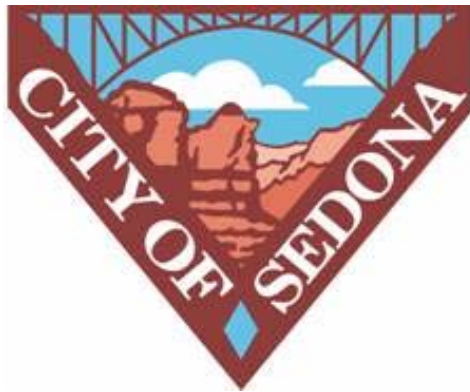


City of Sedona, Arizona



Annual Report

for the

Collection and Use

of

Development Impact Fees

For Fiscal Year Ended June 30, 2020



Financial Services Department

102 Roadrunner Dr.
Sedona, AZ 86336

September 28, 2020

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

We are pleased to submit the 2020 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 2020, the following accomplishments were achieved by utilizing Development Impact Fees:

Roadway and Transportation

- Multiuse Path and sidewalk improvements along Pinon Drive
- Transportation improvements including the Uptown roadway, a Portal Lane to Ranger Road connection, and a Forest Road connection

Storm Drainage

- Improvements to the Coffee Pot Basin along Thunder Mountain Road/Sanborn Drive
- Storm drainage improvements in the Juniper Lane area completed
- Acquisition of storm drainage easements

Parks and Recreation

- Improvements to the Bike Skills Park at Posse Grounds Park

Law Enforcement

- Remodel of the Police Station
- Continued improvements at the Shooting Range

For the Future

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

- ✓ Continued transportation improvements including the Uptown roadway, a Portal Lane to Ranger Road connection, and a Forest Road connection
- ✓ Continued improvements to the Bike Skills Park in Posse Grounds Park
- ✓ Continued improvements in Posse Grounds Park
- ✓ Drainage improvements for Thunder Mountain Road/Sanborn Drive area
- ✓ Acquisition of storm drainage easements
- ✓ Remodel of the Police Station
- ✓ Continued improvements at the Shooting Range

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,

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, 2020

Impact Fee Account Summary

Beginning Balance FY 2019-2020

	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 (2019)	\$ 82,941	\$ 661,269	\$ -	\$ (39,141)	\$ 2,229,537	\$ 74,108	\$ 4,625	\$ 24,401	\$ -	\$ 3,037,741
Prior Period Adjustment	\$ 101	\$ 822			\$ 2,695	\$ 90	\$ (4,625)	\$ 29	\$ -	\$ (888)
Beginning Balance FY (2020)	\$ 83,042	\$ 662,091	\$ -	\$ (39,141)	\$ 2,232,232	\$ 74,198	\$ -	\$ 24,431	\$ -	\$ 3,036,853

Fee Schedule effective August 5, 2014

<u>Amount of Each Impact Fee Charged</u>	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
Nonresidential (per square foot of floor area)						
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)

<u>Amount of Each Impact Fee Charged</u>	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	\$ -	\$ -
Nonresidential (per square foot of floor area)				
Nonresidential Development	\$ 0.01	\$ 0.13	\$ 0.15	\$ -
Lodging (per room)	\$ 13	\$ 251	\$ 304	\$ -

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2020

Impact Fee Account Summary

Fee Schedule *effective September 9, 2019*

<u>Amount of Each Impact Fee Charged</u>	Law Enforcement	Roadway & Transportation	Parks & Recreation: Open Space	Total
Residential (per square foot)				
700 or Less	\$ 468	\$ 2,088	\$ 717	\$ 3,273
701 to 1,200	\$ 656	\$ 2,831	\$ 1,004	\$ 4,491
1,201 to 1,700	\$ 890	\$ 3,580	\$ 1,363	\$ 5,833
1,701 to 2,200	\$ 1,030	\$ 4,134	\$ 1,578	\$ 6,742
2,201 to 2,700	\$ 1,124	\$ 4,574	\$ 1,721	\$ 7,419
2,701 to 3,200	\$ 1,218	\$ 4,943	\$ 1,865	\$ 8,026
3,201 to 3,700	\$ 1,311	\$ 5,256	\$ 2,008	\$ 8,575
3,701 to 4,200	\$ 1,405	\$ 5,526	\$ 2,151	\$ 9,082
4,201 to 4,700	\$ 1,452	\$ 5,767	\$ 2,223	\$ 9,442
4,701 or More	\$ 1,498	\$ 5,985	\$ 2,295	\$ 9,778
Nonresidential (per square foot)				
Commercial	\$ 0.83	\$ 5.36	\$ 1.07	\$ 7.26
Office/Other Services	\$ 0.32	\$ 2.32	\$ 1.36	\$ 4.00
Institutional	\$ 0.43	\$ 3.07	\$ 0.42	\$ 3.92
Industrial	\$ 0.16	\$ 1.18	\$ 0.74	\$ 2.08
Lodging (per Room)	\$ 278	\$ 1,990	\$ 1,434	\$ 3,702

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	\$ 55,924	\$ 150,472	\$ -	\$ 9,730	\$ 250,006	\$ 85	\$ 7,159	\$ 5,221	\$ -	\$ 478,598
Other Earnings	\$ -		\$ -	\$ 27,964		\$ -	\$ -	\$ -	\$ -	\$ 27,964
Interest Earned on Each Account	\$ 882	\$ 10,216	\$ -	\$ -	\$ 41,520	\$ 1,016	\$ 98	\$ 334		\$ 54,066
Total Revenues	\$ 56,806	\$ 160,688	\$ -	\$ 37,694	\$ 291,526	\$ 1,101	\$ 7,257	\$ 5,555	\$ -	\$ 560,628

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2020

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	\$ 103,478	\$ 674,990	\$ -	\$ -	\$ 482	\$ 75,299	\$ 5,500	\$ 2,314	\$ -	\$ 862,063
Bonds										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service on Bonds (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loans										
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment on Loans (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Please Note Which Fund The Loan is From										
Other Expenditures	\$ -	\$ -			\$ -	\$ -	\$ -	\$ 27,672	\$ -	\$ 27,672
Total Expenditures	\$ 103,478	\$ 674,990	\$ -	\$ -	\$ 482	\$ 75,299	\$ 5,500	\$ 29,986	\$ -	\$ 889,735

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	\$ 83,042	\$ 662,091	\$ -	\$ (39,141)	\$ 2,232,232	\$ 74,198	\$ -	\$ 24,431	\$ -	\$ 3,036,853
Total Revenues	\$ 56,806	\$ 160,688	\$ -	\$ 37,694	\$ 291,526	\$ 1,101	\$ 7,257	\$ 5,555	\$ -	\$ 560,628
Total Expenditures	\$ 103,478	\$ 674,990	\$ -	\$ -	\$ 482	\$ 75,299	\$ 5,500	\$ 29,986	\$ -	\$ 889,735
Ending Balance FY (2020)	\$ 36,371	\$ 147,789	\$ -	\$ (1,447)	\$ 2,523,276	\$ -	\$ 1,757	\$ -	\$ -	\$ 2,707,746

Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending **June 30, 2020**

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Construction	Shooting Range	\$ 75,771	\$ -	\$ 72,668	\$ -	\$ 148,439
Construction	Police Department - City Hall	\$ 27,707	\$ -	\$ 90,632	\$ -	\$ 118,339
Total Expenditures		\$ 103,478	\$ -	\$ 163,300	\$ -	\$ 266,778

**No other fund sources used.*

Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Sidewalks/Pedestrian Improvements	Pinon Drive Multiuse Path	\$ 27,153	\$ -	\$ -	\$ -	\$ 27,153
Roadway Improvements	Uptown Roadway Improvements	\$ 554,895	\$ -	\$ 3,736,039	\$ -	\$ 4,290,934
Roadway Improvements	Forest Road Connection	\$ 81,448	\$ -	\$ 101,057	\$ -	\$ 182,505
Roadway Improvements	Traveler Information System	\$ 288	\$ -	\$ 4,513	\$ -	\$ 4,801
Roadway Improvements	Portal Lane/Ranger Road	\$ 11,206	\$ -	\$ 13,904	\$ -	\$ 25,110
Total Expenditures		\$ 674,990	\$ -	\$ 3,855,513	\$ -	\$ 4,530,503

**No other fund sources used.*

Parks & Recreation - Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Construction	Bike Skills Park	\$ 482	\$ -	\$ 742	\$ -	\$ 1,225
Total Expenditures		\$ 482	\$ -	\$ 742	\$ -	\$ 1,225

**No other fund sources used.*

Dry Creek	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Drainage Improvements	Thunder Mountain	\$ 75,299	\$ -	\$ 1,170,401	\$ 205,000	\$ 1,450,699
Total Expenditures		\$ 75,299	\$ -	\$ 1,170,401	\$ 205,000	\$ 1,450,699

**Yavapai County Flood Control.*

Coffee Pot Wash	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Easement Acquisition	Coffee Pot	\$ 5,500	\$ -	\$ -	\$ -	\$ 5,500
Total Expenditures		\$ 5,500	\$ -	\$ -	\$ -	\$ 5,500

**No other fund sources used.*

Soldiers Pass	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Drainage Improvements	Juniper Hills	\$ 2,314	\$ -	\$ -	\$ -	\$ 2,314
Total Expenditures		\$ 2,314	\$ -	\$ -	\$ -	\$ 2,314

**No other fund sources used.*