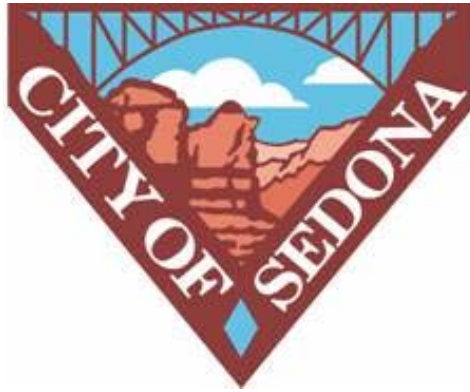


City of Sedona, Arizona



Annual Report

for the

Collection and Use

of

Development Impact Fees

For Fiscal Year Ended June 30, 2021



Financial Services Department

102 Roadrunner Dr.
Sedona, AZ 86336

September 30, 2021

Karen Osburn, City Manager
Honorable Mayor, City Council
and Citizens of Sedona, Arizona:

We are pleased to submit the 2021 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 2021, the following accomplishments were achieved by utilizing Development Impact Fees:

Roadway and Transportation

- Continuation of transportation improvements including the Portal Lane to Ranger Road connection, and the Forest Road connection
- Initiation of the intersection improvements project at Ranger Road and Brewer Road and extension of Ranger Road to proposed transit hub location
- Completion of the Uptown roadway improvements project

Storm Drainage

- Improvements to the Coffee Pot Basin along Thunder Mountain Road/Sanborn Drive

Parks and Recreation

- Continuation of improvements for the future Ranger Station Park at the Brewer Road property.

Law Enforcement

- Continuation of the remodel of the Police Station
- Completion of improvements at the Shooting Range
- Replacement of the In-Car Video System

For the Future

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

- ✓ Completion of transportation improvements in progress including the alleviation of congestion for Uptown northbound traffic, the Portal Lane to Ranger Road connection, the Forest Road connection, and the intersection improvements at Ranger Road and Brewer Road and extension of Ranger Road to proposed transit hub location
- ✓ Intersection improvements at Ranger Road and SR 179
- ✓ Roadway improvements for connecting Los Abrigados through the Ranger Station Park to Brewer Road
- ✓ Additional dynamic message signs on I-17 for inbound traffic to Sedona
- ✓ Continued improvements in Posse Grounds Park
- ✓ Continued improvements for the future Ranger Station Park at the Brewer Road property
- ✓ Completion of remodel of the Police Station

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, 2021**

Impact Fee Account Summary

Beginning Balance FY 2020-2021

	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 (2020)	\$ 36,371	\$ 147,789	\$ -	\$ (1,447)	\$ 2,523,276		\$ 1,757		\$ -	\$ 2,707,746
Prior Period Adjustment	\$ 724	\$ 1,404			\$ 13,616		\$ 9		\$ -	\$ 15,754
Beginning Balance FY (2021)	\$ 37,095	\$ 149,193	\$ -	\$ (1,447)	\$ 2,536,892	\$ -	\$ 1,767		\$ -	\$ 2,723,500

Fee Schedule effective September 9, 2019

Amount of Each Impact Fee Charged	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	\$ 70,027	\$ 287,869	\$ -	\$ 1,253	\$ 300,404				\$ -	\$ 659,553
Other Earnings	\$ -		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earned on Each Account	\$ 286	\$ 1,370	\$ -	\$ -	\$ 13,961		\$ 8			\$ 15,625
Total Revenues	\$ 70,313	\$ 289,240	\$ -	\$ 1,253	\$ 314,364	\$ -	\$ 8	\$ -	\$ -	\$ 675,178

**Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2021**

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	\$ 112,322	\$ 267,626	\$ -	\$ -	\$ 24,747		\$ 1,775		\$ -	\$ 406,470
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	\$ -	\$ -			\$ -	\$ -	\$ -		\$ -	\$ -
Total Expenditures	\$ 112,322	\$ 267,626	\$ -	\$ -	\$ 24,747	\$ -	\$ 1,775	\$ -	\$ -	\$ 406,470

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	\$ 37,095	\$ 149,193	\$ -	\$ (1,447)	\$ 2,536,892	\$ -	\$ 1,767	\$ -	\$ -	\$ 2,723,500
Total Revenues	\$ 70,313	\$ 289,240	\$ -	\$ 1,253	\$ 314,364	\$ -	\$ 8	\$ -	\$ -	\$ 675,178
Total Expenditures	\$ 112,322	\$ 267,626	\$ -	\$ -	\$ 24,747	\$ -	\$ 1,775	\$ -	\$ -	\$ 406,470
Ending Balance FY (2020)	\$ (4,915)	\$ 170,807	\$ -	\$ (194)	\$ 2,826,509	\$ -	\$ -	\$ -	\$ -	\$ 2,992,208

**Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2021**

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Construction	Shooting Range	\$ 54,863	\$ -	\$ 23,984	\$ 25,000	\$ 103,847
Acquisition	In-Car Video System	\$ 31,785		\$ 216,952		\$ 248,737
Construction	Police Department - City Hall	\$ 25,675	\$ -	\$ 15,536	\$ -	\$ 41,210
Total Expenditures		\$ 112,322	\$ -	\$ 256,471	\$ 25,000	\$ 393,794

*RICO funds.

Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Roadway Improvements	Uptown Northbound Improvements	\$ 42,444	\$ -		\$ 531	\$ 42,975
Roadway Improvements	Uptown Roadway Improvements	\$ 114,383	\$ -		\$ 162,500	\$ 276,883
Roadway Improvements	Forest Road Connection	\$ 104,078	\$ -		\$ 129,135	\$ 233,214
Roadway Improvements	Ranger/Brewer Intersection	\$ 1,566	\$ -		\$ 1,944	\$ 3,510
Roadway Improvements	Portal Lane/Ranger Road	\$ 5,155	\$ -		\$ 6,395	\$ 11,550
Total Expenditures		\$ 267,626	\$ -	\$ -	\$ 300,506	\$ 568,132

*Transportation Sales Tax.

Parks & Recreation - Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Construction	Brewer Road Property	\$ 24,747		\$ 33,653	\$ 176,000	\$ 234,400
Total Expenditures		\$ 24,747		\$ 33,653	\$ 176,000	\$ 234,400

Community Facilities Districts.

Coffee Pot Wash	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Drainage Improvements	Thunder Mountain	\$ 1,775	\$ -	\$ 12,995	\$ -	\$ 14,770
Total Expenditures		\$ 1,775	\$ -	\$ 12,995	\$ -	\$ 14,770

*No other fund sources used.