



# Town of Oro Valley

## Annual Report – Impact Fee Funds

### Fiscal Year 2022/23

September 30, 2023

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:

Water Resource & System Development Impact Fee Fund  
Townwide Roadway Development Impact Fee Fund  
Parks and Recreation Impact Fee Fund  
Police Impact Fee Fund

If you have any questions regarding these reports, please contact Mary Rallis, Water Utility Administrator at (520) 229-4728 or David Gephart, Chief Financial Officer at (520) 229-4768.

Sincerely,

Jeff Wilkins, Town Manager

David Gephart, Chief Financial Officer

Peter Abraham, Water Utility Director

Paul Keesler, Public Works Director

**Town of Oro Valley  
Development Impact Fee Report  
Impact Fee Account Summary  
For Fiscal Year Ending June 30, 2023**

Description of Fees	Water Resource & System Development Impact Fee	Townwide Roadway Development Impact Fee	Parks and Recreation Impact Fee	Police Impact Fee	Total
<b><u>Beginning Balance July 1, 2022</u></b>	\$ 19,180,225.28	\$ 1,939,688.13	\$ 509,474.40	\$ 132,559.28	\$ 21,761,947.09
<b><u>Revenues</u></b>					
Impact Fees - Residential	1,576,047.01	157,020.00	122,590.00	33,664.00	1,889,321.01
Impact Fees - Commercial	242,336.00	67,316.67	20,647.14	17,970.46	348,270.27
Transfer from Water Utility Fund (A)	1,031,424.55	-	-	-	1,031,424.55
Investments:					
Investment income	172,177.80	19,946.37	5,578.24	245.88	197,948.29
Net increase in fair value	71,706.26	8,757.43	15,298.41	2,343.60	98,105.70
<b>Total Revenues</b>	<b>3,093,691.62</b>	<b>253,040.47</b>	<b>164,113.79</b>	<b>54,223.94</b>	<b>3,565,069.82</b>
<b><u>Expenditures</u></b>					
Capital Projects	2,770,288.68	-	-	-	2,770,288.68
Impact Fee Credits	-	-	-	-	-
CAP Capital Repayment	159,000.00	-	-	-	159,000.00
Outside Professional Services	12,803.12	4,174.94	1,948.30	556.64	19,483.00
Debt Service	3,990.04	-	-	121,500.00	125,490.04
<b>Total Expenditures</b>	<b>2,946,081.84</b>	<b>4,174.94</b>	<b>1,948.30</b>	<b>122,056.64</b>	<b>3,074,261.72</b>
<b><u>End of Year Balance</u></b>					
Total Beginning Balance	19,180,225.28	1,939,688.13	509,474.40	132,559.28	21,761,947.09
Total Revenues	3,093,691.62	253,040.47	164,113.79	54,223.94	3,565,069.82
Total Expenditures	2,946,081.84	4,174.94	1,948.30	122,056.64	3,074,261.72
Change in Fund Balance	147,609.78	248,865.53	162,165.49	(67,832.70)	490,808.10
<b>Ending Balance June 30, 2023</b>	<b>\$ 19,327,835.06</b>	<b>\$ 2,188,553.66</b>	<b>\$ 671,639.89</b>	<b>\$ 64,726.58</b>	<b>\$ 22,252,755.19</b>

(A) - 40% groundwater preservation fee funds

**Town of Oro Valley  
 Development Impact Fee Report  
 Detailed Project Listing  
 For Fiscal Year Ending June 30, 2023**

Project Name	Location	Impact Fees	Bonds	General Fund	Other Fund Source	Total
<b>Water Resource &amp; System Development Impact Fee</b>						
82170 - STEAM PUMP WELL DRILLING	Steam Pump Ranch, N. Oracle Road	84,469.23				84,469.23
82178 - NAKOMA SKY WELL SITE GRADING	La Posada well site. East of N. 1st Ave and E Naranja Dr.	107,258.09				107,258.09
82187 - NWRDSD - PARTNERED	Various water sites	6,455.43				6,455.43
82188 - NWRDSD - INDEPENDENT	Various water sites	2,572,105.93				2,572,105.93
	<i>Subtotal</i>	<u>2,770,288.68</u>	-	-	-	<u>2,770,288.68</u>
	<b>Total Expenditures</b>	<b><u>2,770,288.68</u></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b><u>2,770,288.68</u></b>



**ORO VALLEY WATER UTILITY  
WATER RESOURCE & SYSTEM DEVELOPMENT  
IMPACT FEE SCHEDULE**

**Effective: 7/1/22**

<b>RESIDENTIAL</b>		
<b>OVWU Meter Size</b>	<b>Size on Bldg. Permit</b>	<b>WRSDIF Impact Fee</b>
5/8" x 3/4"	0.625	\$ 6,387
3/4" x 3/4"	0.750	\$ 9,569
1"	1.0	\$ 15,934
1.5" standard	1.5	\$ 31,846
2" compound	2.0	\$ 50,941
Multi-Family Unit	Variable	\$ 2,044/Unit

<b>IRRIGATION</b>		
<b>OVWU Meter Size</b>	<b>Size on Bldg. Permit</b>	<b>WRSDIF Impact Fee</b>
5/8" x 3/4"	0.625	\$ 14,343
3/4 x 3/4"	0.750	\$ 21,503
1" standard	1.0	\$ 35,824
1.5" standard	1.5	\$ 71,627
2" compound	2.0	\$ 114,590
3" compound	3.0	\$ 229,158
4" compound	4.0	\$ 358,047
6" compound	6.0	\$ 716,072
8" compound	8.0	\$ 1,145,702

<b>COMMERCIAL / NON-RESIDENTIAL</b>		
<b>OVWU Meter Size</b>	<b>Size on Bldg. Permit</b>	<b>WRSDIF Impact Fee</b>
5/8" x 3/4"	0.625	\$ 7,087
3/4 x 3/4"	0.750	\$ 10,619
1" standard	1.0	\$ 17,684
1.5" standard	1.5	\$ 35,347
2" compound	2.0	\$ 56,542
3" compound	3.0	\$ 113,062
4" compound	4.0	\$ 176,647
6" compound	6.0	\$ 353,273
8" compound	8.0	\$ 565,224

**Variance for fire sprinkler requirement:**

If a 3/4 x 3/4 - inch residential water meter is required solely due to a fire sprinkler requirement, the impact fees paid will be equal to those of a 5/8 x 3/4 -inch meter; however, the meter fee will be that of a 3/4 x 3/4. This requirement must be authorized by the Town of Oro Valley Building Permit Dept.

Effective July 1, 2022

## 13-1-16 FEE SCHEDULE

## A. TRANSPORTATION, PARKS AND POLICE DEVELOPMENT FEES

LAND USE TYPE	UNIT	TRANSPORTATION	PARKS	POLICE	TOTAL
SINGLE-FAMILY DETACHED	DWELLING	\$1,660	\$1,054	\$283	\$2,997
MULTIFAMILY	DWELLING	\$870	\$762	\$204	\$1,837
HOTEL/MOTEL	ROOM	\$839	\$222	\$227	\$1,288
RETAIL/COMMERCIAL	1,000 SQ. FT.	\$2,567	\$558	\$680	\$3,805
OFFICE & OTHER SERVICES	1,000 SQ. FT.	\$978	\$708	\$260	\$1,946
INDUSTRIAL	1,000 SQ. FT.	\$498	\$389	\$130	\$1,017
WAREHOUSE	1,000 SQ. FT.	\$175	\$81	\$50	\$306
PUBLIC/INSTITUTIONAL	1,000 SQ. FT.	\$1,294	\$222	\$350	\$1866

## B. WATER DEVELOPMENT FEES. REFER TO ARTICLE 15-17.

**RESOLUTION NO. (R)20-08**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY, ARIZONA ADOPTING THE 2019-2029 LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLANS FOR THE TOWN OF ORO VALLEY DATED DECEMBER 19, 2019; AND DIRECTING THE TOWN MANAGER, TOWN CLERK, TOWN LEGAL SERVICES DIRECTOR, OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION**

**WHEREAS**, the Town of Oro Valley is required, pursuant to Arizona Revised Statutes (“A.R.S”) 9-463.05(D), to adopt Land Use Assumptions and Infrastructure Improvement Plans as a requirement of assessing development impact fees to offset costs to the municipality associated with providing necessary public services to a development; and

**WHEREAS**, the Land Use Assumptions and Infrastructure Improvement Plans must be developed by qualified professionals using generally accepted engineering practices; and

**WHEREAS**, the Land Use Assumptions and Infrastructure Improvement Plans were prepared for the Town of Oro Valley in the manner required by law by TischlerBise for Town non-utility and water utility development impact fees; and

**WHEREAS**, the statutory requirements for posting, public notice , and public hearing regarding the Land Use Assumptions and Infrastructure Improvement Plans were all duly met in the manner required by Law.

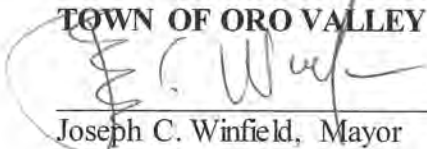
**NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Oro Valley, Arizona, that:**

**SECTION 1.** The 2019-2029 Land Use Assumptions and Infrastructure Improvement Plans of the Town of Oro Valley, Arizona dated December 19, 2019, are hereby adopted in their entirety, copies of which are made part of and incorporated into this Resolution as though fully set forth herein.


**SECTION 2.** The Town Manager, Town Clerk, Town Legal Services Director, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this resolution.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Oro Valley, Arizona, this 19<sup>th</sup> day of February, 2020.

**TOWN OF ORO VALLEY**

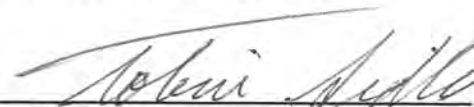
  
\_\_\_\_\_  
Joseph C. Winfield, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Michael Standish, Town Clerk

Date: 2/20/20

**APPROVED AS TO FORM:**

  
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Tobin Sidles, Legal Services Director

Date: 2/20/20