	\$ -	\$ 432	\$ -	\$ -
<b>Nonresidential (per square foot of floor area)</b>				
Nonresidential Development	\$ 0.01	\$ 0.13	\$ 0.15	\$ -
Lodging (per room)	\$ 13	\$ 251	\$ 304	\$ -

**Revenues**

	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldiers Pass Wash	Oak Creek Wash	Total
Total Amount of Impact Fees Collected	\$ 18,907	\$ 41,344	\$ -	\$ 388	\$ 131,282	\$ 711	\$ 8,726	\$ 5,718	\$ -	\$ 207,076
Other Earnings	\$ -	\$ 214,167	\$ -	\$ 32,861		\$ -	\$ -	\$ -	\$ -	\$ 247,028
Interest Earned on Each Account	\$ 206	\$ 2,532	\$ -	\$ 1	\$ 11,775	\$ 410	\$ (26)	\$ 178	\$ 38	\$ 15,114
<b>Total Revenues</b>	<b>\$ 19,113</b>	<b>\$ 258,044</b>	<b>\$ -</b>	<b>\$ 33,250</b>	<b>\$ 143,057</b>	<b>\$ 1,121</b>	<b>\$ 8,700</b>	<b>\$ 5,896</b>	<b>\$ 38</b>	<b>\$ 469,218</b>

**Development Impact Fee Report Form**  
**Statement of Revenue, Expenditures, and Change in Fund Balances**  
For Fiscal Year Ending **June 30, 2018**

**Impact Fee Account Summary**

**Expenditures**

<u>Total Amount of Impact Fee Expenditures</u>	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Projects/Studies	\$ 3,015	\$ 3,290	\$ -	\$ -	\$ 245,830	\$ -	\$ 1,508	\$ 16,165	\$ 4,604	\$ 274,412
Bonds										
Interest	\$ -	\$ -	\$ -	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129
Principal	\$ -	\$ -	\$ -	\$ 10,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,085
Debt Service on Bonds (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loans										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment on Loans (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Please Note Which Fund The Loan is From										
Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 3,015</b>	<b>\$ 3,290</b>	<b>\$ -</b>	<b>\$ 10,214</b>	<b>\$ 245,830</b>	<b>\$ -</b>	<b>\$ 1,508</b>	<b>\$ 16,165</b>	<b>\$ 4,604</b>	<b>\$ 284,626</b>

**Development Impact Fee Report Form  
Statement of Revenue, Expenditures, and Change in Fund Balances  
For Fiscal Year Ending June 30, 2018**

**Impact Fee Account Summary**

**End of Year Balance**

	Law Enforcement	Roadway & Transportation	Storm Drainage	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Total Beginning Balance	\$ 43,151	\$ 344,445	\$ -	\$ (54,283)	\$ 2,104,074	\$ 69,977	\$ 1,432	\$ 26,485	\$ 3,058	\$ 2,538,339
Total Revenues	\$ 19,113	\$ 258,044	\$ -	\$ 33,250	\$ 143,057	\$ 1,121	\$ 8,700	\$ 5,896	\$ 38	\$ 469,218
Total Expenditures	\$ 3,015	\$ 3,290	\$ -	\$ 10,214	\$ 245,830	\$ -	\$ 1,508	\$ 16,165	\$ 4,604	\$ 284,626
Ending Balance FY (2018)	\$ 59,249	\$ 599,198	\$ -	\$ (31,247)	\$ 2,001,301	\$ 71,098	\$ 8,624	\$ 16,216	\$ (1,508)	\$ 2,722,931

Development Impact Fee Report Form  
Statement of Revenue, Expenditures, and Change in Fund Balances  
For Fiscal Year Ending June 30, 2018

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Sidewalks/Pedestrian Improvements	Uptown SR 89A	\$ 275	\$ -	\$ -	\$ -	\$ 275
DIF Fee Study	N/A	\$ 3,015	\$ -	\$ -	\$ -	\$ 3,015
<b>Total Expenditures</b>		<b>\$ 3,290</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,290</b>

*\*No other fund sources used.*

Soliders Pass Wash	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Easement Acquisitions	Soldier Wash	\$ 7,509	\$ -	\$ -	\$ -	\$ 7,509
Drainage Improvements	Brewer Road/Tlaquepaque	\$ 8,656	\$ -	\$ -	\$ 1,265,690	\$ 1,274,346
<b>Total Expenditures</b>		<b>\$ 16,165</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,265,690</b>	<b>\$ 1,281,855</b>

*\*Coconino County Flood Control.*

Parks & Recreation - Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Construction	Dog Park	\$ 242,815	\$ -	\$ -	\$ -	\$ 242,815
DIF Fee Study	N/A	\$ 3,015	\$ -	\$ -	\$ -	\$ 3,015
<b>Total Expenditures</b>		<b>\$ 245,830</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 245,830</b>

*\*No other fund sources used.*

Coffee Pot Wash	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
DIF Fee Study	N/A	\$ 1,508	\$ -	\$ -	\$ -	\$ 1,508
<b>Total Expenditures</b>		<b>\$ 1,508</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,508</b>

*\*No other fund sources used.*

Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
DIF Fee Study	N/A	\$ 3,015	\$ -	\$ -	\$ -	\$ 3,015
<b>Total Expenditures</b>		<b>\$ 3,015</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,015</b>

*\*No other fund sources used.*

Oak Creek Wash	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Drainage Improvements	Brewer Road/Tlaquepaque	\$ 3,096	\$ -	\$ -	\$ -	\$ 3,096
DIF Fee Study	N/A	\$ 1,508	\$ -	\$ -	\$ -	\$ 1,508
<b>Total Expenditures</b>		<b>\$ 4,604</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,604</b>

*\*No other fund sources used.*