



Town of Oro Valley

Annual Report – Impact Fee Funds

Fiscal Year 2021 – 2022

September 23, 2022

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 Manager at (520) 229-4728 or David Gephart, Chief Financial Officer at (520) 229-4768.

Sincerely,

Mary Jacobs, 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, 2022**

	Water Resource & System Development Impact Fee	Townwide Roadway Development Impact Fee	Parks and Recreation Impact Fee	Police Impact Fee	Total
<u>Beginning Balance July 1, 2021</u>	\$ 19,807,141.67	\$ 1,978,877.74	\$ 316,645.35	\$ 168,764.29	\$ 22,271,429.05
<u>Revenues</u>					
Impact Fees - Residential	1,089,528.00	251,914.00	206,112.00	74,210.00	1,621,764.00
Impact Fees - Commercial	77,558.00	62,498.21	-	10,671.55	150,727.76
Transfer from Water Utility Fund (A)	294,223.97	-	-	-	294,223.97
Investments:					
Investment income	89,125.81	10,016.88	2,015.46	622.60	101,780.75
Net decrease in fair value	(568,311.88)	(71,193.90)	(15,298.41)	(3,959.16)	(658,763.35)
Total Revenues	982,123.90	253,235.19	192,829.05	81,544.99	1,509,733.13
<u>Expenditures</u>					
Capital Projects	1,439,606.09	196,904.80	-	-	1,636,510.89
Impact Fee Credits	-	95,520.00	-	-	95,520.00
CAP Capital Repayment	150,000.00	-	-	-	150,000.00
Debt Service	19,434.20	-	-	117,750.00	137,184.20
Total Expenditures	1,609,040.29	292,424.80	-	117,750.00	2,019,215.09
<u>End of Year Balance</u>					
Total Beginning Balance	19,807,141.67	1,978,877.74	316,645.35	168,764.29	22,271,429.05
Total Revenues	982,123.90	253,235.19	192,829.05	81,544.99	1,509,733.13
Total Expenditures	1,609,040.29	292,424.80	-	117,750.00	2,019,215.09
Change in Fund Balance	(626,916.39)	(39,189.61)	192,829.05	(36,205.01)	(509,481.96)
Ending Balance June 30, 2022	\$ 19,180,225.28	\$ 1,939,688.13	\$ 509,474.40	\$ 132,559.28	\$ 21,761,947.09

(A) - 40% groundwater preservation fee funds

**Town of Oro Valley
Development Impact Fee Report
Detailed Project Listing
For Fiscal Year Ending June 30, 2022**

Project Name	Location	Impact Fees	Bonds	General Fund	Other Fund Source	Total
Water Resource & System Development Impact Fee						
Steam Pump Well Drilling	Steam Pump Ranch, N. Oracle Road	31,498.00				31,498.00
Nakoma Sky Well Site Grading	La Posada well site. East of N. 1st Ave and E Naranja Dr.	22,497.92				22,497.92
NWRRDS - Partnered	Various water sites	436,393.62				436,393.62
NWRRDS - Ind-Pipeline Route Study	N/A - pipeline route study	299,166.29				299,166.29
E-F Zone Booster - Woodburn	N. Woodburne Ave.	650,050.26				650,050.26
	<i>Subtotal</i>	<u>1,439,606.09</u>	-	-	-	<u>1,439,606.09</u>
Townwide Roadway Development Impact Fee						
La Cholla - Overton To Tangerine	La Cholla road, Overton to Tangerine	196,904.80				196,904.80
	<i>Subtotal</i>	<u>196,904.80</u>	-	-	-	<u>196,904.80</u>
	Total Expenditures	<u>1,636,510.89</u>	-	-	-	<u>1,636,510.89</u>



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

Effective: 7/1/20

RESIDENTIAL		
OVWU Meter Size	Size on Bldg. Permit	WRSDIF Impact Fee
5/8" x 3/4"	0.625	\$ 6,060
3/4" x 3/4"	0.750	\$ 9,089
1"	1.0	\$ 15,148
1.5" standard	1.5	\$ 30,297
2" compound	2.0	\$ 48,474
Multi-Family Unit	Variable	\$ 2,908/Unit

IRRIGATION		
OVWU Meter Size	Size on Bldg. Permit	WRSDIF Impact Fee
5/8" x 3/4"	0.625	\$ 10,906
3/4 x 3/4"	0.750	\$ 16,360
1" standard	1.0	\$ 27,266
1.5" standard	1.5	\$ 54,533
2" compound	2.0	\$ 87,253
3" compound	3.0	\$ 174,506
4" compound	4.0	\$ 272,666
6" compound	6.0	\$ 545,331
8" compound	8.0	\$ 872,530

COMMERCIAL / NON-RESIDENTIAL		
OVWU Meter Size	Size on Bldg. Permit	WRSDIF Impact Fee
5/8" x 3/4"	0.625	\$ 7,877
3/4 x 3/4"	0.750	\$ 11,816
1" standard	1.0	\$ 19,693
1.5" standard	1.5	\$ 39,385
2" compound	2.0	\$ 63,016
3" compound	3.0	\$ 126,032
4" compound	4.0	\$ 196,925
6" compound	6.0	\$ 393,850
8" compound	8.0	\$ 630,161

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.

**Town of Oro Valley
Development Fee Summary – Updated 7/1/14**

Land Use Type	Unit	Transportation	Parks	Police	Total
Single-Family Detached	Dwelling	\$1,990	\$856	\$310	\$3,156
Multifamily	Dwelling	\$1,231	\$599	\$215	\$2,045
Mobile Home Park	Space	\$649	\$651	\$234	\$1,534
Hotel/Motel	Room	\$758	\$0	\$200	\$958
Retail/Commercial	1,000 sq. ft.	\$2,412	\$0	\$447	\$2,859
Office	1,000 sq. ft.	\$1,822	\$0	\$156	\$1,978
Industrial	1,000 sq. ft.	\$983	\$0	\$65	\$1,048
Warehouse	1,000 sq. ft.	\$915	\$0	\$63	\$978
Public/Institutional	1,000 sq. ft.	\$1,379	\$0	\$118	\$1,497

Impact fees established by Town of Oro Valley Ordinance No. (O)14-04 and are effective as of 07/01/2014
Police impact fees are not applied to educational projects

RESOLUTION NO. (R)18-14

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE INFRASTRUCTURE IMPROVEMENT PLANS SUPPORTING DEVELOPMENT IMPACT FEES FOR TRANSPORTATION, PARKS AND THE WATER UTILITY IN PURSUANT TO ARS § 9-463.5 (D)(3) AND FOLLOWING THE PROCESS OUTLINED IN ARS § 9-463.5 (D) (10)

WHEREAS, Arizona municipalities are authorized to adopt and amend Infrastructure Improvements Plans (“IIP”) that support development impact fees pursuant to ARS § 9-463.5; and

WHEREAS, ARS § 9-463.5 (D) (3) dictates that municipalities shall update the land use assumptions and (“IIP”) at least every five years; and

WHEREAS, the Town of Oro Valley desires to amend its IIP pursuant to ARS § 9-463.5 (D) (3) and following the process outlined in ARS § 9-463.5 (D) (10); and

WHEREAS, Pursuant to ARS § 9-463.5 (D) (10), “[n]otwithstanding the notice and hearing requirements for adoption of an infrastructure improvements plan, a municipality may amend an infrastructure improvements plan adopted pursuant to [ARS § 9-463.05] without a public hearing if the amendment addresses only elements of necessary public services in the existing infrastructure improvements plan and the changes to the plan will not, individually or cumulatively with other amendments adopted [], increase the level of service in the service area or cause a development fee increase of greater than five per cent when a new or modified development fee is assessed;” and

WHEREAS, the proposed amendments to the Oro Valley IIP addresses only elements of necessary public services in the existing infrastructure improvements plan and the changes to the plan do not, individually or cumulatively with other amendments adopted, increase the level of service in the service area or cause a development fee increase; and

WHEREAS, Pursuant to ARS § 9-463.5 (D) (10), a “municipality shall provide notice of any such amendment at least thirty days before adoption, shall post the amendment on its website; and


WHEREAS, on March 1, 2018, the Town of Oro Valley posted notice of its proposed amendment to the IIP on the Town of Oro Valley website; and

WHEREAS, the Town of Oro Valley published notice of its proposed amendment to the IIP in the Daily Territorial newspaper pursuant to ARS § 9-463.5 (D) (10).

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY, ARIZONA, adopting amendments to the IIP, attached as Exhibit "A," supporting impact fees for Transportation, Parks and the Water Utility pursuant to ARS § 9-463.5 (D) (3) and following the process outlined in ARS § 9-463.5 (D) (10).

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona this 4th day of April, 2018.

TOWN OF ORO VALLEY



Dr. Satish I. Hiremath, Mayor

ATTEST:



Michael Standish, Town Clerk

Date: 4/6/18

APPROVED AS TO FORM:



Tobin Sidles, Legal Services Director

Date: 4/6/18

EXHIBIT "A"

**TOWN OF ORO VALLEY, ARIZONA
PUBLIC NOTICE**

**NOTICE OF AMENDMENTS TO THE TOWN OF ORO VALLEY
DEVELOPMENT IMPACT FEE INFRASTRUCTURE IMPROVEMENT
PLANS FOR TRANSPORTATION, PARKS AND WATER UTILITY**

Notice is hereby given that the Town Council of the Town of Oro Valley, AZ will convene on April 4, 2018 at 6:00 PM in its regular Town Council meeting to consider an amendment to its development impact fee infrastructure improvements plan (IIP) as noted below:

Transportation		
2014 Development Impact Fee - Infrastructure Improvement Plan (IIP)		
Project No.	Project Name	Capital Cost
1	Tangerine Rd, Shannon Rd-La Canada Dr	\$ 1,000,000.00
2	La Cholla Blvd, Tangerine Rd-Lambert Ln	\$ 800,000.00
3	Shannon Rd, Tangerine Rd-Naranja Dr	\$ 4,200,000.00
4	Lambert Ln, 0.5 mi. E of Shannon-Rancho Sonora	\$ 17,280,000.00
5	Moore Rd, Yellow Orchard-Mystic View	\$ 1,440,000.00
6	Rancho Vistoso & Woodburne Intersection	\$ 750,000.00
7	Oracle Rd & Rams Field Intersection	\$ 750,000.00
8	Moore Rd La Cholla Blvd Intersection	\$ 900,000.00
9	Transportation Fee Update Study Costs (2)	\$ 69,600.00
Total for all Projects		\$ 27,189,600.00
2018 Amended Development Impact Fee - Infrastructure Improvement Plan (IIP)		
Project No.	Project Name	Capital Cost
1	Tangerine Rd, Shannon Rd-La Canada Dr	\$ 1,000,000.00
2	La Cholla Blvd, Tangerine Rd-Lambert Ln	\$ 800,000.00
3	Shannon Rd, Tangerine Rd-Naranja Dr	\$ 4,200,000.00
4	Lambert Ln, 0.5 mi. E of Shannon-Rancho Sonora	\$ 14,000,000.00
5	Moore Rd, Yellow Orchard-Mystic View	\$ 1,440,000.00
6	Rancho Vistoso & Woodburne Intersection	\$ 750,000.00
7	Oracle Rd & Rams Field Intersection	\$ 750,000.00
8	Moore Rd La Cholla Blvd Intersection	\$ 900,000.00
9	Transportation Fee Update Study Costs (2)	\$ 69,600.00
10	Moore Rd - extension E of Rancho Vistoso Blvd	\$ 1,000,000.00
11	Moore Rd & Rancho Vistoso Blvd Intersection	\$ 750,000.00
12	Moore Rd & La Canada Dr Intersection	\$ 900,000.00
13	Linda Vista Widening E of Oracle Rd	\$ 400,000.00
14	Glover Rd Multi-Use Path	\$ 150,000.00
15	Glover Rd south half widening	\$ 500,000.00
16	Naranja Two-Way Left Turn Lane	\$ 458,000.00
Total for all projects		\$ 28,067,600.00

Parks

2014 Development Impact Fee - Infrastructure Improvement Plan (IIP)		
Project No.	Project Name	Capital Cost
1	Naranja Park Development - 30 acres	\$ 4,000,000.00
2	James D. Kriegh Park Expansion	\$ 1,000,000.00
3	Impact Fee Update Studies (2)	\$ 34,800.00
Total for all Projects		\$ 5,034,800.00

2018 Amended Development Impact Fee - Infrastructure Improvement Plan (IIP)		
Project No.	Project Name	Capital Cost
1	Naranja Park Development - 30 acres	\$ 3,300,000.00
2	James D. Kriegh Park Expansion	\$ 1,000,000.00
3	Impact Fee Update Studies (2)	\$ 34,800.00
4	Big Wash Trailhead	\$ 500,000.00
5	Linda Vista Trailhead	\$ 100,000.00
Total for all projects		\$ 4,934,800.00

Water Utility

2014 Development Impact Fee - Infrastructure Improvement Plan (IIP)		
Project No.	Project Name	Capital Cost
	Phase I Projects (1,000 AF/Year)	
1	CAP La Cholla "D-E" Blending Booster Station	\$ 300,000.00
2	Wheeling of 1,000 Acre-feet CAP Water to Oro Valley	\$ 930,000.00
3	24-inch pipeline - Naranja to La Cholla to Tangerine	\$ 2,800,000.00
4	Oro Valley Water Utility Naranja CAP Booster Station Upgrade	\$ 1,200,000.00
5	"E to C" PRV Naranja Reservoir	\$ 100,000.00
6	Oro Valley Water Utility CAP 12-inch pipeline	\$ 880,000.00
7	Oro Valley Water Utility CAP 16-inch pipeline	\$ 1,100,000.00
	Phase 2 Projects (500 AF/Year)	
8	Wheeling of 500 Acre-feet of CAP Water to Oro Valley	\$ 3,300,000.00
9	Steam Pump "C-D Booster Station	\$ 1,200,000.00
10	Big Wash "D-E" Booster Station	\$ 800,000.00
11	Inlet/Outlet Modifications at Allied Signal Reservoir	\$ 50,000.00
	Interest and Financing Costs	\$ 4,051,200.00
Total for all Projects 1-11		\$ 16,711,200.00

Water Utility (cont)		
2018 Amended Development Impact Fee - Infrastructure Improvement Plan (IIP)		
Project No.	Project Name	Capital Cost
Northwest Recovery & Delivery System (Partnered Projects)		
1	Program Management Support Services FY 2019 - 2023	\$ 240,000.00
		\$ 66,000.00
		\$ 288,000.00
		\$ 444,000.00
		\$ 12,000.00
2	Well improvement analysis & recovery permits	\$ 60,000.00
3	Well drilling & testing	\$ 351,000.00
4	Construction permitting, drilling, development & testing	\$ 1,170,000.00
5	Well equipping design & site improvements	\$ 585,000.00
6	Pipeline design (recovered water & transmission)	\$ 660,692.40
7	Pipeline construction	\$ 2,642,769.00
8	NWRRDS forebay design	\$ 99,231.00
9	NWRRDS forebay reservoir construction	\$ 396,231.00
Sub-Total for NWRRDS project numbers 1-9		\$ 7,014,923.40
Northwest Recovery & Delivery System (Independent Projects)		
10	Pipeline route study and preliminary design (9.68 Miles)	\$ 120,000.00
11	Shannon road forebay reservoir & booster station property acquisition (3 acres)	\$ 120,000.00
12	Pipeline easement acquisition (9.68 Miles)	\$ 450,000.00
13	Pipeline design (9.68 Miles of 16 - inch DIP)	\$ 840,000.00
14	NWRRDS forebay reservoir booster station design (2500 gpm = 4,000 AF/YR)	\$ 60,000.00
15	Shannon road forebay reservoir & booster station design (2500 gpm = 4,000 AF/YR)	\$ 180,000.00
17	Booster Station Construction at NWRRDS forebay reservoir	\$ 300,000.00
18	Shannon road forebay reservoir construction	\$ 840,000.00
19	Booster Station Construction at Shannon road forebay reservoir	\$ 300,000.00
20	Pipeline construction from Booster Station at NWRRDS to La Canada Reservoir	\$ 5,880,000.00
Sub-Total for NWRRDS project numbers 10-20		\$ 9,090,000.00
Internal System Improvement to Convey NWRRDS water in OVWU system		
21	Moore Rd transmission main upsizing	\$ 55,000.00
22	NWRRDS interconnect to Tangerine	\$ 270,000.00
23	NWRRDS interconnect to Lambert	\$ 510,000.00
Sub-Total for NWRRDS project numbers 21-23		\$ 835,000.00
Total for all projects 1-23		\$ 16,939,923.40

This meeting will be held in the Oro Valley Town Council Chambers, 11000 N. La Canada Dr., Oro Valley, AZ 85737.

This notice is also available for review on the Town's website at:
www.orovalleyaz.gov

Michael Standish
District Clerk

Dated: March 1, 2018