



# Town of Oro Valley

## Annual Report – Impact Fee Funds

### Fiscal Year 2012 – 2013

September 27, 2013

September 27, 2013

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

Town of Oro Valley  
Impact Fee Fund Annual Report  
Fiscal Year 2012 – 2013



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**Potable Water System Development Impact Fee Fund**

**Fiscal Year 2012 – 2013**

<b>Cash Balance at 7/1/12</b>	<b>\$</b>	<b>3,379,205.14</b>
Revenues:		
Impact Fees	\$	706,159.12
Interest Income	\$	<u>962.84</u>
<b>Total Revenues</b>	<b>\$</b>	<b>707,121.96</b>
Expenditures:		
Capital Projects	\$	0.00
Expenses other than Capital Projects	\$	0.00
Debt Service	\$	<u>541,390.32</u>
<b>Total Expenditures</b>	<b>\$</b>	<b>541,390.32</b>
<b>Cash Balance at 6/30/13</b>	<b>\$</b>	<b>3,544,936.78</b>

## Alternative Water Resource Development Impact Fee Fund

### Fiscal Year 2012 – 2013

<b>Cash Balance at 7/1/12</b>	<b>\$ 1,735,162.95</b>
Revenues:	
Impact Fees	\$ 1,253,055.00
Groundwater Preservation Fees*	\$ 2,527,524.42
Interest Income	<u>\$ 437.08</u>
<b>Total Revenues</b>	<b>\$ 3,781,016.50</b>
Expenditures:	
Capital Projects	\$ 44,140.00
Expenses other than Capital Projects	\$ 292,054.65
Debt Service	\$ 1,677,030.52
Repay Operating Fund	<u>\$ 100,000.00</u>
<b>Total Expenditures</b>	<b>\$ 2,113,225.17</b>
<b>Cash Balance at 6/30/13</b>	<b>\$ 3,402,954.28</b>

**\*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:** D to E Zone CAP Blending Booster Station

**Project Address:** Southwest corner of Naranja Drive and La Cholla Blvd

**Project Description:**

This project consists of the design and construction of a new D to E Zone CAP blending booster station located on the southwest corner of Naranja Drive and La Cholla Boulevard. The facility will initially blend 500 gallons per minute of groundwater with 1000 gallons per minute of CAP water. The facility is designed for three pumps to accommodate future growth.

**Project Costs FY 12-13:** \$44,140.00

**Project Status:** Ongoing

## Alternative Water Resource Development Impact Fee Fund

### Funds Used For Other Than Capital Projects

Outside Professional Services:

Reclaimed Water Delivery Study	\$ 55,293.59
CAP Capital Costs - Wheeling	\$ 54,001.19
Phase II CAP Integration	\$ 27,683.38
CAP Capital Repayment Costs	\$ 154,575.00
Annual Recharge Facility Dues*	\$ 501.49

**Total Other Costs in FY 12-13: \$ 292,054.65**

\* These projects are multi-jurisdictional.

**Townwide Roadway Development Impact Fee Fund**

**Fiscal Year 2012 – 2013**

<b>Fund Balance at 7/1/12</b>	<b>\$</b>	<b>2,228,996.11</b>
Revenues:		
Impact Fees	\$	719,927.12
Interest Income	\$	21,142.89
Miscellaneous Income	\$	18,375.00
Federal and State Grants	\$	<u>2,777,171.40</u>
<b>Total Revenues</b>	<b>\$</b>	<b>3,536,616.41</b>
Expenditures:		
Capital Projects	\$	4,292,102.06
Expenses other than Capital Projects	\$	<u>12,073.23</u>
<b>Total Expenditures</b>	<b>\$</b>	<b>4,304,175.29</b>
<b>Fund Balance at 6/30/13</b>	<b>\$</b>	<b>1,461,437.23</b>

## 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 12-13:** \$81,007.18

**Project Status:** Ongoing

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**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 12-13:** \$4,166,162.55

**Project Status:** Ongoing

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## **Townwide Roadway Development Impact Fee Fund**

### **Capital Projects**

**Project Name:**        **La Cholla Blvd & Moore Rd Intersection Study**

**Project Address:**    La Cholla Blvd & Moore Rd

**Project Description:**

This project consists of a traffic study at the intersection of La Cholla Blvd and Moore Rd. The Town received numerous complaints at this un-signalized intersection and thus prompted the safety study. The study looked at four alternatives: 1) modifying the profile, 2) constructing a modern roundabout, 3) installing a traffic signal, and 4) installing all-way stop control. It was determined that alternatives 3 and 4 to install a traffic signal or an all-way stop control did not meet the warrants. The modern roundabout was not well received by the adjacent property owners; and therefore, alternative 1 turned out to be a more viable option that would address and mitigate the concerns raised at this location.

**Project Costs FY 12-13:**    **\$44,932.33**

**Project Status: Complete**

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## **Townwide Roadway Development Impact Fee Fund**

### **Funds Used For Other Than Capital Projects**

Impact Fee Study	\$ 12,066.67
Misc Other Operating	\$ 6.56
<b>Total Other Costs in FY 12-13:</b>	<b>\$ 12,073.23</b>

## Parks and Recreation Impact Fee Fund

### Fiscal Year 2012 – 2013

<b>Fund Balance at 7/1/12</b>	<b>\$</b>	<b>112,052.82</b>
Revenues:		
Interest Income	\$	1,525.19
Impact Fees	\$	<u>170,698.28</u>
<b>Total Revenues</b>	<b>\$</b>	<b>172,223.47</b>
Expenditures:		
Capital Projects	\$	90,099.40
Expenses other than Capital Projects	\$	<u>12,066.67</u>
<b>Total Expenditures</b>	<b>\$</b>	<b>102,166.07</b>
<b>Fund Balance at 6/30/13</b>	<b>\$</b>	<b>182,110.22</b>

## **Parks and Recreation Impact Fee Fund**

### **Capital Projects**

**Project Name:** Aquatic 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 12-13:** \$90,099.40

**Project Status:** Complete

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**Library Impact Fee Fund**

**Fiscal Year 2012 – 2013**

<b>Fund Balance at 7/1/12</b>	<b>\$</b>	<b>110,191.95</b>
Revenues:		
Interest Income	\$	32.36
Impact Fees	\$	<u>4,574.08</u>
<b>Total Revenues</b>	<b>\$</b>	<b>4,606.44</b>
<b>Total Expenditures</b>	<b>\$</b>	<b>0.00</b>
<b>Fund Balance at 6/30/13</b>	<b>\$</b>	<b>114,798.39</b>

**Police Impact Fee Fund**

**Fiscal Year 2012 – 2013**

<b>Fund Balance at 7/1/12</b>	<b>\$</b>	<b>102,328.83</b>
Revenues:		
Interest Income	\$	902.96
Impact Fees	\$	<u>90,957.79</u>
<b>Total Revenues</b>	<b>\$</b>	<b>91,860.75</b>
Expenditures:		
Capital Projects	\$	82,645.36
Expenses other than Capital Projects	\$	<u>12,066.66</u>
<b>Total Expenditures</b>	<b>\$</b>	<b>94,712.02</b>
<b>Fund Balance at 6/30/13</b>	<b>\$</b>	<b>99,477.56</b>

## **Police Impact Fee Fund**

### **Capital Projects**

**Project Name:**        **New Vehicle Purchases**

**Project Address:**    **N/A**

**Project Description:**

This project consists of the purchase and outfitting of two new Chevrolet Tahoes to add to the Town's fleet of Police patrol vehicles.

**Project Costs FY 12-13:**    **\$82,645.36**

**Project Status: Complete**

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## General Government Impact Fee Fund

### Fiscal Year 2012 – 2013

<b>Fund Balance at 7/1/12</b>	<b>\$</b>	<b>119,993.30</b>
Revenues:		
Interest Income	\$	1,218.05
Impact Fees	\$	<u>2,184.35</u>
<b>Total Revenues</b>	<b>\$</b>	<b>3,402.40</b>
Expenditures:		
Capital Projects	\$	122,107.83
Expenses other than Capital Projects	\$	<u>0.00</u>
<b>Total Expenditures</b>	<b>\$</b>	<b>122,107.83</b>
<b>Fund Balance at 6/30/13</b>	<b>\$</b>	<b>1,287.87</b>

## General Government Impact Fee Fund

### Capital Projects

**Project Name:** Aquatic 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 12-13:** \$95,000.62

**Project Status:** Complete

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**Project Name:** New Vehicle Purchase

Project Address: N/A

**Project Description:**

This project consists of the purchase and outfitting of a new Ford E350 12-passenger van and trailer. On July 18, 2012, the Town of Oro Valley entered into an intergovernmental agreement (IGA) with the Arizona Department of Corrections for the implementation of an inmate labor program for the maintenance of road-side and drainage vegetation. The van and trailer will be used for vegetation collection and the transporting of inmates between worksites.

**Project Costs FY 12-13:** \$27,107.21

**Project Status:** Complete

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**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
<b>Single Family Residential</b> ( 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
<b>Multifamily Residential</b> ( per unit )			
Per Unit	0.48	NA	\$2,390
<b>Commercial &amp; Industrial</b> ( 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
<b>Irrigation non-turf</b> ( 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
<b>Turf Uses (Per Acre)</b>			
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
<b>Single Family Residential</b> (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
<b>*Multifamily Residential</b> (per unit)			
Per Unit	0.48	NA	\$1,230
<b>*Commercial &amp; Industrial</b> (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
<b>Irrigation (non-turf )</b> (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
<b>Turf Uses</b> (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 7/1/12

<b>Residential – Per Housing Unit</b>					
	<i>Parks &amp; Recreation</i>	<i>Police</i>	<i>General Govt.</i>	<i>Transportation</i>	<b>Total</b>
Single Family	\$555	\$296	\$0	\$1933	\$2,784
All Other Housing	\$336	\$176	\$0	\$1331	\$1,843
<b>Non- Residential – Per 1,000 Square Feet of Floor Area</b>					
	<i>Recreation</i>	<i>Police</i>	<i>General Govt.</i>	<i>Transportation</i>	<b>Total</b>
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	\$4807	\$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
<b>Non- Residential – Per Room</b>					
Lodging	N/A	\$14	\$0	\$556	\$570

\* Police Impact Fees are not applied to educational projects