



Chandler + Arizona
Where Values Make The Difference

MEMORANDUM

Management Services Memo No. 14-018

DATE: SEPTEMBER 25, 2013

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, 2013 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, 2013), that a copy be made available to the public on request, and a copy be published on the City's 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 7/1/12 - 6/30/13
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Water System Development Charges:

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

Water Resource System Development Charges: ¹

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

Wastewater System Development Charges/Trunkline:

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

City of Chandler System Development Fees

Fees Effective 7/1/12 - 6/30/13
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Wastewater System Development Charges/Treatment:

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

Reclaimed Water System Development Charges:

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

Fire Fees:

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

Police Fees:

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

City of Chandler System Development Fees

Fees Effective 7/1/12 - 6/30/13
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Library Fees:

Single-family (per dwelling unit)	75.00
Multi-family (per dwelling unit)	58.00
Commercial (per square foot)	-
Industrial (per square foot)	-

Arterial Street Fees: ²

Single-family (per dwelling unit)	3,983.00
Multi-family (per dwelling unit)	2,446.00
Retail (per square foot) ³	14.79
Office (per square foot) ⁴	5.88
Industrial (per square foot)	2.63
Public/quasi-public (per square foot)	1.66

Park Fees:

Single-family (per dwelling unit)	3,740.00
Multi-family (per dwelling unit)	2,865.00
Commercial (per square foot)	-
Industrial (per square foot)	-

Public Building Fees:

Single-family (per dwelling unit)	97.00
Multi-family (per dwelling unit)	74.00
Retail/Commercial (per square foot)	0.12
Office (per square foot)	0.09
Industrial/Warehouse (per square foot)	0.03
Public/quasi-public (per square foot)	0.03

¹ Fees applicable only in certain areas; see attached map.

² Fees applicable only in certain areas; see attached map.

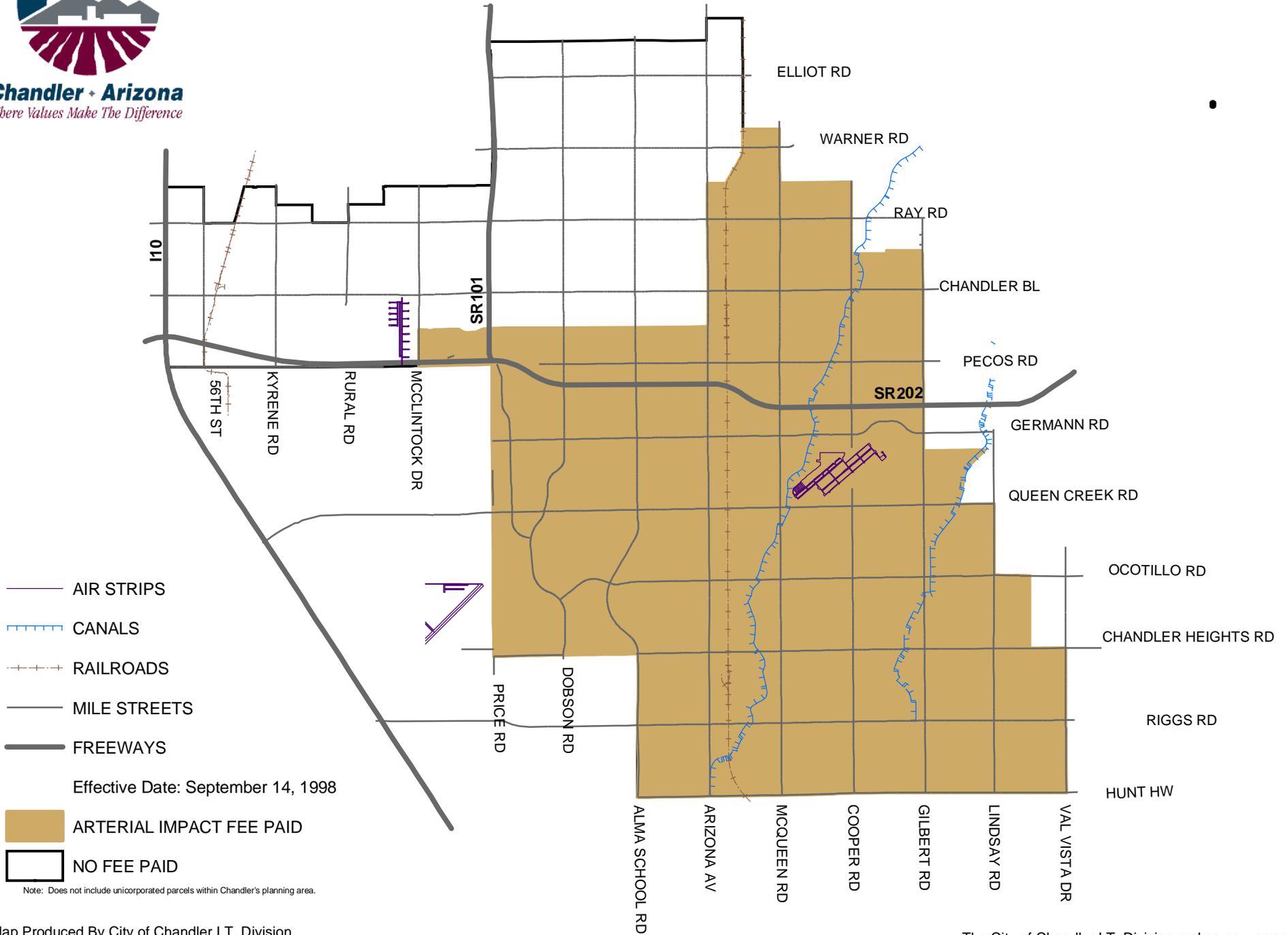
³ The total fee is listed, however, the City provides a minimum subsidy of 50% of the fee for this category. A subsidy of 75% of the fee is provided for retail space generating more than three trips per 1,000 square feet of retail space at PM peak (according to the ITE Trip Generation Manual).

⁴ 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.

Map Produced By City of Chandler I.T. Division

Source: COC Enterprise GIS Map Date: 05/2007
../GIS/Maps/ARTERIAL_Streets.mxd

The City of Chandler I.T. Division makes no warranties, written or implied, regarding the information on this map.

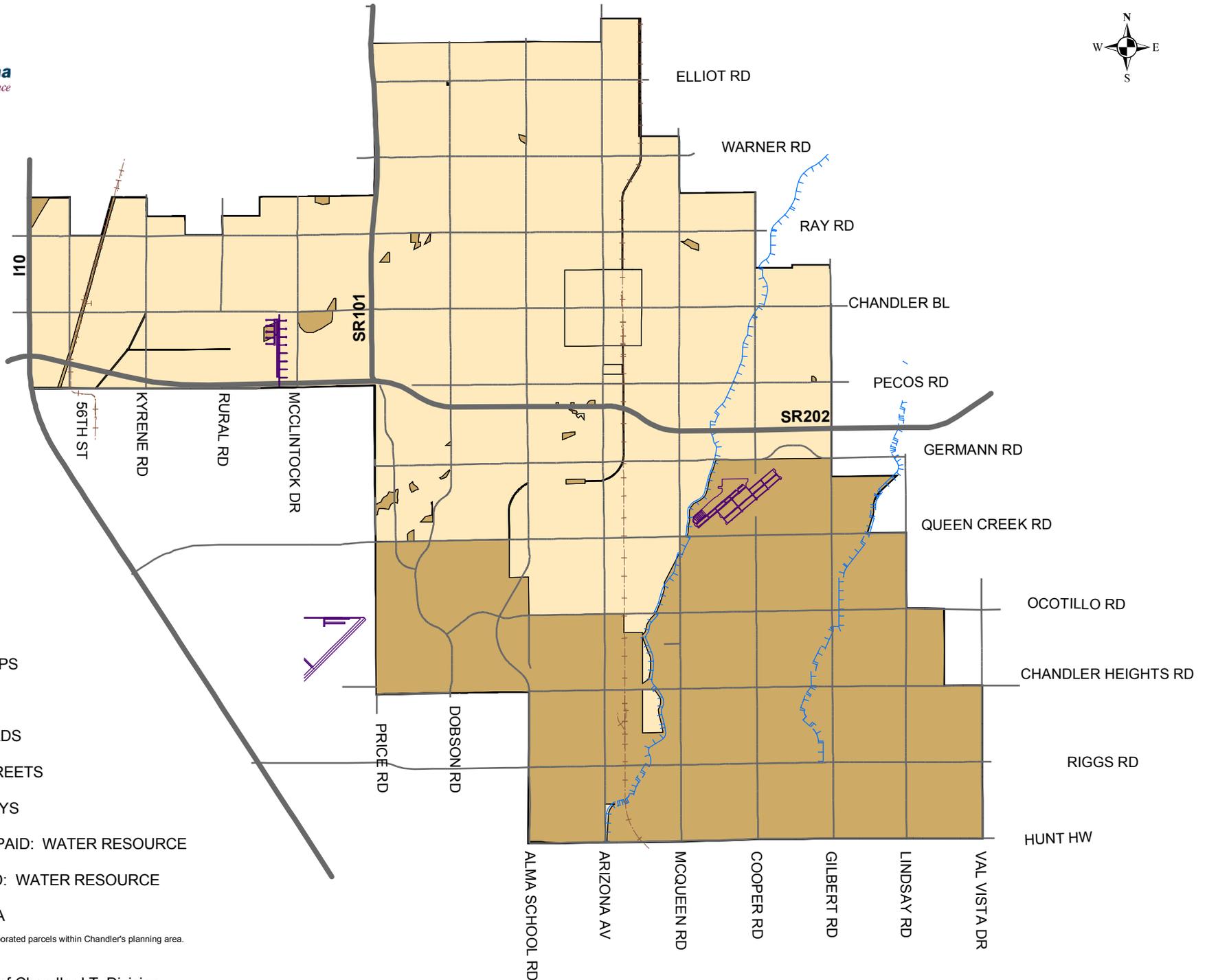


CITY OF CHANDLER WATER RESOURCE IMPACT AREA MAP



-  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, 2013

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
Total Beginning of Year Fund Balance/(Deficit)	\$ 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
Revenues							
Impact Fees	\$ 2,575,379.68	\$ -	\$ -	\$ 4,231,585.00	\$ 85,515.50	\$ 141,371.55	\$ 239,850.13
Connects/Buy-ins	-	-	-	-	-	-	-
Investment Income	194,655.89	-	82,169.66	38,656.50	3,543.60	47,225.81	24,267.99
General Fund Impact Fee Waiver Transfers	5,284,504.74	-	-	-	-	2,610.00	4,350.00
Subsidy from General Fund	719,368.80	-	-	-	-	-	-
Transfer from Regional Transportation Fund	5,810,595.77	-	-	-	-	-	-
Total Revenues	\$ 14,584,504.88	\$ -	\$ 82,169.66	\$ 4,270,241.50	\$ 89,059.10	\$ 191,207.36	\$ 268,468.12
Expenditures							
Project Expenditures (See Impact Fee Expenditure Detail)	\$ 6,046,848.48	\$ 8,233.17	\$ 470,236.39	\$ 137,030.09	\$ -	\$ 110.00	\$ -
Cost of Consultant Update for SDF Study	6,304.00	-	-	6,680.00	6,680.00	6,680.00	6,680.00
Debt Service - Bond Principal	-	-	-	-	-	-	-
Debt Service - Bond Interest	-	-	-	-	-	-	-
Repayment of Loan to General Fund	5,055,700.00	429,287.00	-	-	-	450,000.00	1,860,000.00
Total Expenditures	\$ 11,108,852.48	\$ 437,520.17	\$ 470,236.39	\$ 143,710.09	\$ 6,680.00	\$ 456,790.00	\$ 1,866,680.00
Total End of Year Fund Balance/(Deficit) with Prior Year Bond Proceeds & Interfund Loans							
	\$ 25,115,396.04	\$ 941,510.33	\$ 574,158.69	\$ 10,719,438.71	\$ 437,615.49	\$ 134,580.69	\$ 154,641.88
Interfund Loan Balance Outstanding	\$ 2,814,300.00	\$ -	\$ -	\$ -	\$ -	\$ 3,919,352.00	\$ 6,671,049.00
Pledged Debt Outstanding	\$ 37,756,132.00	\$ -	\$ -	\$ 14,350,198.00	\$ 1,290,000.00	\$ -	\$ -
Repayment Terms	as funds are available			as funds are available	as funds are available	as funds are available	as funds are available

Development Impact Fee Report - City of Chandler
Statement of Revenue, Expenditures, and Change in Fund Balances
For Fiscal Year Ending June 30, 2013

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
Total Beginning of Year Fund Balance/(Deficit)	\$ 3,180,482.30	\$ 11,984,933.71	\$ 4,030,898.89	\$ 1,708,104.09	\$ 10,685,050.78	\$ 64,671,630.11
Revenues						
Impact Fees	\$ 507,379.97	\$ 4,875,226.58	\$ 5,032.11	\$ 1,114,761.44	\$ 5,459,965.94	\$ 19,236,067.90
Connects/Buy-ins	-	180,156.50	-	70,966.00	77,456.00	328,578.50
Investment Income	13,269.55	208,296.19	37,138.64	45,808.34	134,378.18	829,410.35
General Fund Impact Fee Waiver Transfers	104,477.56	-	-	-	-	5,395,942.30
Subsidy from General Fund	-	-	-	-	-	719,368.80
Transfer from Regional Transportation Fund	-	-	-	-	-	5,810,595.77
Total Revenues	\$ 625,127.08	\$ 5,263,679.27	\$ 42,170.75	\$ 1,231,535.78	\$ 5,671,800.12	\$ 32,319,963.62
Expenditures						
Project Expenditures (See Impact Fee Expenditure Detail)	\$ -	\$ 2,583,394.65	\$ -	\$ 542,662.25	\$ 523,450.07	\$ 10,311,965.10
Cost of Consultant Update for SDF Study	6,680.00	6,304.00	6,304.00	6,304.00	6,304.00	64,920.00
Debt Service - Bond Principal	-	61,742.04	-	407,136.86	185,507.59	654,386.49
Debt Service - Bond Interest	-	20,298.62	-	93,138.90	119,767.36	233,204.88
Repayment of Loan to General Fund	-	-	-	-	-	7,794,987.00
Total Expenditures	\$ 6,680.00	\$ 2,671,739.31	\$ 6,304.00	\$ 1,049,242.01	\$ 835,029.02	\$ 19,059,463.47
Total End of Year Fund Balance/(Deficit) with Prior Year Bond Proceeds & Interfund Loans						
	\$ 3,798,929.38	\$ 14,576,873.67	\$ 4,066,765.64	\$ 1,890,397.86	\$ 15,521,821.88	\$ 77,932,130.26
Interfund Loan Balance Outstanding	\$ 7,123,657.00	\$ 15,929,877.00	\$ -	\$ 11,600,000.00	\$ 7,200,000.00	\$ 55,258,235.00
Pledged Debt Outstanding	\$ -	\$ 92,880,602.00	\$ -	\$ 13,655,543.00	\$ 65,618,872.00	\$ 225,551,347.00
Repayment Terms	as funds are available	as funds are available		as funds are available	as funds are available	

Impact Fee Expenditure Detail - City of Chandler

Arterial Street Impact Fees	Arterial Street Impact Fees Fund 415
Pecos Rd. (Dobson Rd. to McQueen Rd.)	\$ (112,632.17)
McQueen Rd. (Queen Creek Rd. to Riggs Rd.)	19,851.15
Gilbert Rd. (Germann Rd. to Queen Creek Rd.)	638.00
Gilbert Rd. (Queen Creek Rd. to Hunt Hwy)	5,936,469.43
Ocotillo Rd. (Arizona Ave. to McQueen Rd.)	202,522.07
Total Project Expenditures	\$ 6,046,848.48

Community Park Impact Fees	Community Park Impact Fees Fund 421
Mesquite Groves - 5700 S. Val Vista Dr.	\$ 6,689.87
Lantana Ranch Park Site - 1125 E. Queen Creek Rd.	1,543.30
Total Project Expenditures	\$ 8,233.17

Neighborhood Park Impact Fees	Neighborhood Park Impact Fees Fund 422
Centennial Park Site - 2475 E. Markwood Dr.	\$ 360,376.51
Layton Lakes Park Site - S. Layton Lakes Blvd.	2,522.42
Old Stone Park Site - SWC of Tonto & Bright Angel	991.93
Quail Haven Park Site - 4675 S. Adams Ave.	1,864.37
Roadrunner Park Site - E. Ryan Rd.	104,290.75
Valencia Park Site - E. Desert Jewel Blvd.	190.41
Total Project Expenditures	\$ 470,236.39

Park Impact Fees	Park Impact Fees Fund 424
Roadrunner Park Site - E. Ryan Rd.	\$ 137,030.09
Total Project Expenditures	\$ 137,030.09

Public Building Impact Fees	Public Building Impact Fees Fund 440
City Hall - 175 S. Arizona Ave.	\$ 110.00
Total Project Expenditures	\$ 110.00

Impact Fee Expenditure Detail - City of Chandler

Water Impact Fees	Water Impact Fees Fund 603
Well Construction - various locations	\$ 768,319.84
Transmission Mains - various locations	1,815,074.81
Total Project Expenditures	\$ 2,583,394.65

Reclaimed Water Impact Fees	Reclaimed Water Impact Fees Fund 610
Transmission Mains - various locations	\$ 542,662.25
Total Project Expenditures	\$ 542,662.25

Wastewater Impact Fees	Wastewater Impact Fees Fund 614
South Chandler Sewer Line Expansion - Relief Gravity Sewer to Ocotillo Water Reclamation Facility	\$ 467,466.72
Wastewater Master Plan Update	54,744.10
Collection System Facility Improvements - various locations	1,239.25
Total Project Expenditures	\$ 523,450.07