



Town of Oro Valley

Annual Report – Impact Fee Funds

Fiscal Year 2020 – 2021

September 24, 2021

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,

Mary Jacobs, Town Manager

David Gephart, Chief Financial Officer

Peter Abraham, Water Utility Director

Paul Keesler, Public Works Director

Town of Oro Valley
Impact Fee Fund Annual Report
Fiscal Year 2020 – 2021



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Water Resource & System Development Impact Fee Fund

Fiscal Year 2020 – 2021

Cash Balance at 7/1/20	\$ 16,545,870.96
Revenues:	
Impact Fees	\$ 4,100,556.00
Transfer from Water Utility Fund ^(A)	\$ 1,130,494.87
Other	\$ 56,560.36
Interest Income	<u>\$ 49,161.08</u>
Total Revenues	\$ 5,336,772.31
Expenses:	
Capital Projects	\$ 2,640,363.11
Expenses other than Capital Projects	\$ 159,000.00
Debt Service	<u>\$ 338,642.00</u> *
Total Expenses	\$ 3,138,005.11 *
Cash Balance at 6/30/21	\$ 18,744,638.16 *

(A) 40% groundwater preservation fee funds transferred from Water Utility Fund to impact fee fund for Northwest Recharge, Recovery and Delivery System project

* Restated 10/8/21

Water Resource & System Development Impact Fee Fund

Capital Projects

Project Name: Steam Pump Well Drilling

Project Address: 10901 N. Oracle Road

Project Description:

Drill and construct a new well at the Steam Pump location to address future water demand

Project Costs FY 20-21: \$ 8,991.00

Project Status: Ongoing

Water Resource & System Development Impact Fee Fund

Capital Projects

Project Name: Program Management Support Services (82187 - Northwest Recharge, Recovery and Delivery System)

Project Address: N/A

Project Description:

Professional consulting firm to provide program support services for design and construction of the Northwest Recharge, Recovery and Delivery System

Project Costs FY 20-21: \$ 1,772,160.93

Project Status: Ongoing

Water Resource & System Development Impact Fee Fund

Capital Projects

Project Name: Pipeline Route Study and Preliminary Design (82188 - Northwest Recharge, Recovery and Delivery System)

Project Address:

Pipeline alignment from Lambert Lane and Blue Bonnet Road, along Lambert Lane east to Shannon Road, and north along Shannon Road to Tangerine Road

Project Description:

Pipeline route study and preliminary design from the Partnered Project to the Oro Valley Water Utility reservoir on King Air Drive

Project Costs FY 20-21: \$ 859,211.18

Project Status: Ongoing

Water Resource & System Development Impact Fee Fund

Funds Used For Other Than Capital Projects

Outside Professional Services:

CAP Capital Repayment Costs \$ 159,000.00

Total Other Costs in FY 20-21: **\$ 159,000.00**

Townwide Roadway Development Impact Fee Fund

Fiscal Year 2020 – 2021

Fund Balance at 7/1/20	\$ 2,966,188.30
Revenues:	
Impact Fees	\$ 667,111.40 *
Interest Income	<u>\$ (7,068.44)</u>
Total Revenues	\$ 660,042.96 *
Expenditures:	
Capital Projects	<u>\$ 1,647,353.52</u>
Total Expenditures	\$ 1,647,353.52
Fund Balance at 6/30/21	\$ 1,978,877.74 *

* Restated 10/8/21

Townwide Roadway Development Impact Fee Fund

Capital Projects

Project Name: La Cholla Blvd. Widening from Overton to Tangerine

Project Address: La Cholla from Overton to Tangerine

Project Description:

Widen La Cholla Blvd. from Overton Rd. to Tangerine Rd. to four lanes, make drainage improvements and add multi-use paths

Project Costs FY 20-21: \$ 1,647,353.52

Project Status: Ongoing

Parks and Recreation Impact Fee Fund

Fiscal Year 2020 – 2021

Fund Balance at 7/1/20	\$ 779,572.92
Revenues:	
Impact Fees	\$ 376,640.00
Interest Income	<u>\$ (5,939.97)</u>
Total Revenues	\$ 370,700.03
Expenditures:	
Capital Projects	<u>\$ 880,707.60</u>
Total Expenditures	\$ 880,707.60
Fund Balance at 6/30/21	\$ 269,565.35

Parks and Recreation Impact Fee Fund

Capital Projects

Project Name: Naranja Park Playground

Project Address: 810 West Naranja Drive

Project Description:

Installation of a new, multi-generational, destination playground at Naranja Park

Project Costs FY 20-21: \$ 880,707.60

Project Status: Complete

Police Impact Fee Fund

Fiscal Year 2020 – 2021

Fund Balance at 7/1/20	\$	103,397.66
Revenues:		
Impact Fees	\$	165,595.49
Interest Income	\$	<u>(228.86)</u>
Total Revenues	\$	165,366.63
Expenditures:		
Debt Service	\$	<u>100,000.00</u>
Total Expenditures	\$	100,000.00
Fund Balance at 6/30/21	\$	168,764.29



**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