

City of Sedona, Arizona



Annual Report

for the

Collection and Use

of

Development Impact Fees

For Fiscal Year Ended June 30, 2022



Financial Services Department

102 Roadrunner Dr.
Sedona, AZ 86336

September 30, 2022

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

We are pleased to submit the 2022 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 2022, the following accomplishments were achieved by utilizing Development Impact Fees:

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

Roadway and Transportation

- Continuation of transportation improvements including the alleviation of congestion for Uptown northbound traffic, the Portal Lane to Ranger Road connection, the intersection improvements project at Ranger Road and Brewer Road and extension of Ranger Road to proposed transit hub location, and the Forest Road connection
- Initiation of the connection from the Los Abrigados Resort through the future Ranger Station Park to Brewer Road

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, the intersection improvements at Ranger Road and Brewer Road and extension of Ranger Road to proposed transit hub location, and the connection from the Los Abridados Resort through the future Ranger Station Park to Brewer Road
- ✓ Intersection improvements at Ranger Road and SR 179
- ✓ Continued improvements in Posse Grounds Park, including the additional of pickleball courts
- ✓ Continued improvements for the future Ranger Station Park at the Brewer Road property
- ✓ Completion of the 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. White, 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, 2022

Impact Fee Account Summary

Beginning Balance FY 2021-2022

	Law Enforcement	Roadway & Transportation	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Ending Balance FY2021	\$ (4,915)	\$ 170,807	\$ (194)	\$ 2,826,509	\$ -	\$ -	\$ -	\$ -	\$ 2,992,208
Prior Period Adjustment	\$ (1)	\$ (104)	\$ -	\$ (1,332)	\$ -	\$ -	\$ -	\$ -	\$ (1,437)
Beginning Balance FY2022	\$ (4,916)	\$ 170,703	\$ (194)	\$ 2,825,177	\$ -	\$ -	\$ -	\$ -	\$ 2,990,770

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

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For Fiscal Year Ending June 30, 2022

Impact Fee Account Summary

Revenues

	Law Enforcement	Roadway & Transportation	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	\$ 64,735	\$ 233,515	\$ 388	\$ 96,593	\$ -	\$ 1,026	\$ -	\$ -	\$ 396,256
Interest Earned on Each Account	\$ (267)	\$ (2,562)	\$ -	\$ (28,680)	\$ -	\$ -	\$ -	\$ -	\$ (31,509)
Total Revenues	\$ 64,468	\$ 230,952	\$ 388	\$ 67,913	\$ -	\$ 1,026	\$ -	\$ -	\$ 364,747

Expenditures

	Law Enforcement	Roadway & Transportation	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Total Amount of Impact Fee Expenditures	\$ 621,561	\$ 334,501	\$ -	\$ 156,311	\$ -	\$ -	\$ -	\$ -	\$ 1,112,374
Projects/Studies	\$ 621,561	\$ 334,501	\$ -	\$ 156,311	\$ -	\$ -	\$ -	\$ -	\$ 1,112,374
Bonds	\$ -	\$ 123,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,970
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service on Bonds (Total Paid)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenditures	\$ -	\$ -	\$ 194	\$ -	\$ -	\$ 1,026	\$ -	\$ -	\$ 1,220
Total Expenditures	\$ 621,561	\$ 458,471	\$ 194	\$ 156,311	\$ -	\$ 1,026	\$ -	\$ -	\$ 1,237,564

End of Year Balance

	Law Enforcement	Roadway & Transportation	General Government Facilities & Equipment	Parks & Recreation: Open Space	Dry Creek Wash	Coffee Pot Wash	Soldier Wash	Oak Creek Wash	Total
Total Beginning Balance	\$ (4,916)	\$ 170,703	\$ (194)	\$ 2,825,177	\$ -	\$ -	\$ -	\$ -	\$ 2,990,770
Total Revenues	\$ 64,468	\$ 230,952	\$ 388	\$ 67,913	\$ -	\$ 1,026	\$ -	\$ -	\$ 364,747
Total Expenditures	\$ 621,561	\$ 458,471	\$ 194	\$ 156,311	\$ -	\$ 1,026	\$ -	\$ -	\$ 1,237,564
Ending Balance FY2022	\$ (562,009)	\$ (56,816)	\$ -	\$ 2,736,779	\$ -	\$ -	\$ -	\$ -	\$ 2,117,954

**Development Impact Fee Report Form
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2022**

Impact Fee Account Summary

Detailed Impact Fee Expenditure Report

Law Enforcement	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Construction	Police Department - City Hall	\$ 621,561	\$ -	\$ 271,743	\$ 900,000	\$ 1,793,304
Total Expenditures		\$ 621,561	\$ -	\$ 271,743	\$ 900,000	\$ 1,793,304

* *Congressionally Directed Funding*

Roadway & Transportation	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Roadway Improvements	Uptown Northbound Improvements	\$ 86,447	\$ -	\$ -	\$ 107,250	\$ 193,698
Roadway Improvements	Forest Road Connection	\$ 231,993	\$ 3,149,901	\$ -	\$ 291,218	\$ 3,673,112
Roadway Improvements	Ranger/Brewer Intersection	\$ 5,075	\$ -	\$ -	\$ 79,515	\$ 84,590
Roadway Improvements	Portal Lane/Ranger Road	\$ 1,585	\$ -	\$ -	\$ 1,966	\$ 3,551
Roadway Improvements	Los Abrigados to Brewer Road	\$ 9,401	\$ -	\$ -	\$ 147,288	\$ 156,690
Total Expenditures		\$ 334,501	\$ 3,149,901	\$ -	\$ 627,237	\$ 4,111,639

* *Transportation Sales Tax*

Parks & Recreation - Open Space	Location	Impact Fees	Bonds	General Fund	Other Fund Sources*	Total
Construction	Brewer Road Property	\$ 156,311	\$ -	\$ 212,608	\$ -	\$ 368,920
Total Expenditures		\$ 156,311	\$ -	\$ 212,608	\$ -	\$ 368,920