



Town of Oro Valley
Annual Report – Impact Fee Funds
Fiscal Year 2011 – 2012

September 28, 2012



Finance Department

September 28, 2012

To: Our Valued Citizens, Customers and Interested Parties
From: The Town of Oro Valley
Subject: Posting of Impact Fee Report

The following report is provided for public inspection and review in accordance with A.R.S. § 9-463.05. Under that law, the Town of Oro Valley is required to post at the Town Clerk's Office within a 90-day period after the close of the previous fiscal year an annual accounting of the funds that include the use of impact fees during that same fiscal year.

The reports included are as follows:

Potable Water System Development Impact Fee Fund
Alternative Water Resource Development Impact Fee Fund
Townwide Roadway Development Impact Fee Fund
Parks and Recreation Impact Fee Fund
Library Impact Fee Fund
Police Impact Fee Fund
General Government Impact Fee Fund

If you have any questions regarding these reports, please contact Shirley Seng, Water Utility Administrator at (520) 229-5013 or Mary Rallis, Accounting Supervisor at (520) 229-4700.

Sincerely,

Greg Caton, Town Manager

Stacey Lemos, Finance Director

Philip C. Saletta, Water Utility Director

Paul Keesler, Development and Infrastructure Services Director

Caring for our heritage, our community, our future.

www.orovalleyaz.gov

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Town of Oro Valley
Impact Fee Fund Annual Report
Fiscal Year 2011 – 2012



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Town of Oro Valley
Impact Fee Fund Annual Report
Fiscal Year 2011 – 2012



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Potable Water System Development Impact Fee Fund

Fiscal Year 2011 – 2012

Cash Balance at 7/1/11	\$	7,295,884.64
2003 Bond Proceeds Available to pay for Cap. Projects	\$	<u>0.00</u>
Total Funds Available at 7/1/11	\$	7,295,884.64
Revenues:		
Impact Fees	\$	462,762.00
Interest Income	\$	<u>5,466.70</u>
Total Revenues	\$	468,228.70
Expenditures:		
Capital Projects	\$	574,945.57
Expenses other than Capital Projects	\$	1,748.45
Debt Service	\$	<u>3,808,214.18</u>
Total Expenditures	\$	4,384,908.20
Cash Balance at 6/30/12	\$	3,379,205.14
2003 Bond Proceeds Available	\$	0.00
Total Cash and Bond Proceeds	\$	3,379,205.14

Potable Water System Development Impact Fee Fund

Capital Projects

Project Name: North La Canada 24-inch Water Main

Project Address: Moore Road & La Canada Dr. to King Air Drive North

Project Description:

This project includes the installation of 2300 linear feet of 24-inch ductile iron pipe. The new pipe connects to the newly constructed 3.0 MG La Canada Reservoir.

Project Costs FY 11-12: \$40,696.80

Project Status: Complete

Project Name: North La Canada 24-inch E-Zone Reservoir

Project Address: 13000 N. King Air Drive

Project Description:

This project includes the construction of a 3.0 million gallon buried circular wire pre - stressed concrete reservoir. The reservoir is 169 feet in diameter and 21.5 feet high. It operates in tandem with the existing High Mesa 1.0 MG steel reservoir.

Project Costs FY 11-12: \$465,248.77

Project Status: Complete

Potable Water System Development Impact Fee Fund

Funds Used For Other Than Capital Projects

Outside Professional Services:

Heinfeld, Meech & Co. \$ 1,748.45 Impact fee consulting services

Total Other Costs in FY 11-12: \$1,748.45

Alternative Water Resource Development Impact Fee Fund

Fiscal Year 2011 – 2012

Cash Balance at 7/1/11	\$	1,509,165.65
Revenues:		
Impact Fees	\$	759,958.00
Groundwater Preservation Fees*	\$	2,315,276.77
Interest Income	\$	<u>1,228.52</u>
Total Revenues	\$	3,076,463.29
Expenditures:		
Capital Projects	\$	567,513.93
Expenses other than Capital Projects	\$	190,688.70
Debt Service	\$	1,992,263.36
Repay Enterprise Fund	\$	<u>100,000.00</u>
Total Expenditures	\$	2,850,465.99
Cash Balance at 6/30/12	\$	1,735,162.95

***Groundwater Preservation Fees:**

The Groundwater Preservation Fees are not impact fees. They are fees collected through the Enterprise Fund and are based on the volume of water used. The fees are then transferred to the AWRDIF Fund to help pay for alternative water resources and related capital projects.

Alternative Water Resource Development Impact Fee Fund

Capital Projects

Project Name: **Central Arizona Project Water Wheeling**

Project Address: **11330 N. Vista Del Sol**

Project Description:

Water is delivered from the Colorado River via the Central Arizona Project (CAP) canal to recharge facilities owned and operated by Tucson Water. The Tucson Water Distribution System delivers water to the Oro Valley Water system at a connection point near Naranja and Shannon. This project consists of the pump and pipeline constructed near Naranja and Shannon to receive the CAP water from Tucson Water and deliver it into the Oro Valley Water distribution system.

Project Costs FY 11-12: **\$567,513.93**

Project Status: Complete

Alternative Water Resource Development Impact Fee Fund

Funds Used For Other Than Capital Projects

Outside Professional Services:

Carollo Engineers	\$ 5,987.60	CAP Recharge & Recovery Study
CH2M Hill Inc.	\$ 12,403.00	CAP Water Distribution System Study
City of Tucson	\$ 2,782.00	CAP Cost of Service Study*
Basin Wells	\$ 11,528.00	Well Monitoring Services
Westland Resources	\$ 1,134.41	On-call engineering services
Central Arizona Project	\$154,575.00	CAP Capital Repayment Costs
CWUA	\$ 530.24	Annual Recharge Facility Dues*
Heinfeld, Meech & Co.	\$ 1,748.45	Impact fee consulting services

Total Other Costs in FY 11-12: \$190,688.70

* These projects are multi-jurisdictional.

Townwide Roadway Development Impact Fee Fund

Fiscal Year 2011 – 2012

Fund Balance at 7/1/11	\$ 2,496,546.46
Revenues:	
Impact Fees	\$ 238,732.83
Interest Income	\$ 1,534.09
Miscellaneous Income	\$ 49,598.16
Federal and State Grants	<u>\$ 9,944,436.61</u>
Total Revenues	\$ 10,234,304.69
Expenditures:	
Capital Projects	\$ 4,886,385.21
Expenses other than Capital Projects	\$ 0.00
Debt Service	\$ 5,615,466.83
Bond Proceeds used to pay Capital Projects	<u>\$ 0.00</u>
Total Expenditures	\$ 10,501,852.04
Fund Balance at 6/30/12	\$ 2,228,996.11

Note:

\$3.0M in Pima Association of Governments reimbursements (under the Federal and State Grant category above) and debt repayments occurred in FY 10/11 but was not reported on the FY 10/11 Annual Impact Fee report due to the timing and nature of the transaction. The transaction occurred as an auditor adjustment journal entry which was done subsequent to the due date of this report.

Townwide Roadway Development Impact Fee Fund

Capital Projects

Project Name: CDO Shared Use Path – Phase II

Project Address: First Avenue Bridge to Steam Pump Village

Project Description:

This project is the final phase of the Canada del Oro (CDO) Shared Use Path. It consists of constructing a pedestrian foot bridge, and a 12 foot wide asphalt path from the First Avenue Bridge and CDO Wash to Steam Pump Village – approximately .6 miles in length

Project Costs FY 11-12: \$45,323.06

Project Status: Ongoing

Project Name: Naranja Drive: Shannon to La Canada Drive

Project Address: West Naranja Drive from N. Shannon Road to N. La Canada Drive

Project Description:

The project is located within the town limits of Oro Valley in Sections 4, and 9 of Township 12 South, Range 13 East. Naranja Road follows the south section line of Section 4 from La Canada to Vista Del Sol and then jogs to run approximately 45' south, parallel to the section line to Shannon Road. The project consists of reconstructing approximately 2 miles of Naranja Drive from Shannon Road to La Canada Drive. From Shannon Road to North La Cholla Blvd, the existing roadway will be widened from two lanes to three lanes. Curb and sidewalk will be constructed on the south side of the roadway and a paved multi-use path will be added on the north side. Several drainage improvements are planned throughout the 2-mile alignment, including three box culvert or arch-type drainage structures between Shannon Road and La Cholla Blvd.

Project Costs FY 11-12: \$24,409.64

Project Status: Ongoing

Townwide Roadway Development Impact Fee Fund

Capital Projects

Project Name: Lambert Lane Widening: La Canada to Pusch View Lane

Project Address: Lambert Lane: Rancho Sonora to First Avenue

Project Description:

The project is located within the town limits of Oro Valley in Sections 10, 11, and 12 of Township 12 South, Range 13 East. Lambert Lane follows the south section line of Sections 10 and 11 and then runs nearly parallel to the Canada Del Oro Wash in Section 12. It is only a few hundred feet north of the Canada Del Oro Wash at the closest point. The project includes widening Lambert Lane from La Canada to Pusch View Lane to a curbed four-lane road with raised median, bike lanes, sidewalks and drainage improvements for roadway drainage and cross drainage facilities.

Project Costs FY 11-12: \$4,344,598.57

Project Status: Ongoing

Project Name: Hardy Road @ Northern Intersection

Project Address: Northern Ave/Calle Buena Vista to Oracle

Project Description:

This project consist of reconstructing the intersection of Northern Avenue and Hardy Road to incorporate a modern round-about and includes reconstructing the roadway pavement, curb, sidewalk, landscaping and minor drainage detention basin to attenuate the peak runoff currently crossing the intersection.

Project Costs FY 11-12: \$1,631.52

Project Status: Complete

Townwide Roadway Development Impact Fee Fund

Capital Projects

Project Name: **Wireless Signal Link**

Project Address: **Town Wide Project**

Project Description:

This is a town-wide project for the installation of communications technology at all 16 traffic signals.

Project Costs FY 11-12: **\$87,424.10**

Project Status: Complete

Project Name: **Rancho Vistoso Boulevard Big Wash Barrier**

Project Address: **Rancho Vistoso Boulevard**

Project Description:

This project includes the removal and replacement of barrier walls on the bridge over Big Wash on Rancho Vistoso Boulevard, west of Oracle Road.

Project Costs FY 11-12: **\$382,998.32**

Project Status: Complete

Parks and Recreation Impact Fee Fund

Fiscal Year 2011 – 2012

Fund Balance at 7/1/11	\$	323,842.58
Revenues:		
Interest Income	\$	317.31
Impact Fees	\$	<u>99,541.98</u>
Total Revenues	\$	99,859.29
Expenditures:		
Capital Projects	\$	309,900.60
Expenses other than Capital Projects	\$	1,748.45
Debt Service	\$	0.00
Bond Proceeds used to pay Capital Projects	\$	<u>0.00</u>
Total Expenditures	\$	311,649.05
Fund Balance at 6/30/12	\$	112,052.82

Parks and Recreation Impact Fee Fund

Capital Projects

Project Name: Aquatics Facility Enhancements

Project Address: 23 W. Calle Concordia

Project Description:

This project consists of renovation and expansion of the Oro Valley municipal pool. The project details include a 50-meter Olympic-sized pool, competition pole lighting, 10-lane scoreboard, a 25-yard warm up pool, large spiral slide from a 21' high platform with run-out, shaded splash pad with 3 vertical pieces and 6 ground sprays, a new office/administration building with new showers/restrooms, a multipurpose room, family changing room, concessions area and a communication room and custodian closet.

Project Costs FY 11-12: \$309,900.60

Project Status: Ongoing

Parks and Recreation Impact Fee Fund
Funds Used For Other Than Capital Projects

Outside Professional Services:

Heinfeld, Meech & Co. \$ 1,748.45 Impact fee consulting services

Total Other Costs in FY 11-12: \$1,748.45

Library Impact Fee Fund

Fiscal Year 2011 – 2012

Fund Balance at 7/1/11	\$	83,211.23
Revenues:		
Interest Income	\$	88.81
Impact Fees	\$	<u>28,640.36</u>
Total Revenues	\$	28,729.17
Expenditures:		
Capital Projects	\$	0.00
Expenses other than Capital Projects	\$	1,748.45
Debt Service	\$	0.00
Bond Proceeds used to pay Capital Projects	\$	<u>0.00</u>
Total Expenditures	\$	1,748.45
Fund Balance at 6/30/12	\$	110,191.95

Library Impact Fee Fund

Funds Used For Other Than Capital Projects

Outside Professional Services:

Heinfeld, Meech & Co. \$ 1,748.45 Impact fee consulting services

Total Other Costs in FY 11-12: \$1,748.45

Police Impact Fee Fund

Fiscal Year 2011 – 2012

Fund Balance at 7/1/11	\$	73,379.48
Revenues:		
Interest Income	\$	80.12
Impact Fees	\$	<u>30,617.68</u>
Total Revenues	\$	30,697.80
Expenditures:		
Capital Projects	\$	0.00
Expenses other than Capital Projects	\$	1,748.45
Debt Service	\$	0.00
Bond Proceeds used to pay Capital Projects	\$	<u>0.00</u>
Total Expenditures	\$	1,748.45
Fund Balance at 6/30/12	\$	102,328.83

Police Impact Fee Fund

Funds Used For Other Than Capital Projects

Outside Professional Services:

Heinfeld, Meech & Co. \$ 1,748.45 Impact fee consulting services

Total Other Costs in FY 11-12: \$1,748.45

General Government Impact Fee Fund

Fiscal Year 2011 – 2012

Fund Balance at 7/1/11	\$	105,586.92
Revenues:		
Interest Income	\$	104.90
Impact Fees	\$	<u>19,374.93</u>
Total Revenues	\$	19,479.83
Expenditures:		
Capital Projects	\$	0.00
Expenses other than Capital Projects	\$	5,073.45
Debt Service	\$	0.00
Bond Proceeds used to pay Capital Projects	\$	<u>0.00</u>
Total Expenditures	\$	5,073.45
Fund Balance at 6/30/12	\$	119,993.30

General Government Impact Fee Fund

Funds Used For Other Than Capital Projects

Outside Professional Services:

Heinfeld, Meech & Co. \$ 1,748.45 Impact fee consulting services

Minor Assets:

John Hutchinson \$ 3,325.00 Big Tex landscape trailer –Arizona
Department of Corrections Program

Total Other Costs in FY 11-12: \$5,073.45

**ORO VALLEY WATER UTILITY
ALTERNATIVE WATER RESOURCES DEVELOPMENT IMPACT FEES
ADOPTED BY ORDINANCE NO. (O) 08-14 ON SEPTEMBER 3, 2008
FEES EFFECTIVE DECEMBER 2, 2008**

	Demand Adjustment Factor	AWWA Meter Capacity Ratio	AWRDIF Effective 12/02/2008
Single Family Residential (per meter size)			
5/8-inch	1.0	1	\$4,982
3/4-inch	1.0	1.5	\$7,470
1-inch	1.0	2.5	\$12,450
1 1/2-inch	1.0	5	\$24,910
2-inch	1.0	8	\$39,850
Multifamily Residential (per unit)			
Per Unit	0.48	NA	\$2,390
Commercial & Industrial (per meter size)			
5/8-inch	1.0	1	\$4,982
3/4-inch	1.0	1.5	\$7,470
1-inch	1.0	2.5	\$12,450
1 1/2-inch	1.0	5	\$24,910
2-inch	1.0	8	\$39,850
3-inch	1.0	16	\$79,710
4-inch	1.0	25	\$124,550
6-inch	1.0	50	\$249,100
8-inch	1.0	80	\$398,560
Irrigation non-turf (per meter size)			
5/8-inch	1.0	1	\$4,982
3/4-inch	1.0	1.5	\$7,470
1-inch	1.0	2.5	\$12,450
1 1/2-inch	1.0	5	\$24,910
2-inch	1.0	8	\$39,850
3-inch	1.0	16	\$79,710
4-inch	1.0	25	\$124,550
6-inch	1.0	50	\$249,100
8-inch	1.0	80	\$398,560
Turf Uses (Per Acre)			
All Turf Uses - Per Acre	1.0	NA	\$55,800

A variance may be requested if a meter is required to be increased from a 5/8-inch meter to a 3/4-inch meter solely due to the installation of fire sprinkler systems. If the variance is granted, the AWRDIF that will be assessed will be the cost of a 5/8-inch meter. The variance will have no impact on all other rates, fees and/or charges associated with a 3/4-inch water meter.

Public schools are exempt from this fee.

**ORO VALLEY WATER UTILITY
 POTABLE WATER SYSTEM DEVELOPMENT IMPACT FEES
 ADOPTED BY ORDINANCE NO. (O) 07-31 ON JUNE 20, 2007
 FEES EFFECTIVE SEPTEMBER 19, 2007**

Customer Class	Demand Adjustment Factor	AWWA Meter Capacity Ratio	PWSDIF Effective 9/19/2007
Single Family Residential (per meter size)			
5/8 -inch	1.0	1.0	\$2,567
3/4 -inch	1.0	1.5	3,850
1-inch	1.0	2.5	6,420
1 1/2-inch	1.0	5.0	12,840
2-inch	1.0	8.0	20,540
*Multifamily Residential (per unit)			
Per Unit	0.48	NA	\$1,230
*Commercial & Industrial (per meter size)			
5/8 -inch	1.6	1.0	\$4,110
3/4 -inch	1.6	1.5	6,170
1-inch	1.6	2.5	10,280
1 1/2-inch	1.6	5.0	20,550
2-inch	1.6	8.0	32,880
3-inch	1.6	16	65,760
4-inch	1.6	25	102,750
6-inch	1.6	50	205,500
8-inch	1.6	80	328,800
Irrigation (non-turf) (per meter size)			
5/8 -inch	1.7	1.0	\$4,360
3/4 -inch	1.7	1.5	6,540
1-inch	1.7	2.5	10,900
1 1/2-inch	1.7	5.0	21,800
2-inch	1.7	8.0	34,880
3-inch	1.7	16	69,760
4-inch	1.7	25	109,000
6-inch	1.7	50	218,000
8-inch	1.7	80	348,800
Turf Uses (per acre)			
Turf uses less than 2 acres	11.2	NA	\$28,800

The meter component of the fee for master-metered residential uses is the higher of \$1,230 per unit or the single family residential fee(s) for the master meter(s)*.

Individually metered residential units shall pay the single family residential fee for each meter.

* The total Potable Water System Development Impact Fee for the commercial/industrial and master metered residential uses is the sum of the meter component set forth above and the following supplemental fee based on fire flow for uses requiring more than 1,000 gpm of fire flow (based on the total area of development and the fire flow requirement as determined by the Fire Department):

Fire Flow Requirement	SDIFs
1,001 - 1,500 gpm	\$ 3,230 / meter
1,501 - 2,000 gpm	\$14,847 / meter
2,001 - 2,500 gpm	\$26,151 / meter

Metered connections to the Town's reclaimed water system are exempt from Potable Water System Development Impact Fees.

A variance may be requested if a meter is required to be increased from a 5/8-inch meter to a 3/4-inch meter solely due to the installation of fire sprinkler systems. If the variance is granted, the PWSDIF that will be assessed will be the cost of a 5/8-inch meter. The variance will have no impact on all other rates, fees and/or charges associated with a 3/4-inch water meter.

**Town of Oro Valley
Development Fee Summary – Updated 1/1/12**

Residential - Single Family						
	<i>Parks & Recreation</i>	<i>Library</i>	<i>Police</i>	<i>General Govt.</i>	<i>Transportation</i>	<i>Total</i>
Single Family	\$555	\$231	\$296	\$0	\$1933	\$3,015
All Other Housing	\$336	\$136	\$176	\$0	\$1331	\$1,979
Residential - Other (Commercial/Industrial)						
	<i>Recreation</i>	<i>Library</i>	<i>Police</i>	<i>General Govt.</i>	<i>Transportation</i>	<i>Total</i>
Com/ Shop Ctr 25,000 SF or less	N/A	N/A	\$146	\$0	\$5,533	\$5,679
Com/ Shop Ctr 25,001 - 50,000 SF	N/A	N/A	\$126	\$0	\$4,807	\$4,933
Com/ Shop Ctr 50,001- 100,000 SF	N/A	N/A	\$105	\$0	\$4,014	\$4,119
Com/ Shop Ctr 100,001 – 200,000 SF	N/A	N/A	\$91	\$0	\$3,436	\$3,527
Com/ Shop Ctr 200,001 – 400,000 SF	N/A	N/A	\$76	\$0	\$2,921	\$2,997
Office/ Inst 25,000 SF or less	N/A	N/A	\$43	\$0	\$1,812	\$1,855
Office/ Inst 25,001 – 50,000 SF	N/A	N/A	\$37	\$0	\$1,547	\$1,584
Office/ Inst 50,001 – 100,000 SF	N/A	N/A	\$32	\$0	\$1,318	\$1,350
Office/ Inst 100,001 – 200,000 SF	N/A	N/A	\$27	\$0	\$1,123	\$1,150
Business Park	N/A	N/A	\$30	\$0	\$1,260	\$1,290
Light Industrial	N/A	N/A	\$16	\$0	\$689	\$705
Warehousing	N/A	N/A	\$12	\$0	\$490	\$502
Manufacturing	N/A	N/A	\$9	\$0	\$378	\$387
Non-Residential - Parkland						
Lodging	N/A	N/A	\$14	\$0	\$556	\$570

Note: These fees were updated on 1/1/12 and were collected thru June 30, 2012

Town of Oro Valley Development Fee Summary – Updated 7/1/12

Residential Development					
	<i>Parks & Recreation</i>	<i>Police</i>	<i>General Govt.</i>	<i>Transportation</i>	<i>Total</i>
Single Family	\$555	\$296	\$0	\$1933	\$2,784
All Other Housing	\$336	\$176	\$0	\$1331	\$1,843
Non-Residential Development					
	<i>Recreation</i>	<i>Police</i>	<i>General Govt.</i>	<i>Transportation</i>	<i>Total</i>
Com/ Shop Ctr 25,000 SF or less	N/A	\$146	\$0	\$5,533	\$5,679
Com/ Shop Ctr 25,001 - 50,000 SF	N/A	\$126	\$0	\$4,807	\$4,933
Com/ Shop Ctr 50,001- 100,000 SF	N/A	\$105	\$0	\$4,014	\$4,119
Com/ Shop Ctr 100,001 – 200,000 SF	N/A	\$91	\$0	\$3,436	\$3,527
Com/ Shop Ctr 200,001 – 400,000 SF	N/A	\$76	\$0	\$2,921	\$2,997
Office/ Inst 25,000 SF or less*	N/A	\$43	\$0	\$1,812	\$1,855
Office/ Inst 25,001 – 50,000 SF*	N/A	\$37	\$0	\$1,547	\$1,584
Office/ Inst 50,001 – 100,000 SF*	N/A	\$32	\$0	\$1,318	\$1,350
Office/ Inst 100,001 – 200,000 SF*	N/A	\$27	\$0	\$1,123	\$1,150
Business Park	N/A	\$30	\$0	\$1,260	\$1,290
Light Industrial	N/A	\$16	\$0	\$689	\$705
Warehousing	N/A	\$12	\$0	\$490	\$502
Manufacturing	N/A	\$9	\$0	\$378	\$387
Other Development					
Lodging	N/A	\$14	\$0	\$556	\$570

* Police Impact Fees are not applied to educational projects

Note: These fees were updated on 7/1/12 and are being collected during the 2012/2013 fiscal year.