



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Management Services Memo No. 13-012**

**DATE:** SEPTEMBER 28, 2012

**TO:** MARLA PADDOCK, CITY CLERK

**THRU:** DAWN LANG, MANAGEMENT SERVICES DIRECTOR *DL*  
GREGORY WESTRUM, BUDGET MANAGER *GW*

**FROM:** JULIE BUELT, SENIOR FINANCIAL ANALYST *JB*

**SUBJECT:** ANNUAL SYSTEM DEVELOPMENT FEE REPORT

Pursuant to the requirements of A.R.S. 9-463.05.O, the annual report accounting for the collection and use of system development fees for the fiscal year ending June 30, 2012 accompanies this memo. This document has historically been filed under "802-01-00" in your recordkeeping system.

State Statute requires the filing of this report with the City Clerk no later than ninety days following the end of the fiscal year (September 29, 2012) and that a copy be made available to the public on request. An additional requirement added in the last legislative session is to publish this report on our City website.

The annual report contains financial information for which the audit is not yet complete, so the applicable pages have an "unaudited" watermark on them. Please make sure that any copies given to the public are made from this original report so the watermark remains.

## City of Chandler System Development Fees

Fees Effective 7/1/11 - 12/31/11	Fees Effective 1/1/12 - 6/30/12
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*Water System Development Charges:*

Single-family (per dwelling unit)	5,019.00	5,019.00
Multi-family (per dwelling unit)	1,832.00	1,832.00
5/8 x 3/4 Disc Meter	5,019.00	5,019.00
3/4 Disc Meter	7,529.00	7,529.00
1-0 Disc Meter	12,549.00	12,549.00
1 1/2 Disc Meter	25,097.00	25,097.00
2-0 Disc Meter	40,154.00	40,154.00
3-0 Compound Meter	80,309.00	80,309.00
4-0 Compound Meter	125,482.00	125,482.00
6-0 Compound Meter	250,963.00	250,963.00
8-0 Compound Meter	401,541.00	401,541.00
2-0 Turbine Meter	40,154.00	40,154.00
3-0 Turbine Meter	87,838.00	87,838.00
6-0 Turbine Meter	313,704.00	313,704.00
8-0 Turbine Meter	451,733.00	451,733.00

*Water Resource System Development Charges: <sup>1</sup>*

Single-family (per dwelling unit)	34.00	34.00
Multi-family (per dwelling unit)	13.00	13.00
5/8 x 3/4 Disc Meter	42.00	42.00
3/4 Disc Meter	65.00	65.00
1-0 Disc Meter	107.00	107.00
1 1/2 Disc Meter	249.00	249.00
2-0 Disc Meter	484.00	484.00
2-0 Turbine Meter	484.00	484.00

*Wastewater System Development Charges/Trunkline:*

Single-family (per dwelling unit)	167.00	167.00
Multi-family (per dwelling unit)	77.00	77.00
5/8 x 3/4 Disc Meter	167.00	167.00
3/4 Disc Meter	251.00	251.00
1-0 Disc Meter	417.00	417.00
1 1/2 Disc Meter	834.00	834.00
2-0 Disc Meter	1,334.00	1,334.00
3-0 Compound Meter	2,667.00	2,667.00
4-0 Compound Meter	4,168.00	4,168.00
6-0 Compound Meter	8,336.00	8,336.00
8-0 Compound Meter	13,336.00	13,336.00
2-0 Turbine Meter	1,334.00	1,334.00
3-0 Turbine Meter	2,917.00	2,917.00
6-0 Turbine Meter	10,419.00	10,419.00
8-0 Turbine Meter	15,004.00	15,004.00

## City of Chandler System Development Fees

Fees Effective 7/1/11 - 12/31/11	Fees Effective 1/1/12 - 6/30/12
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*Wastewater System Development Charges/Treatment:*

Single-family (per dwelling unit)	5,272.00	5,272.00
Multi-family (per dwelling unit)	2,413.00	2,413.00
5/8 x 3/4 Disc Meter	5,272.00	5,272.00
3/4 Disc Meter	7,906.00	7,906.00
1-0 Disc Meter	13,177.00	13,177.00
1 1/2 Disc Meter	26,354.00	26,354.00
2-0 Disc Meter	42,166.00	42,166.00
3-0 Compound Meter	84,332.00	84,332.00
4-0 Compound Meter	131,768.00	131,768.00
6-0 Compound Meter	263,535.00	263,535.00
8-0 Compound Meter	421,656.00	421,656.00
2-0 Turbine Meter	42,166.00	42,166.00
3-0 Turbine Meter	92,238.00	92,238.00
6-0 Turbine Meter	329,419.00	329,419.00
8-0 Turbine Meter	474,364.00	474,364.00

*Reclaimed Water System Development Charges:*

Single-family (per dwelling unit)	1,114.00	1,114.00
Multi-family (per dwelling unit)	511.00	511.00
5/8 x 3/4 Disc Meter	1,114.00	1,114.00
3/4 Disc Meter	1,672.00	1,672.00
1-0 Disc Meter	2,785.00	2,785.00
1 1/2 Disc Meter	5,570.00	5,570.00
2-0 Disc Meter	8,913.00	8,913.00
3-0 Compound Meter	17,825.00	17,825.00
4-0 Compound Meter	27,850.00	27,850.00
6-0 Compound Meter	55,700.00	55,700.00
8-0 Compound Meter	89,120.00	89,120.00
2-0 Turbine Meter	8,913.00	8,913.00
3-0 Turbine Meter	19,496.00	19,496.00
6-0 Turbine Meter	69,625.00	69,625.00
8-0 Turbine Meter	100,261.00	100,261.00

*Fire Fees:*

Single-family (per dwelling unit)	577.00	344.00
Multi-family (per dwelling unit)	442.00	263.00
Retail/Commercial (per square foot)	0.72	0.43
Office (per square foot)	0.55	0.33
Industrial/Warehouse (per square foot)	0.18	0.11
Public/quasi-public (per square foot)	0.19	0.11

*Police Fees:*

Single-family (per dwelling unit)	288.00	164.00
Multi-family (per dwelling unit)	221.00	125.00
Retail/Commercial (per square foot)	0.37	0.20
Office (per square foot)	0.28	0.16
Industrial/Warehouse (per square foot)	0.09	0.05
Public/quasi-public (per square foot)	0.10	0.05

## City of Chandler System Development Fees

	Fees Effective 7/1/11 - 12/31/11	Fees Effective 1/1/12 - 6/30/12
<i>Library Fees:</i>		
Single-family (per dwelling unit)	251.00	75.00
Multi-family (per dwelling unit)	192.00	58.00
Commercial (per square foot)	-	-
Industrial (per square foot)	-	-
<i>Arterial Street Fees: <sup>2</sup></i>		
Single-family (per dwelling unit)	3,983.00	3,983.00
Multi-family (per dwelling unit)	2,446.00	2,446.00
Retail (per square foot) <sup>3</sup>	14.79	14.79
Office (per square foot) <sup>4</sup>	5.88	5.88
Industrial (per square foot)	2.63	2.63
Public/quasi-public (per square foot)	1.66	1.66
<i>Park Fees:</i>		
Single-family (per dwelling unit)	5,057.00	3,740.00
Multi-family (per dwelling unit)	3,873.00	2,865.00
Commercial (per square foot)	-	-
Industrial (per square foot)	-	-
<i>Public Building Fees:</i>		
Single-family (per dwelling unit)	317.00	97.00
Multi-family (per dwelling unit)	243.00	74.00
Retail/Commercial (per square foot)	0.40	0.12
Office (per square foot)	0.31	0.09
Industrial/Warehouse (per square foot)	0.10	0.03
Public/quasi-public (per square foot)	0.11	0.03

<sup>1</sup> Fees applicable only in certain areas; see attached map.

<sup>2</sup> Fees applicable only in certain areas; see attached map.

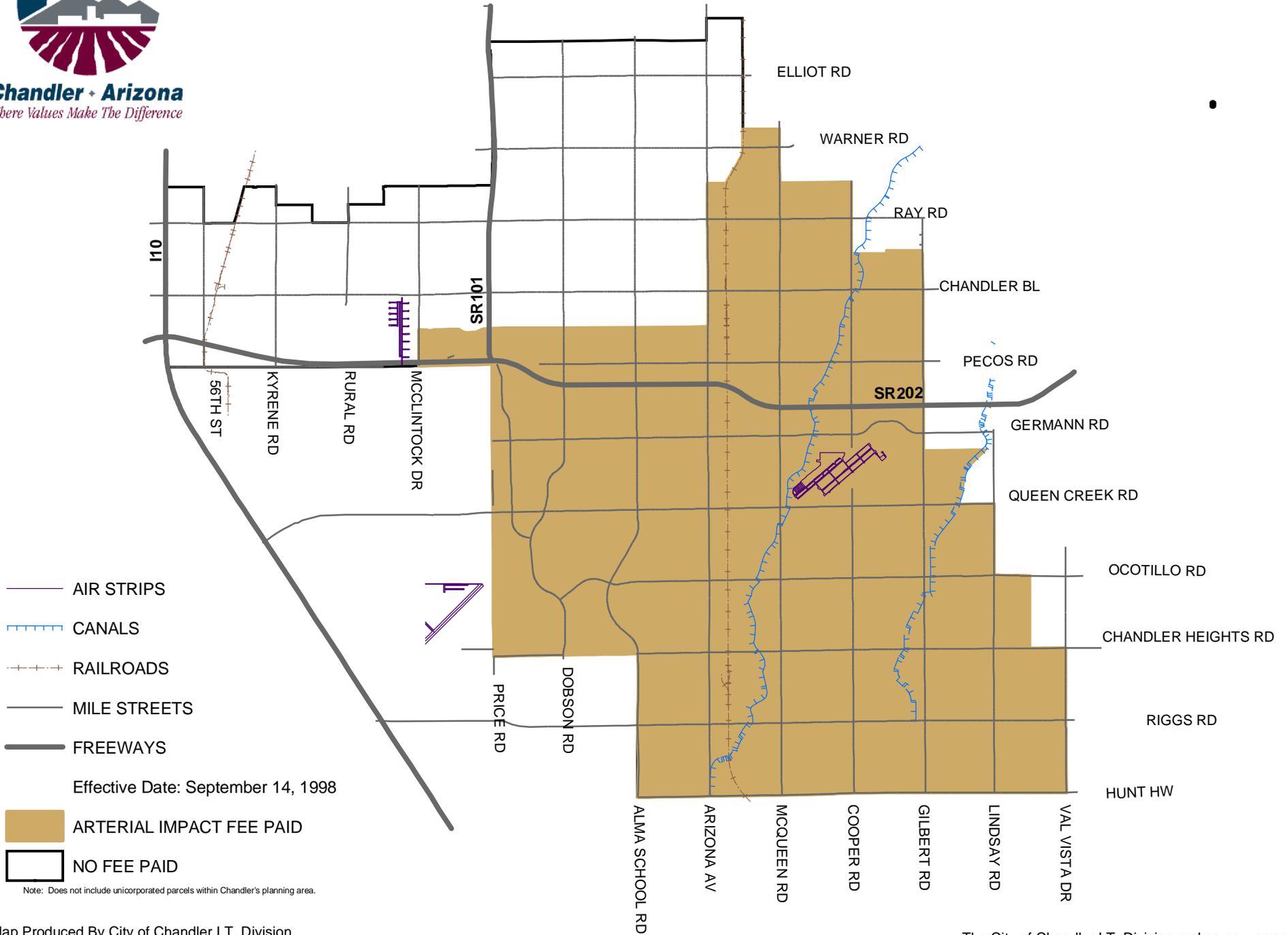
<sup>3</sup> The total fee is listed, however, the City provides a minimum subsidy of 50% of the fee for this category. A subsidy of 75% of the fee is provided for retail space generating more than three trips per 1,000 square feet of retail space at PM peak (according to the ITE Trip Generation Manual).

<sup>4</sup> The total fee is listed, the City provides a 25% subsidy of the fee for Class A office space of more than 50,000 square feet in one building (as determined by the City Engineer).



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# CITY OF CHANDLER ARTERIAL STREET IMPACT FEE AREA MAP



Note: Does not include unincorporated parcels within Chandler's planning area.

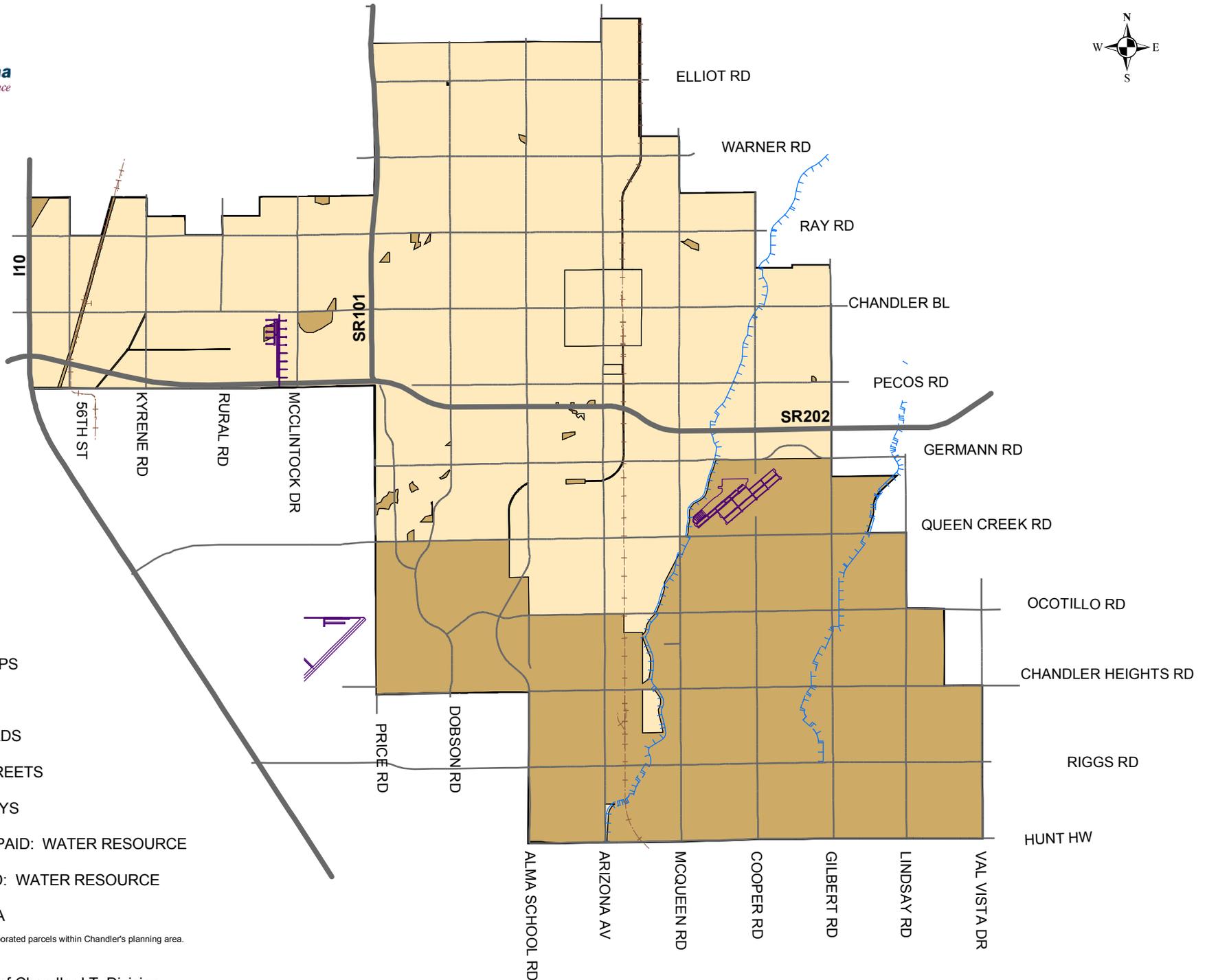


# CITY OF CHANDLER WATER RESOURCE IMPACT AREA MAP



-  AIR STRIPS
-  CANALS
-  RAILROADS
-  MILE STREETS
-  FREEWAYS
-  NO FEE PAID: WATER RESOURCE
-  FEE PAID: WATER RESOURCE
-  2004 MPA

Note: Does not include unincorporated parcels within Chandler's planning area.



Development Impact Fee Report - City of Chandler  
Statement of Revenue, Expenditures, and Change in Fund Balances  
For Fiscal Year Ending June 30, 2012

Impact Fee Fund Summary - City of Chandler

	Arterial Streets Fund 415	Community Parks Fund 421	Neighborhood Parks Fund 422	Parks Fund 424	Library Fund 431	Public Building Fund 440	Police Fund 465
<b>Total Beginning of Year Fund Balance/(Deficit)</b>	\$ 18,095,037.50	\$ 1,406,370.70	\$ 1,027,950.98	\$ 1,012,374.69	\$ 124,148.48	\$ 0.02	\$ 1,344,525.01
<b>Revenues</b>							
Impact Fees	\$ 4,300,897.84	\$ -	\$ -	\$ 5,560,441.00	\$ 234,454.00	\$ 404,703.84	\$ 405,753.09
Connects/Buy-ins	-	-	-	-	-	-	-
Investment Income	87,432.86	-	5,466.49	24,691.61	1,233.91	1,692.22	7,175.66
Subsidy from General Fund	149,998.00	-	-	-	-	-	-
Transfer from Fund 214 Regional Transportation Fund	3,385,601.40	-	-	-	-	-	-
<b>Total Revenues</b>	\$ 7,923,930.10	\$ -	\$ 5,466.49	\$ 5,585,132.61	\$ 235,687.91	\$ 406,396.06	\$ 412,928.75
<b>Expenditures</b>							
Project Expenditures (See Impact Fee Expenditure Detail)	\$ 4,379,223.96	\$ 27,340.20	\$ 71,192.05	\$ -	\$ -	\$ 1,632.75	\$ -
Cost of Consultant Update for SDF Study	-	-	-	4,600.00	4,600.00	4,600.00	4,600.00
Debt Service - Bond Principal	-	-	-	-	-	-	-
Debt Service - Bond Interest	-	-	-	-	-	-	-
<b>Total Expenditures</b>	\$ 4,379,223.96	\$ 27,340.20	\$ 71,192.05	\$ 4,600.00	\$ 4,600.00	\$ 6,232.75	\$ 4,600.00
<b>Total End of Year Fund Balance/(Deficit) with Prior Year Bond Proceeds &amp; Interfund Loans</b>	\$ 21,639,743.64	\$ 1,379,030.50	\$ 962,225.42	\$ 6,592,907.30	\$ 355,236.39	\$ 400,163.33	\$ 1,752,853.76
<b>Current Year Bond Proceeds Needed to Construct Necessary Infrastructure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total End of Year Fund Balance/(Deficit) Including All Bond Proceeds &amp; Interfund Loans Still Outstanding</b>	\$ 21,639,743.64	\$ 1,379,030.50	\$ 962,225.42	\$ 6,592,907.30	\$ 355,236.39	\$ 400,163.33	\$ 1,752,853.76

Development Impact Fee Report - City of Chandler  
Statement of Revenue, Expenditures, and Change in Fund Balances  
For Fiscal Year Ending June 30, 2012

Impact Fee Fund Summary - City of Chandler

	Fire Fund 475	Water Fund 603	Water Resources Fund 604	Reclaimed Water Fund 610	Wastewater Fund 614	Total
<b>Total Beginning of Year Fund Balance/(Deficit)</b>	\$ 2,354,096.68	\$ 6,988,654.96	\$ 3,984,145.73	\$ 2,486,423.78	\$ 6,256,731.47	\$ 45,080,460.00
<b>Revenues</b>						
Impact Fees	\$ 818,573.24	\$ 5,319,251.08	\$ 28,930.00	\$ 1,215,098.06	\$ 5,961,630.63	\$ 24,249,732.78
Connects/Buy-ins	-	217,828.50	-	55,396.50	2,362.50	275,587.50
Investment Income	12,412.38	44,625.69	17,823.16	11,171.41	40,293.82	254,019.21
Subsidy from General Fund	-	-	-	-	-	149,998.00
Transfer from Fund 214 Regional Transportation Fund	-	-	-	-	-	3,385,601.40
<b>Total Revenues</b>	\$ 830,985.62	\$ 5,581,705.27	\$ 46,753.16	\$ 1,281,665.97	\$ 6,004,286.95	\$ 28,314,938.89
<b>Expenditures</b>						
Project Expenditures (See Impact Fee Expenditure Detail)	\$ -	\$ 522,012.60	\$ -	\$ 1,601,845.42	\$ 1,344,610.34	\$ 7,947,857.32
Cost of Consultant Update for SDF Study	4,600.00	-	-	-	-	23,000.00
Debt Service - Bond Principal	-	41,657.28	-	350,085.42	107,816.38	499,559.08
Debt Service - Bond Interest	-	21,756.64	-	108,054.82	123,540.92	253,352.38
<b>Total Expenditures</b>	\$ 4,600.00	\$ 585,426.52	\$ -	\$ 2,059,985.66	\$ 1,575,967.64	\$ 8,723,768.78
<b>Total End of Year Fund Balance/(Deficit) with Prior Year Bond Proceeds &amp; Interfund Loans</b>	\$ 3,180,482.30	\$ 11,984,933.71	\$ 4,030,898.89	\$ 1,708,104.09	\$ 10,685,050.78	\$ 64,671,630.11
<b>Current Year Bond Proceeds Needed to Construct Necessary Infrastructure</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total End of Year Fund Balance/(Deficit) Including All Bond Proceeds &amp; Interfund Loans Still Outstanding</b>	\$ 3,180,482.30	\$ 11,984,933.71	\$ 4,030,898.89	\$ 1,708,104.09	\$ 10,685,050.78	\$ 64,671,630.11

## Impact Fee Expenditure Detail - City of Chandler

<b>Arterial Street Impact Fees</b>	<b>Arterial Street Impact Fees Fund 415</b>
New Traffic Signals - various locations	\$ 10,672.89
Germann Rd. (Price Rd. to Arizona Ave.)	24,665.41
McQueen Rd. (Queen Creek Rd. to Riggs Rd.)	83,662.72
Gilbert Rd. (Germann Rd. to Queen Creek Rd.)	5,745.70
Gilbert Rd. (Queen Creek Rd. to Hunt Hwy)	4,114,028.62
Ocotillo Rd. (Arizona Ave. to McQueen Rd.)	140,448.62
<b>Total Project Expenditures</b>	<b>\$ 4,379,223.96</b>

<b>Community Park Impact Fees</b>	<b>Community Park Impact Fees Fund 421</b>
Mesquite Groves - 5700 S. Val Vista Dr.	\$ (11,489.89)
Lantana Ranch Park Site - 1125 E. Queen Creek Rd.	38,830.09
<b>Total Project Expenditures</b>	<b>\$ 27,340.20</b>

<b>Neighborhood Park Impact Fees</b>	<b>Neighborhood Park Impact Fees Fund 422</b>
Armstrong Park - 399 N. Delaware St.	\$ 39.71
Centennial Park Site - 2475 E. Markwood Dr.	2,958.48
Homestead North Park Site - 1925 E. Frye Rd.	57,035.65
Homestead South Park Site - 1800 E. Pecos Rd.	2,578.62
Old Stone Park Site - SWC of Tonto & Bright Angel	2,813.04
Roadrunner Park Site - E. Ryan Rd.	4,227.48
Shawnee Park - 1400 W. Mesquite St.	1,511.51
Valencia Park Site - E. Desert Jewel Blvd.	27.56
<b>Total Project Expenditures</b>	<b>\$ 71,192.05</b>

## Impact Fee Expenditure Detail - City of Chandler

<b>Public Building Impact Fees</b>	<b>Public Building Impact Fees Fund 440</b>
City Hall - 175 S. Arizona Ave.	\$ 1,632.75
<b>Total Project Expenditures</b>	<b>\$ 1,632.75</b>

<b>Water Impact Fees</b>	<b>Water Impact Fees Fund 603</b>
Well Construction - various locations	\$ 41,943.62
Transmission Mains - various locations	229,524.40
Water Treatment Plant Expansion - 1475 E. Pecos Rd.	247,335.07
IGA Town of Gilbert - Joint Water Treatment Plant - 3695 E. Ocotillo Rd., Gilbert, AZ 85298	3,209.51
<b>Total Project Expenditures</b>	<b>\$ 522,012.60</b>

## Impact Fee Expenditure Detail - City of Chandler

<b>Reclaimed Water Impact Fees</b>	<b>Reclaimed Water Impact Fees Fund 610</b>
Transmission Mains - various locations	\$ 1,601,845.42
<b>Total Project Expenditures</b>	<b>\$ 1,601,845.42</b>

<b>Wastewater Impact Fees</b>	<b>Wastewater Impact Fees Fund 614</b>
South Chandler Sewer Line Expansion - Relief Gravity Sewer to Ocotillo Water Reclamation Facility	\$ 1,241,419.17
Airport WW Reclamation Facility Expansion - 905 E. Queen Creek	90,021.00
Collection System Facility Improvements - various locations	13,170.17
<b>Total Project Expenditures</b>	<b>\$ 1,344,610.34</b>