



City of Avondale
City Council Meeting
Monday, February 27, 2023

Mayor and Council

Kenneth Weise, Mayor

Mike Pineda, Vice Mayor

Tina Conde, Council Member | Curtis Nielson, Council Member

Veronica Malone, Council Member | Gloria Solorio, Council Member

Max White, Council Member

Administration

Ron Corbin, City Manager

Cherlene Penilla, Assistant City Manager | Tracy Stevens, Assistant City Manager

Nicholle Harris, City Attorney | Marcella Carrillo, City Clerk

City Council Chambers

11465 West Civic Center Drive
Avondale, AZ 85323



City Council Meeting
Notice & Agenda
Monday, February 27, 2023

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

**SPECIAL MEETING
5:30 PM**

CALL TO ORDER BY MAYOR

- 1. ROLL CALL BY THE CITY CLERK**
- 2. EMPLOYEE INTRODUCTIONS (DISCUSSION ONLY)**

City Manager's Office

- Aneyssa Romo, Management Analyst

Municipal Court

- Rosanna Blanco, Court Clerk III

- 3. ECONOMIC DEVELOPMENT EARNS THE ACCREDITED ECONOMIC DEVELOPMENT ORGANIZATION DESIGNATION**

The City Council will receive a presentation from the City's Economic Development staff on the department's recent achievement in earning the Accredited Economic Development Organization designation from the International Economic Development Council. This item is for discussion only.

- 4. ADJOURNMENT**

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should submit a Request to Speak online at <http://www.avondaleaz.gov/requesttospeak> prior to consideration of that agenda item.

REGULAR MEETING

6:00 PM

CALL TO ORDER BY MAYOR PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

1. ROLL CALL BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

3. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. MINUTES

City Council will consider a request to approve the January 23, 2023 City Council meeting minutes. The Council will take appropriate action.

b. APPOINTMENT OF MEMBERS TO THE CITY'S BOARDS AND COMMISSIONS

City Council will consider a request to approve the appointment recommendations of the City Council Subcommittee on Boards, Committees, and Commissions. The Council will take appropriate action.

c. ORDINANCE 2012-0223 – SRP POWER DISTRIBUTION EASEMENTS FOR CIVIC CENTER PARK

City Council will consider a request to adopt Ordinance 2012-0223, authorizing the granting of two power distribution easements to Salt River Project (SRP) in connection with the Civic Center Park Project and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. ORDINANCE 2013-0223 - CITY CODE AMENDMENT, CHAPTER 21, ARTICLE I, SECTION 21-2; RELATING TO THE OBSTRUCTION OF STREETS OR SIDEWALKS

City Council will consider a request to adopt Ordinance 2013-0223 amending Avondale City Code Chapter 21, Article I, Section 21-2, Relating to the Obstruction of Streets and Sidewalks and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. ORDINANCE 2014-0223 - THIRD AMENDMENT TO THE OFFICE LEASE AGREEMENT WITH PHOENIX SPEEDWAY

City Council will consider a request to adopt Ordinance 2014-0223, approving the Third Amendment to the office lease agreement between the City of Avondale and Phoenix Speedway, LLC. and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

4. REGULAR AGENDA

a. PUBLIC HEARING - INTENT TO ADOPT REVISED DEVELOPMENT IMPACT FEES

The City Council will conduct a public hearing on the City's intent to adopt revised development fees. This item is for discussion only, no action will be taken.

b. CITY PROSECUTOR'S OFFICE UPDATE

City Council will receive an update from Al Kuffner, City Prosecutor. This item is for discussion only.

c. CITY OF AVONDALE PUBLIC TRANSIT PROGRAM UPDATE

City Council will receive an update from Public Works staff on the current status of Avondale's Public Transit program and the recent changes to several public transportation programs that occurred late last year. This item is for discussion only.

5. ADJOURNMENT

Council Members of the City of Avondale will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por vídeo. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

CITY COUNCIL REPORT

SUBJECT: Economic Development earns the Accredited Economic Development Organization designation

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Kenneth Chapa, Department of Economic Development & Tourism

THROUGH: Cherlene Penilla, Assistant City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.
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PURPOSE:

The City Council will receive a presentation from the City's Economic Development staff on the department's recent achievement in earning the Accredited Economic Development Organization designation from the International Economic Development Council. This item is for discussion only.

BACKGROUND:

In 2022, the Department of Economic Development and Tourism applied for the Accredited Economic Development Organization designation through the International Economic Development Council. The department submitted an application consisting of over 2,250 pages detailing our mission and vision statement, articles of incorporation, financial information, minutes of council meetings, organizational structure and job descriptions, marketing plan, strategic plan, budget, policies and procedures, letters of support, and overviews of successful projects. Upon approval of the application by the International Economic Development Council, an in-person three-day peer review was conducted by colleagues representing accredited economic development organizations from Texas and Missouri. The site visit included internal and external stakeholder meetings, tours of the city and local businesses, and meetings with staff members. A final report was prepared, noting the department's best practices and recommendations for future continuous improvement.

DISCUSSION:

The accreditation recognizes the professional excellence of economic development organizations. The Accredited Economic Development Organization program provides economic development organizations with independent feedback on operations, structures, and procedures. Of the over 3,000 economic development organizations worldwide, only 73 have achieved this designation. Accreditation signifies that the organization is a leading authority on economic-related issues and is part of an elite network of organizations that have committed to the process and routinely demonstrate best practices within the profession. A plaque was

presented to the Avondale Economic Development and Tourism team at the International Economic Development Council Leadership Summit in late January, commemorating the achievement.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution: Kenneth Chapa, Cheryl Covert

CITY COUNCIL REPORT

SUBJECT: Minutes

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk

THROUGH: Cherlene Penilla, Assistant City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: Connected Community - Avondale will work directly and closely with our communities to develop programs and infrastructure that connect residents to the city's resources, the region, and each other. The approval of this agenda item provides residents with access to a previous meeting's minutes. The meeting minutes provide another outlet for residents to connect with the City Council.

PURPOSE:

City Council will consider a request to approve the January 23, 2023 City Council meeting minutes. The Council will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statute §§ 38-431.01(B), the City must provide written minutes of all City Council meetings.

DISCUSSION:

City Council met on January 9th and the attached minutes have been prepared for approval.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends City Council approve the January 23, 2023 City Council meeting minutes.

Contact person for document distribution: Chris Pierson

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
January 23, 2023

A **Special Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:35 p.m.

Members Present: Mayor Kenn Weise; Vice Mayor Mike Pineda; Council Members Tina Conde, Veronica Malone, Curtis Nielson, Gloria Solorio and Max White.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Ted Flores, Acting Human Resources Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Ingrid Melle, Communications and Marketing Program Manager; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Acting Fire Chief; Jeffrey Scheetz, Chief Information Officer; Aric Stewart, Engineering Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately twenty members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. EMPLOYEE INTRODUCTIONS

The following new employees were introduced to City Council. This item was for discussion only.

Human Resources Department

- Rosa Villasenor, Human Resources Specialist (Benefits)

Development Services

- Daniel Castro, Building Inspector
- Wilson Hedrix, Building Inspector
- Dorothy Williams, Senior Management Analyst
- Catherine Lorbeer, Deputy Director of Planning

Finance and Budget

- Veronica Martinez, Senior Accountant

3. EXCEPTIONAL STUDENT OF AVONDALE RECOGNITION (AVI STAR STUDENT)

The Mayor and City Council recognized students from schools located in Avondale for their character and achievement. This item was for discussion only.

4. ADJOURNMENT

There being no further business before the Council, Council Member Malone moved to adjourn the Special Meeting; Council Member Conde seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

Meeting adjourned at 5:52 p.m.

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 6:01 p.m.

Mayor Kenn Weise led the Pledge of Allegiance, followed by a moment of silent reflection.

Members Present: Mayor Kenn Weise; Vice Mayor Mike Pineda; Council Members Tina Conde, Veronica Malone, Curtis Nielson, Gloria Solorio, and Max White.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Ted Flores, Acting Human Resources Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Ingrid Melle, Communications and Marketing Program Manager; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Acting Fire Chief; Jeffrey Scheetz, Chief Information Officer; Aric Stewart, Engineering Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately ten members of the public were present.

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

Lucy Valenzuela and J. Alfredo Villa spoke about concerns they had regarding a home within the City of Avondale with active code violations due to a hoarding environment. Mayor Weise asked Dale Nannenga, Public Safety Chief, to work with the concerned residents to address their concerns

3. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

Mayor Weise asked if any Council Member wished to have an item removed from the Consent Agenda. Council Member Conde requested agenda item 3a be removed from the Consent Agenda to be considered separately. Motion was made by Vice Mayor Pineda, seconded by Council Member Nielson, to approve the Consent Agenda except for agenda item 3a.

Upon vote, the motion carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

a. RESOLUTION 1006-0123 - ANTI-HUMAN TRAFFICKING GRANT FUND PROGRAM THROUGH THE SOUTHWEST FAMILY ADVOCACY CENTER

This item was pulled from the consent agenda for further discussion. Item is listed below in more detail.

b. RESOLUTION 1007-0123 - AMENDMENT NO. 2 TO IGA BETWEEN MARICOPA COUNTY, TRELLIS, AND THE CITY OF AVONDALE

City Council adopted Resolution 1007-0123 approving Amendment No. 2 to an Intergovernmental Agreement between Maricopa County, Trellis, and the City of Avondale relating to the construction of three single-family homes and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. RESOLUTION 1008-0123 - INTERGOVERNMENTAL AGREEMENT WITH AZTRACS VIA THE ARIZONA DEPARTMENT OF TRANSPORTATION

City Council adopted Resolution 1008-0123, authorizing an Intergovernmental Agreement with AzTraCS via the Arizona Department of Transportation (ADOT) for the purpose of transferring accidents, citations and other traffic data captured by the Avondale Police Department to ADOT and the courts and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. RESOLUTION 1010-0123 - SUPPORTING NEWTOWN GRANT APPLICATION THROUGH MARICOPA COUNTY HOME CHDO FUNDING

City Council adopted Resolution 1010-0123 associated with a grant application submitted by Newtown Community Development Corporation to Maricopa County for HOME Community Housing Development Organizations (CHDO) funds, and authorized the Mayor or City Manager, and City Clerk to execute the necessary documents.

e. ORDINANCE 2004-0123 - AVONDALE BOULEVARD RIGHT OF WAY ANNEXATION

City Council adopted Ordinance 2004-0123 authorizing the annexation of a portion of Avondale Boulevard right-of-way generally located between Southern Avenue and Indian Springs Road and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

f. ORDINANCE 2005-0123 – ABANDONMENT OF ELWOOD STREET RIGHT OF WAY

City Council adopted Ordinance 2005-0123 authorizing the abandonment of Elwood Street right of way generally located south of Lower Buckeye Road and east of El Mirage Road, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

THE FOLLOWING ITEM WAS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY:

a. RESOLUTION 1006-0123 - ANTI-HUMAN TRAFFICKING GRANT FUND PROGRAM THROUGH THE SOUTHWEST FAMILY ADVOCACY CENTER

City Council considered a request to adopt Resolution 1006-0123, approving an Intergovernmental Agreement between the Arizona Department of Emergency and Military Affairs (DEMA) and the City of Avondale, on behalf of the four partnering agencies of the Southwest Family Advocacy Center which include the City of Avondale, the City of Buckeye, the City of Goodyear and the Maricopa County Sheriff's Office, for the acceptance of an anti-human trafficking grant and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Reem George, Director of the Southwest Valley Family Advocacy Center, provided some background information about her experience. Stating in the last few months there have been four sex trafficking cases prior to conducting any proactive investigations. Runaway juveniles are picked up within two hours and within twenty-four hours they are working

this trade. This is occurring in Avondale and Goodyear. The presented grant will allow undercover operations to take place and more trafficking victims will be picked up.

Council Member Conde stated there has been a lot of talk around sex trafficking and often people think it happens in other countries, not realizing it is happening in our city and state. Last week Mayor Weise and the Council signed a proclamation stating January is anti-human trafficking month. Part of the proclamation says we will work together to eliminate trafficking in our community and support law enforcement and other organizations in battling human trafficking.

Mayor Weise stated this is an education campaign as human trafficking does not only involve juvenile females but males as well. The world of sex trafficking involves abuse, drugs, and some of the worst things imaginable.

Council Member Pineda noted many are excited for the Super Bowl; however, that brings this element with it. City Manager Ron Corbin, had shared that some of Avondale's public safety personnel will be assisting with the Super Bowl event.

Council Member Conde moved to adopt Resolution 1006-0123, approving an Intergovernmental Agreement between the Arizona Department of Emergency and Military Affairs and the City of Avondale, on behalf of the four partnering agencies of the Southwest Family Advocacy Center which include the City of Avondale, the City of Buckeye, the City of Goodyear and the Maricopa County Sheriff's Office, for the acceptance of an anti-human trafficking grant and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Council Member White seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

4. REGULAR AGENDA

Note from the City Clerk: Items 4a and 4b were presented together and voted on individually.

a. PUBLIC HEARING AND RESOLUTION 1011-0123 – HERMOSA RANCH TECHNOLOGY CAMPUS - SOUTH MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-22-0163

City Council held a public hearing and considered a request to adopt Resolution 1011-0123, approving a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley, and

Oberholtzer, PLLC for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Hermosa Ranch Technology Campus - South and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. This request is for a proposed 78 gross acre development located one-half mile south of the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Medium Density Residential to Business Park.

Jani Wertin, Planner with the Development Services Department, provided an overview of the property. Current zoning designation is Diamond P Ranch PAD and medium density residential (MDR) General Plan designation, that accommodates development for suburban detached single family residential with a density range of 2.5 or four dwellings per acre. The applicant requests a Minor General Plan Amendment (GPA) to Business Park (BP) from MDR and to change the zoning designation from Diamond P Ranch to Hermosa Ranch Technology Campus-South PAD for a data center and related employment uses with underlying Commercial Park (CP) zoning.

The proposal includes a data center, a private substation that would be abutting on the Rudd Substation, and a private battery storage facility. No changes will be made to the prior entitlement that was approved in November 2021 and only acknowledges the continuation of the approval with stipulations to maintain continuity previously approved. The proposed Minor GPA meets the Avondale General Plan 2020 requirements.

The purpose of the rezoning request relates to employment uses such as the data center, private substation, private battery storage, professional offices, public utility facilities, accessory structures, and laboratory uses.

A traffic study has been reviewed and approved by the traffic engineer. There are two full access driveways from Avondale Boulevard with left-turn lanes and a right-turn deceleration lane. The developer will construct Avondale Boulevard to the City's minor arterial straight cross-section along street frontage. Due to a planned shift schedule, peak traffic is likely to reduce any impacts on traffic on Avondale Boulevard. Parking will follow Warehousing Zoning Ordinance requirements. A 10-foot multi use trail will be built within the landscape setback adjacent to Avondale Boulevard. The data center features were presented.

The rezone request meets required findings established by the Zoning Ordinance. The proposed conforms with BP designation and furthers goals of the General Plan and meets PAD requirements. There is adequate public infrastructure and services exist to serve the proposed development. The developer will construct all necessary utility extensions and perimeter roadway improvements. The project is compatible with land use relationships within the proposed development and adjacent properties and development standards are consistent with or exceed the desired character for the area. All required notifications have been completed.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor for comments from Council.

In response to a question from Council Member Nielson, Ms. Wertin, stated solar panels were not part of the review but might be something to consider with the applicant. Mayor Weise asked for Carolyn Oberholtzer with Bergin, Frakes, Smalley & Oberholtzer to follow up with staff as to whether the solar panels will work for the applicant.

Mayor Weise and Council Member Malone commented on the benefits that will come from this project and thanked Ms. Oberholtzer for listening and addressing the Council and community's concerns.

In response to a question from Council Member White, it was confirmed that the water use is equivalent to that of ten houses.

Council Member Nielson moved to adopt Resolution 1011-0123 approving Application PL-22-0163 Hermosa Ranch Technology Campus - South, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation on approximately 78 acres from Medium Density Residential to Business Park; Council Member Solorio seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

b. PUBLIC HEARING AND ORDINANCE 2006-0123 – HERMOSA RANCH TECHNOLOGY CAMPUS – SOUTH REZONING TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-22-0166

City Council held a public hearing and considered a request to adopt Ordinance 2006-0123, approving a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC to rezone approximately 78 gross acres located one half mile south of the southwest corner of Avondale Boulevard and Lower Buckeye Road and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The proposed rezone, if approved, will change the zoning from Diamond P Ranch Planned Area Development (PAD) to Hermosa Ranch Technology Campus - South Planned Area Development (PAD) to allow a data center and related employment uses.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing, opened the floor for comments from Council, and did not receive any additional comments from Council.

Council Member Malone moved to adopt Ordinance 2006-0123 approving Application PL-22-0166 Hermosa Ranch Technology Campus - South, a request to rezone approximately 78 gross acres from Diamond P Ranch Planned Area Development (PAD) to Hermosa Ranch Technology Campus- South Planned Area Development (PAD), subject to the eight (8) conditions of approval as listed in the staff report; Council Member White seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

c. 2023 LEGISLATIVE UPDATE

City Council will review and provide guidance to staff on the proposed 2023 City of Avondale State Legislative Agenda. This report presents state legislative policy priorities that have been identified by staff as well as the Council. This item was for discussion and feedback only; no Council action was taken.

Liz Barker Alvarez, Intergovernmental Affairs Administrator, provided a recap of the outcome of the 2022 election and the political environment it created. Half of the legislators and House of Representatives are new to public service. There was an ideological shift with members representing their party's public policy philosophy. This situation resulted in calls for bipartisanship and a potential long and contentious session. The legislative session began on January 9th with Governor Hobbs' State of the State speech that laid out an agenda that reflected her party's priorities plus a \$17 billion budget proposal that includes \$1.3 billion in new spending and funding for the priorities in the State of the State speech. The Republican leadership suggested maintaining current spending levels in case there is a recession. Although they are so far apart, literally and ideologically, the budget is a major item the Governor and Legislature must come to an agreement on.

Notable items include:

- \$250 million deposit into the rainy-day fund
- \$150 million to the housing trust fund for utility and rental assistance
- \$275 million increase for schools
- General salary increases for State employees
- Increases to help departments recruit and retain staff

- Elimination of taxes on feminine hygiene products and diapers
- New State Child Tax credit
- Roll backs of many republican priorities including disbanding the Border Strike Force
- Elimination of the school voucher program and results-based funding for schools

Within the first two weeks of the session 750 bills were filed. Using the policy principles that were affirmed last year, support will be given to those that align with the City's priorities and defeat those that are detrimental.

Current bills that are challenging include:

- HB2003 seeks to lower the current corporate income tax rates annually beginning FY 2026 until it reaches 2.5%. The Avondale impact would be a loss of \$624,000 in FY 26 and reaching \$1.9 million by FY 29. This bill passed the House Ways and Means and Appropriations Committees and is scheduled to be heard by the Rules Committee today.
- HB2061 will prohibit municipalities from levying taxes on the sale of food purchased for home consumption. The impact on Avondale would be a \$6 million reduction in revenue.
- HB2067 will prohibit municipalities from levying a residential rental tax. The impact on Avondale would be \$4 million reduction in revenue. This bill was recently assigned to the House Ways and Means Committee.
- SB1122 was filed on Thursday that asks to allow the county to place an extension of Proposition 400 on the ballot. This is a counter proposal to the bill vetoed by Governor Ducey. There are many challenges with this bill, including blocking the implementation of the 20-year regional plan development (MAG). Removes planning and financial control over Regional Transportation money from MAG. Severely curtails spending on multi motor transportation on highways and arterial ways. Takes away the ability for Arizona to secure federal funding for transportation projects.

Mayor Weise spoke of the work being done by MAG behind the scenes with legislators on both sides to educate and gain an understanding of where each party stands. A major objection is the use of sales tax funds for the Light Rail, which is required in Proposition 400. He encouraged Council Members to reach out to legislators and getting citizens involved to defeat these bills, as they will have a huge impact on smaller cities.

Council Member White stated SB1122 creates a concern for the future and lessening the fuel usage, people need to look at ways to be more efficient, and encourage the use of public transportation. Mayor Weise noted 67% of the people using public transportation have no other option.

Council Member Solorio stated the Light Rail is a key piece of public transportation. The Governor is facing many challenges and the City needs to advocate for itself to better the process.

Council Member Nielson asked for brief updates on new bills, where current ones stand, and maintain a list of those Council supports versus those they do not. Mayor Weise stated the argument being used to not fund the transit is that only 1.3% of the population use it. In comparison only a small percentage of the population use libraries, parks, etc., but they are still funded because it is a quality of life. Not everything is supposed to generate income as there are some things that are done to support fellow citizens to make their lives easier. Mr. Corbin stated they will provide general biweekly updates to Council but asks not to be overly zealous until further direction is received from Ms. Barker Alvarez.

Mayor Weise stated part of the communication with legislators is not only asking for help but thanking them for it.

Vice Mayor Pineda stated relationships need to be fostered with the new leadership to determine where they are on items and how much they are willing to fight. It behooves Council and themselves as individuals to communicate and build relationships with the legislators and representatives.

d. AVONDALE'S SOLID WASTE PROGRAM UPDATE

City Council will receive an update from Public Work's staff on the status of Avondale's Solid Waste program and proposed changes based on the recently completed Solid Waste Operations Study. This item was for discussion only.

Harold Siguenza, Public Works Deputy Director, and Simon Lara, Solid Waste Manager, presented an overview of the present status and proposed changes within Solid Waste.

Current Status:

- Work 8 hours per day, 5 days per week
- Routes are not balanced
- Unable to complete the routes within the 8-hour day
- Overtime is due to unbalanced routes and staffing shortages
- Residents violate the sanitation code

Proposed Changes:

- Work 10 hours per day, 4 days per week on a rotating schedule
- Rebalance the routes using an east to west layout
- Centralize zones and redistribute house counts, including future growth
- Drivers will work holidays except for Thanksgiving, Christmas, and New Year's
- Add one mechanic to the services fleet
- Update the City of Avondale Code Chapter 11, Sanitation Code
- Provide outreach, education, and enforcement
- Move street sweeping from the Streets Division to Solid Waste

Mr. Siguenza stated they are seeing increased costs in various areas of operations, such as increased diesel fuel, parts, personnel services, and containers. Many of these are out of their control due to inflationary costs and they are doing their best to provide efficient

service. Two years ago, Council approved the first rate increase in over a decade in solid waste services, which allowed for a \$2.00 increase for the first two years and \$1.00 increase each year thereafter. If the City maintains the current routes and operations they will eventually be in a financial hole. A consultant was retained to help understand operations and find levels of efficiencies while staying financially sound.

Mr. Laro provided an overview of the study that was conducted between August and November by NewGen Strategies & Solutions that identified operational improvements, efficiencies, and alternative scenarios.

Mr. Siguenza stated additional goals are to continue educating students and providing recycling services for the school districts and community college. They would like to enter into an intergovernmental agreement with the schools for cost recovery services and educate multifamily developments on recycling at their location.

Next steps include:

- Present code changes for approval
- Use routing software to ensure routes are balanced and allow for the work to be conducted within the 10-hour workday
- Continue to do outreach and education
- Implement the service changes as of April 2023
- Request budget approval on February 6th for a rear loader as there is an 18-month lag time on these trucks
- Propose new rates for approval on March 20th

Mayor Weise spoke of his observations during his ride-along with solid waste. He asked for the percentage of houses that have weekly regular trash and recycling and if there is a need to pick up from every house every week. Mr. Siguenza stated the State Statute requires municipalities to provide trash services twice a week. When recycling came about, Maricopa County asked for a variance and count recycling as the second weekly pick up, which was accepted.

Council Member Solorio inquired how they will communicate with residents who don't receive paper utility bills. She stated in her opinion citizens would be okay with the price increase. Mr. Siguenza stated they will be working closely with the marketing team to determine how best to conduct outreach. When recycling first started in the 2000's it was a free service to all residents and businesses. Over the years the City scaled back specifically to businesses and now the only free service is provided to the school districts and community college.

Mr. Corbin stated recommended changes to the schools has to do with State Statutes and the city's ability to provide commercial services and there are many issues that need to be fixed. Although it was previously mentioned the solid waste price would increase by \$1, upon further review by the finance team it will be more than that. A presentation will be made in March while discussing the budget.

Council Member White stated concerns related to staffing: Is the current staff level enough and do they receive holiday pay? Mr. Siguenza stated additional staffing is not required and with the rebalancing of the routes and extending the work day they will gain efficiency. They plan to have four teams of five employees working each day. This eliminates overtime and allows one schedule group to have a day off during the week and the occasion for a four-day weekend. Mr. Corbin stated this schedule will create sustainable jobs and stability for the employees. Employees who work on the Saturday after the three holidays will receive holiday pay and pay for working on Saturday. This schedule was based on feedback from the employees on what they would prefer.

Council Member White inquired who determines what will be advertised on the side of the loaders. Mr. Siguenza stated he works in conjunction with Ms. Simeri.

Council Member Nielson suggested reinstating a flyer attached to the trash bin to educate residents on recycling. He also stated his appreciation for the inclusion of the staff in making decisions that affect their future; they are buying into it. Mr. Corbin stated they are working with the marketing team on how to reeducate the communities on what is acceptable, recognize those that are doing great, and remind those that need a little help.

Council Member Conde expressed concern for making sure staff are being monitored for stress and asked for reports on how the employees are doing with the changed routine. Mr. Siguenza stated there is a national shortage of CDL drivers; however, as of today the solid waste department has one opening. They want employees to buy in and think about their well-being. Staff feels the new schedule will reduce stress and provide a better quality of life. Mr. Corbin clarified the plan only requires a new mechanic.

Council Member Malone commented on the 80% participation from staff in responding to the survey. What is the City doing to encourage staff members to obtain a CDL? The study recommends 16 dedicated drivers; they will need to hire new staff. Mr. Siguenza stated the requirements to obtain a CDL have changed, including an increased cost and number of training hours. They plan to work closely with HR to assist staff with obtaining a CDL. Currently, there are 24 FTE, and they can meet the recommended staffing level.

Council Member Malone inquired how the department handles calls to pick up a pile of trash left behind in a different area of town. Mr. Siguenza stated request to pick up trash outside of the zone for that day will be scheduled the caller for pick up on another day, which is part of being more efficient in operations. It will also depend on what they are trying to dispose of and if it fits within the guidelines, as they may also be referred to a private hauler. Mr. Corbin stated these situations could also be a code enforcement issue. Mayor Weise stated there has to be a cost recovery and the Council will need to decide how to enforce and costs associated with it. Mr. Corbin advised that is part of the plan and it will be a significant change and impact on some. His hope is to become more effective, efficient, and quick with removing trash.

Council Member Malone inquired when the code enforcement inspectors go out and how they are communicating with the homeowner. Mr. Siguenza stated the inspectors go out the day prior to picking up and they contact the homeowner to educate them on why their

trash is not being picked up. If a resident is not home, code enforcement will come back to make contact with the homeowner, because education is the key to making sure they stay within the limits for bulk trash.

Vice Mayor Pineda reiterated the concerns for not stretching the workforce too thin and their mental health. He appreciated the consultant taking these matters into consideration. He is looking forward to discussions related to enforcement, recovery costs, and most importantly education.

5. ADJOURNMENT

There being no further business before the Council, Council Member Malone moved to adjourn the Regular Meeting and hold an executive session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(3) and (A)(4), for the discussion or consultation with the attorneys of the public body for legal advice and in order to consider its position and instruct its attorneys regarding the public body's position in pending litigation in Montoya v. City of Avondale, et al.; Council Member Solorio seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

Meeting adjourned at 7:35 p.m.

Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting and Regular Meeting of the Council of the City of Avondale held on the 23rd day of January 2023. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Carrillo, City Clerk

Date Approved by City Council

CITY COUNCIL REPORT

SUBJECT: Appointment of Members to the City's Boards and Commissions

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Marcella Carrillo, City Clerk

THROUGH: Cherlene Penilla, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: Connected Community - Avondale will work directly and closely with our communities to develop programs and infrastructure that connect residents to the city's resources, the region, and each other. The approval of this agenda item will allow residents to serve Avondale as an appointed board member, increasing community engagement.

PURPOSE:

City Council will consider a request to approve the appointment recommendations of the City Council Subcommittee on Boards, Committees, and Commissions. The Council will take appropriate action.

BACKGROUND:

The Council Boards, Commissions, and Committees Subcommittee makes recommendations for membership based on term expiration, vacancies from resignations, or changes to member eligibility status. As required in the City Council Rules of Procedures, the City Clerk emailed all candidates notifying them of the recommendations.

DISCUSSION:

The Council Subcommittee on Boards, Commissions and Committees held a meeting on February 6, 2023, to discuss and recommend candidates for appointment to the City's Boards, Commissions, and Committees. The Council Subcommittee recommended the following:

PARKS AND RECREATION ADVISORY BOARD

Cecilia Lopez as a Regular Member for a partial term to expire on 12/31/2024

Vannesa Cornejo as an Alternate Member for a full term to expire on 12/31/2025

MUNICIPAL ART COMMITTEE

Sara Ivey as a Regular Member for a full term to expire on 12/31/2025

Valentina Dima as a Regular Member for a full term to expire on 12/31/2025

NEIGHBORHOOD AND FAMILY SERVICES COMMISSION

Shari Weise as a Regular Member for a full term to expire on 12/31/2025

Pearlette Ramos as an Alternate Member for a full term to expire on 12/31/2025

BOARD OF ADJUSTMENT

Vanessa Cornejo as a Regular Member for a partial term to expire on 12/31/2023

CORRECTION OFFICERS RETIREMENT PENSION BOARD

Maria Aguilar as a Regular Member for a full term to expire on 12/31/2025

EMPLOYEE BENEFIT TRUST BOARD

Maria Aguilar as a Regular Member for a partial term to expire on 12/31/2024

VOLUNTEER FIRE DEPARTMENT PENSION BOARD

Renee Weatherless as the Mayor's Designee for a partial term to expire on 12/31/2026

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff is recommending that the Council approve the subcommittee's recommendations for the appointment of members of the city's boards, commissions, and committees.

Contact person for document distribution: none

CITY COUNCIL REPORT

SUBJECT: Ordinance 2012-0223 – SRP Power Distribution Easements for Civic Center Park

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Aric Stewart, Director, Engineering Department

THROUGH: Tracy Stevens, Assistant City Manager, 623-333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Diverse Recreation and Entertainment Opportunities - Avondale provides residents with the ability to connect with amenities, businesses, and their community, enhancing the opportunity to live, work, and enjoy a healthy, active, and affordable lifestyle.

The approval of this agenda item will promote Avondale community's social connectivity by providing a new social environment for family and friends.

PURPOSE:

City Council will consider a request to adopt Ordinance 2012-0223, authorizing the granting of two power distribution easements to Salt River Project (SRP) in connection with the Civic Center Park Project and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Civic Center Park will consist of the development of public park amenities on City-owned property located within the Civic Center Complex and further identified by APN 101-01-016. The park on the Civic Center campus would improve service levels for the nearby residential communities that currently lack access to a public park. The park would also serve as an outdoor extension of the Civic Center Library, allowing an expansion of programming for the facility. Lastly, the park would close the gap between existing city facilities on the campus and the new aquatic center scheduled to be completed in 2023.

As part of development of the site, SRP will require two power distribution easements to provide electrical services to the site. Final design and engineering activities have been postponed until FY 2024; however, Staff wishes to complete the easement conveyance to SRP at this time.

DISCUSSION:

Two power distribution easements 8 feet in width will be granted to SRP along City-owned parcels identified by APNs 101-01-010 and 101-01-016. The easements are generally located south of Van Buren Street and east

of Avondale Boulevard.

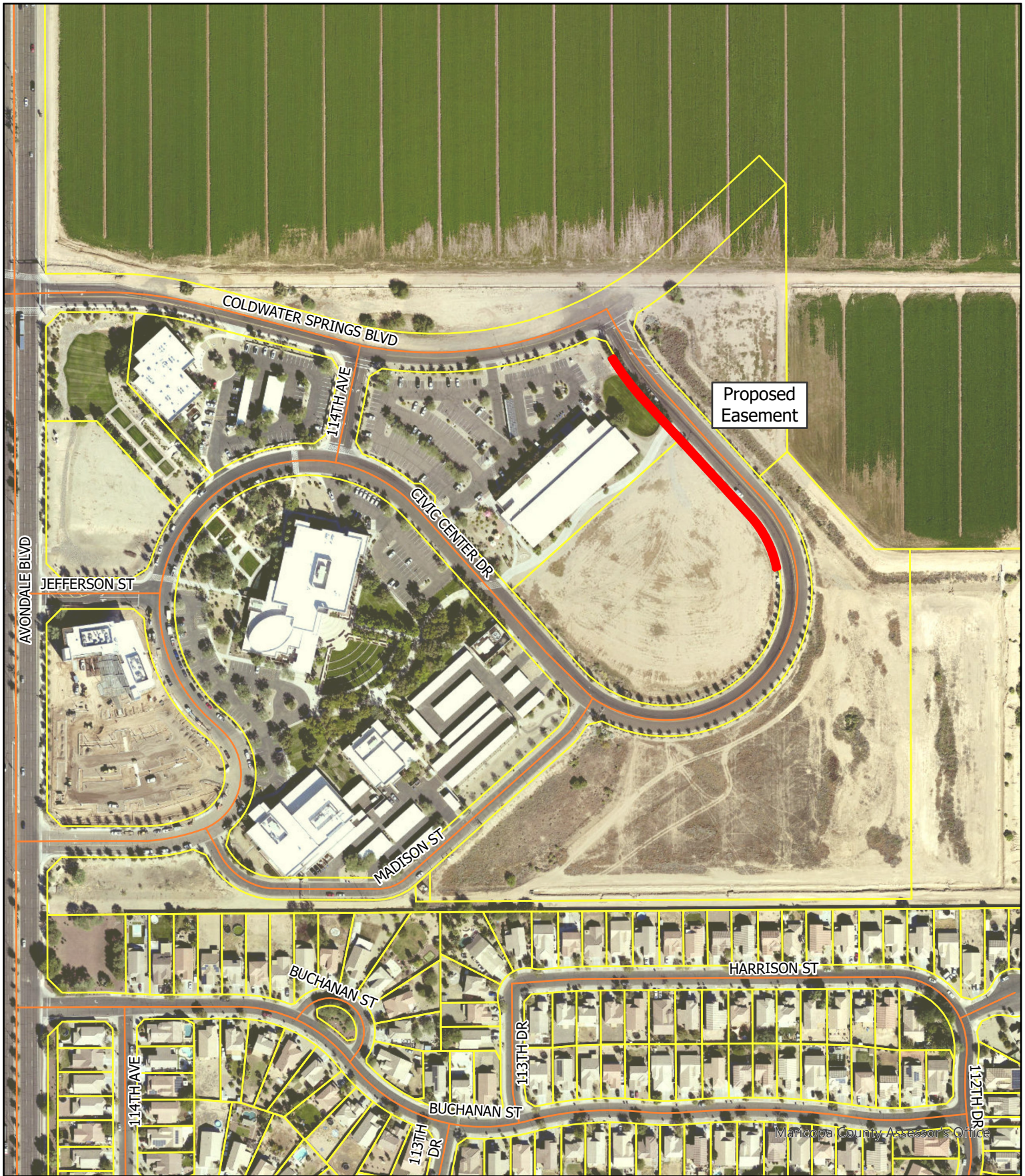
BUDGET IMPACT:

There is no impact to the budget for this action.

RECOMMENDATION:

Staff recommends City Council adopt an Ordinance, authorizing the granting of two power distribution easements to Salt River Project (SRP) in connection with the Civic Center Park Project and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore, Terry Dorschied



Not to Scale

PROPOSED SRP POWER DISTRIBUTION EASEMENT



Maricopa County Assessor's Office



Not to Scale

SRP POWER DISTRIBUTION EASEMENT

ORDINANCE NO. 2012-0223

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, GRANTING TWO POWER DISTRIBUTION EASEMENTS TO SALT RIVER PROJECT FOR THE CIVIC CENTER PARK PROJECT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. A power distribution easement is hereby granted to Salt River Project Agricultural Improvement and Power District, in substantially the form and substance attached hereto as Exhibit 1 and incorporated herein by reference, through, over, under and across $\pm$ 4475 square feet of real property, generally located along City-owned parcels APN 101-01-010 and 101-01-016 south of Van Buren Street and east of Avondale Boulevard, as depicted and described in Exhibit A to the easement form attached hereto as Exhibit 1 (“Easement 1”).

SECTION 2. A power distribution easement is hereby granted to Salt River Project Agricultural Improvement and Power District, in substantially the form and substance attached hereto as Exhibit 2 and incorporated herein by reference, through, over, under and across $\pm$ 487 square feet of real property, generally located along City-owned parcels APN 101-01-010 and 101-01-016 south of Van Buren Street and east of Avondale Boulevard, as depicted and described in Exhibit A to the easement form attached hereto as Exhibit 2 (“Easement 2”)

SECTION 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, February 27, 2023.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT 1
TO
ORDINANCE NO. 2012-0223

[Easement 1]

See following pages.

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB10W

P. O. Box 52025

Phoenix, Arizona 85072-2025

**EXEMPT PURSUANT TO
A.R.S. §§ 11-1134(A)(2) and (A)(3)**

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 101-01-016 AND 101-01-010
NW ¼, SEC. 07, T01N, R01E

Agt. HAS
Job # LJ89394 / T3416041
W HAS C JEP
R/W #

CITY OF AVONDALE, an Arizona municipal corporation,

hereinafter called Grantor, for and in consideration of the sum of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, its agents, employees, contractors and permittees and its and their respective successors and assigns, hereinafter called the Grantee, a non-exclusive easement in, upon, over, under, across, through and along the lands hereinafter described (such lands hereinafter described being sometimes referred to herein as the "Easement Parcel") to construct, install, reconstruct, replace, remove, repair, operate and maintain underground electrical conductors, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, appurtenances and fixtures (collectively "Facilities") for the transmission and distribution of electricity and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through and along the Easement Parcel as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Grantor's Property.

The lands in, upon, over, under, across, through and along which this easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

Grantor's Property:

A portion of the Northwest quarter of Section 07, Township 01 North, Range 01 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Easement Parcel:

See Exhibit "A" attached hereto and by their reference made a part hereof.

CAUTION: Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et. seq., Arizona Blue Stake Law, prior to any excavation.

Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed within said areas.

Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, the Easement Parcel whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

By accepting this easement, Grantee agrees to restore the surface of the Easement Parcel upon completion of the initial installation and any subsequent construction, reconstruction, repair or maintenance work that may be required.

In the event Grantee records a document to formally abandon the easement granted herein, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.

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EXHIBIT "A"

SRP JOB NUMBER: T3435752

SRP JOB NAME: CITY OF AVONDALE CIVIC CENTER PARK – FEEDER EXT

TTRSS: 1N1E07

DATE: 11-15-2022

PAGE: 1 OF 5

AN EASEMENT WITHIN A PARCEL OF LAND AS DESCRIBED PER DOCUMENT 2003-0869328 MARICOPA COUNTY RECORDER (MCR) LOCATED IN THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 07, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 07, BEING A BRASS CAP IN HAND HOLE, BEARS SOUTH 00 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 2582.28 FEET (**BASIS OF BEARINGS**);

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 07, SOUTH 00 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 1331.35 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 1228.95 FEET;

THENCE SOUTH 28 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 65.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST WITH A RADIUS OF 505.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 127.51 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 28 MINUTES 01 SECONDS;

THENCE SOUTH 47 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE PUBLIC UTILITY EASEMENT (PUE) LINE AS SHOWN IN BOOK 642, PAGE 07 MCR AND ALSO THE **POINT OF BEGINNING**;

THENCE ALONG SAID PUE SOUTH 42 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 326.16 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST WITH A RADIUS OF 230.00 FEET;

THENCE ALONG SAID PUE AND SOUTHERLY ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE 125.94 FEET THROUGH A CENTRAL ANGLE OF 31 DEGREES 22 MINUTES 18 SECONDS;

THENCE DEPARTING SAID PUE SOUTH 78 DEGREES 48 MINUTES 53 SECONDS WEST, A DISTANCE OF 8.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWEST WITH A RADIUS OF 222.00 FEET, A CHORD BEARING OF NORTH 26 DEGREES 52 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 120.04 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 121.55 FEET THROUGH A CENTRAL ANGLE OF 31 DEGREES 22 MINUTES 18 SECONDS TO A POINT OF TANGENCY;

THENCE NORTH 42 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 326.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST WITH A RADIUS OF 553.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 110.14 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 24 MINUTES 40 SECONDS;

EXHIBIT "A"

SRP JOB NUMBER: T3435752

SRP JOB NAME: CITY OF AVONDALE CIVIC CENTER PARK – FEEDER EXT

TTRRSS: 1N1E07

DATE: 11-15-2022

PAGE: 2 OF 5

THENCE NORTH 58 DEGREES 51 MINUTES 12 SECONDS EAST, A DISTANCE OF 8.00 FEET TO A POINT ON SAID PUE AND ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 545.00 FEET, A CHORD BEARING OF SOUTH 36 DEGREES 51 MINUTES 10 SECONDS EAST AND A CHORD DISTANCE OF 108.36 FEET;

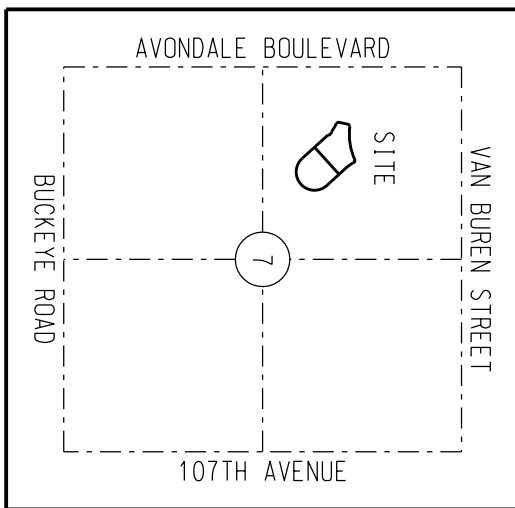
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 108.54 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 24 MINUTES 40 SECONDS TO **THE POINT OF BEGINNING**.

SAID EASEMENT CONTAINS AN AREA OF 4475 SQUARE FEET, MORE OR LESS.

END OF DESCRIPTION



EXHIBIT "A"



VICINITY MAP (NTS)
T1N, R1E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- LIMITS OF EASEMENT
- EXISTING EASEMENT AS NOTED
- TIE LINE
- SECTION CORNER AS NOTED

CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT, NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OR FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

NOTES

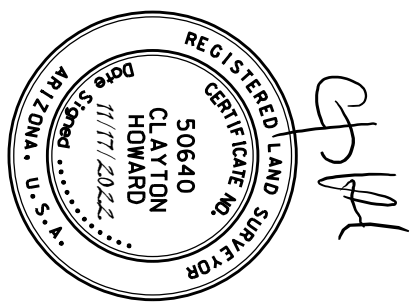
THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.

ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

ABBREVIATION TABLE

APN	ASSESSOR'S PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
FND	FOUND
MCR	MARICOPA COUNTY RECORDER
R	RADIUS
D	DELTA ANGLE
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
(M)	MEASURED
LVI	LAST VISUAL INSPECTION
NTS	NOT TO SCALE
PUE	PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS:
BASED ON THE MARICOPA COUNTY
LOW DISTORTION PROJECTION
COORDINATE SYSTEM.



SURVEY DIVISION
LAND DEPARTMENT

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER:	SCALE: NTS
I.O. NUMBER: T3435752	SHEET: 3 OF 5
AGENT: SOL IZ	SHEET SIZE: 8.5"x11"
DRAWN: SMITH	REVISION: 0
CHECKED BY: HOWARD	CREW CHIEF: GENTNER
DATE: 11-15-2022	JEP FIELD DATE: 10-7-2022

CITY OF AVONDALE CIVIC
CENTER PARK-FEEDER EXT
NW 1/4, SECTION 7
T.1 N., R.1 E.
4.7 NORTH - 0.3 EAST

NORTHWEST CORNER
SECTION 7
FND BCHH
LVI 4-13-2018

POINT OF
COMMENCEMENT

VAN BUREN STREET

EXHIBIT "A"



NORTH

N89°39'14"E

1228.95' (TIE)

COLDWATER SPRINGS
BOULEVARD

R = 505.00'
L = 127.51'
D = 14°28'01"

SEE DETAIL A
SHEET 3

APN 101-01-010
2003-0869328 MCR
LOT 2

SEE DETAIL B
SHEET 3

APN 101-01-016
2003-0869328 MCR
LOT 8

CIVIC CENTER DRIVE

CIVIC CENTER DRIVE

AVONDALE BOULEVARD

BASIS OF BEARING

S00°20'46"E

2582.28' (M)

1250.93'

1331.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°05'33"E	65.29'
L2	S47°26'30"W	40.00' (TIE)

WEST 1/4 CORNER

SECTION 7

FND BCHH

LVI 9-25-2018

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

SRP LDWR NUMBER:

I.O. NUMBER: T3435752

AGENT: SOL IZ

DRAWN: SMITH

CHECKED BY: HOWARD

DATE: 11-15-2022



SURVEY DIVISION
LAND DEPARTMENT

CITY OF AVONDALE CIVIC
CENTER PARK-FEEDER EXT

NW 1/4, SECTION 7

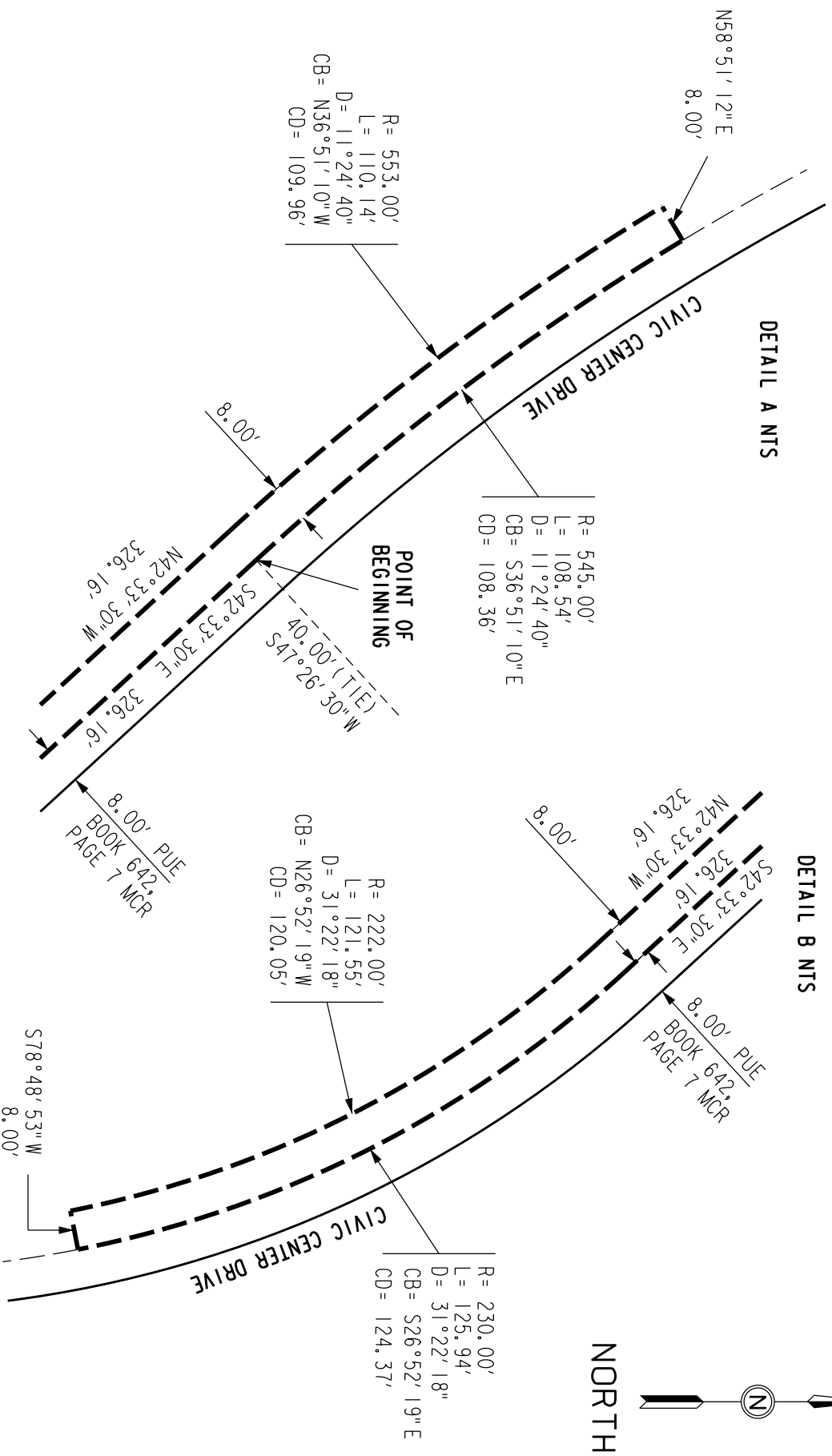
T.1 N., R.1 E.

4.7 NORTH - 0.3 EAST

JEP

FIELD DATE: 10-7-2022

EXHIBIT "A"



SALT RIVER PROJECT		SURVEY DIVISION	
AGRICULTURAL IMPROVEMENT & POWER DISTRICT		LAND DEPARTMENT	
SRP LDWR NUMBER:	SCALE: NTS	CITY OF AVONDALE CIVIC CENTER PARK-FEEDER EXT NW 1/4, SECTION 7 T.1 N., R.1 E. 4.7 NORTH - 0.3 EAST	
I.O. NUMBER: T3435752	SHEET: 5 OF 5		
AGENT: SOL IZ	SHEET SIZE: 8.5"x11"		
DRAWN: SMITH	REVISION: 0		
CHECKED BY: HOWARD	CREW CHIEF: GENTNER		
DATE: 11-15-2022	JEP	FIELD DATE: 10-7-2022	

EXHIBIT 2
TO
ORDINANCE NO. 2012-0223

[Easement 2]

See following pages.

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT

Land Department/PAB10W

P. O. Box 52025

Phoenix, Arizona 85072-2025

**EXEMPT PURSUANT TO
A.R.S. §§ 11-1134(A)(2) and (A)(3)**

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 101-01-010
NW ¼, SEC. 07, T01N, R01E

Agt. HAS
Job # LJ89394 / T3416041
W HAS C JEP
R/W #

CITY OF AVONDALE, an Arizona municipal corporation,

hereinafter called Grantor, for and in consideration of the sum of One Dollar, and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, its agents, employees, contractors and permittees and its and their respective successors and assigns, hereinafter called the Grantee, a non-exclusive easement in, upon, over, under, across, through and along the lands hereinafter described (such lands hereinafter described being sometimes referred to herein as the "Easement Parcel") to construct, install, reconstruct, replace, remove, repair, operate and maintain underground electrical conductors, conduits, pipes, cables, vaults, pads, switching equipment, enclosures, manholes and transformers and all other appliances, appurtenances and fixtures (collectively "Facilities") for the transmission and distribution of electricity and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through and along the Easement Parcel as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of ingress and egress to, from, across and along the Grantor's Property.

The lands in, upon, over, under, across, through and along which this easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

Grantor's Property:

A portion of the Northwest quarter of Section 07, Township 01 North, Range 01 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Easement Parcel:

See Exhibit "A" attached hereto and by their reference made a part hereof.

CAUTION: Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et. seq., Arizona Blue Stake Law, prior to any excavation.

Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear operational area that extends 12.00 feet immediately in front of all transformer and other equipment openings. No obstruction, trees, shrubs, fixtures or permanent structures shall be placed within said areas.

Grantor shall not construct, install or place, or permit to be constructed, installed or placed any building or other structure, plant any trees, drill any well, store materials of any kind, or alter ground level by cut or fill, within the area of the Easement Parcel.

Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, the Easement Parcel whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

By accepting this easement, Grantee agrees to restore the surface of the Easement Parcel upon completion of the initial installation and any subsequent construction, reconstruction, repair or maintenance work that may be required.

In the event Grantee records a document to formally abandon the easement granted herein, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, administrators, executors, personal representatives, legal representatives, successors (including successors in ownership and estate), assigns and lessees of the Grantor and Grantee.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

EXHIBIT "A"

SRP JOB NUMBER: T3416041
SRP JOB NAME: CITY OF AVONDALE CIVIC CENTER PARK
TTRRSS: 1N1E07

DATE: 12-6-2022
PAGE: 1 OF 4

AN EASEMENT WITHIN LOT 2 OF "AVONDALE CIVIC CENTER" AS SHOWN ON BOOK 642, PAGE 07, MARICOPA COUNTY RECORDER (MCR) LOCATED IN THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 07, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 07, BEING A BRASS CAP IN HAND HOLE, BEARS SOUTH 00 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 2582.25 FEET (**BASIS OF BEARINGS**);

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 07, SOUTH 00 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 1914.56 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 1030.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 47 DEGREES 48 MINUTES 45 SECONDS EAST, A DISTANCE OF 397.56 FEET TO A POINT ON THE NORTHEASTERLY LINE OF AN EASEMENT DESCRIBED IN DOCUMENT 2022-0514133, MCR;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 42 DEGREES 16 MINUTES 52 SECONDS WEST A DISTANCE OF 4.17 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, NORTH 42 DEGREES 16 MINUTES 52 SECONDS WEST A DISTANCE OF 8.00 FEET;

THENCE DEPARTING SAID NORTHEASTERLY LINE, NORTH 47 DEGREES 48 MINUTES 45 SECONDS EAST, A DISTANCE OF 60.88 FEET;

THENCE SOUTH 42 DEGREES 33 MINUTES 30 SECONDS EAST A DISTANCE OF 8.00 FEET;

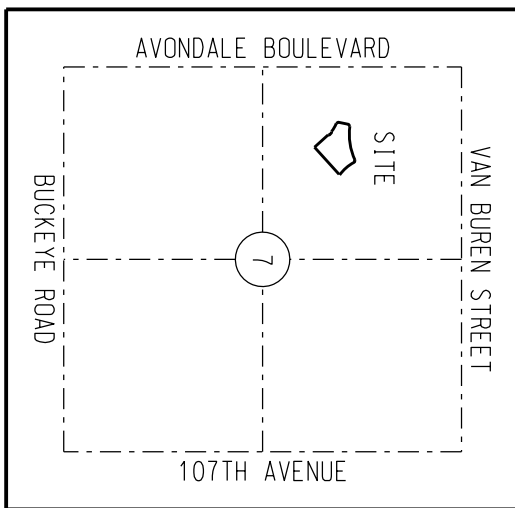
THENCE SOUTH 47 DEGREES 48 MINUTES 45 SECONDS WEST A DISTANCE OF 60.92 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINS AN AREA OF 487 SQUARE FEET, MORE OR LESS.

END OF DESCRIPTION



EXHIBIT "A"



VICINITY MAP (NTS)
T1N, R1E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- LIMITS OF EASEMENT
- EXISTING EASEMENT AS NOTED
- TIE LINE
- SECTION CORNER AS NOTED

CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT, NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OR FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

NOTES

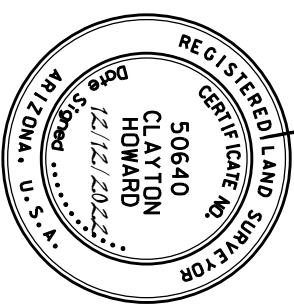
THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.

ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

ABBREVIATION TABLE

APN	ASSESSOR'S PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
FND	FOUND
MCR	MARICOPA COUNTY RECORDER
(M)	MEASURED
LVI	LAST VISUAL INSPECTION
NTS	NOT TO SCALE

Handwritten signature



BASIS OF BEARINGS:
BASED ON THE MARICOPA COUNTY
LOW DISTORTION PROJECTION
COORDINATE SYSTEM.

SALT RIVER PROJECT	
AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER:	SCALE: NTS
I.O. NUMBER: T3416041	SHEET: 2 OF 4
AGENT: SOL IZ	SHEET SIZE: 8.5"x11"
DRAWN: SMITH	REVISION: 0
CHECKED BY: HOWARD	CREW CHIEF:
DATE: 12-6-2022	JEP FIELD DATE:

 SURVEY DIVISION
LAND DEPARTMENT

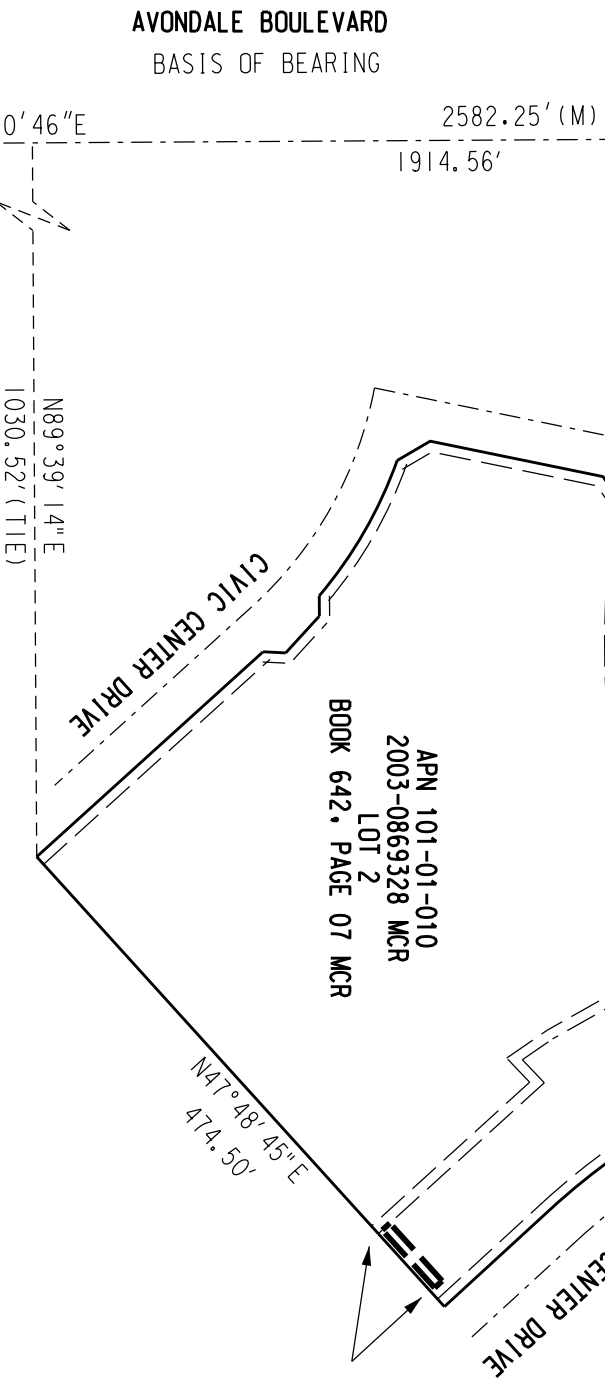
CITY OF AVONDALE
CIVIC CENTER PARK
NW 1/4, SECTION 7
T.1 N., R.1 E.
4.7 NORTH - 0.3 EAST

EXHIBIT "A"

NORTHWEST CORNER
SECTION 7
FND BCHH
LVI 4-13-2018
VAN BUREN STREET
POINT OF
COMMENCEMENT



NORTH

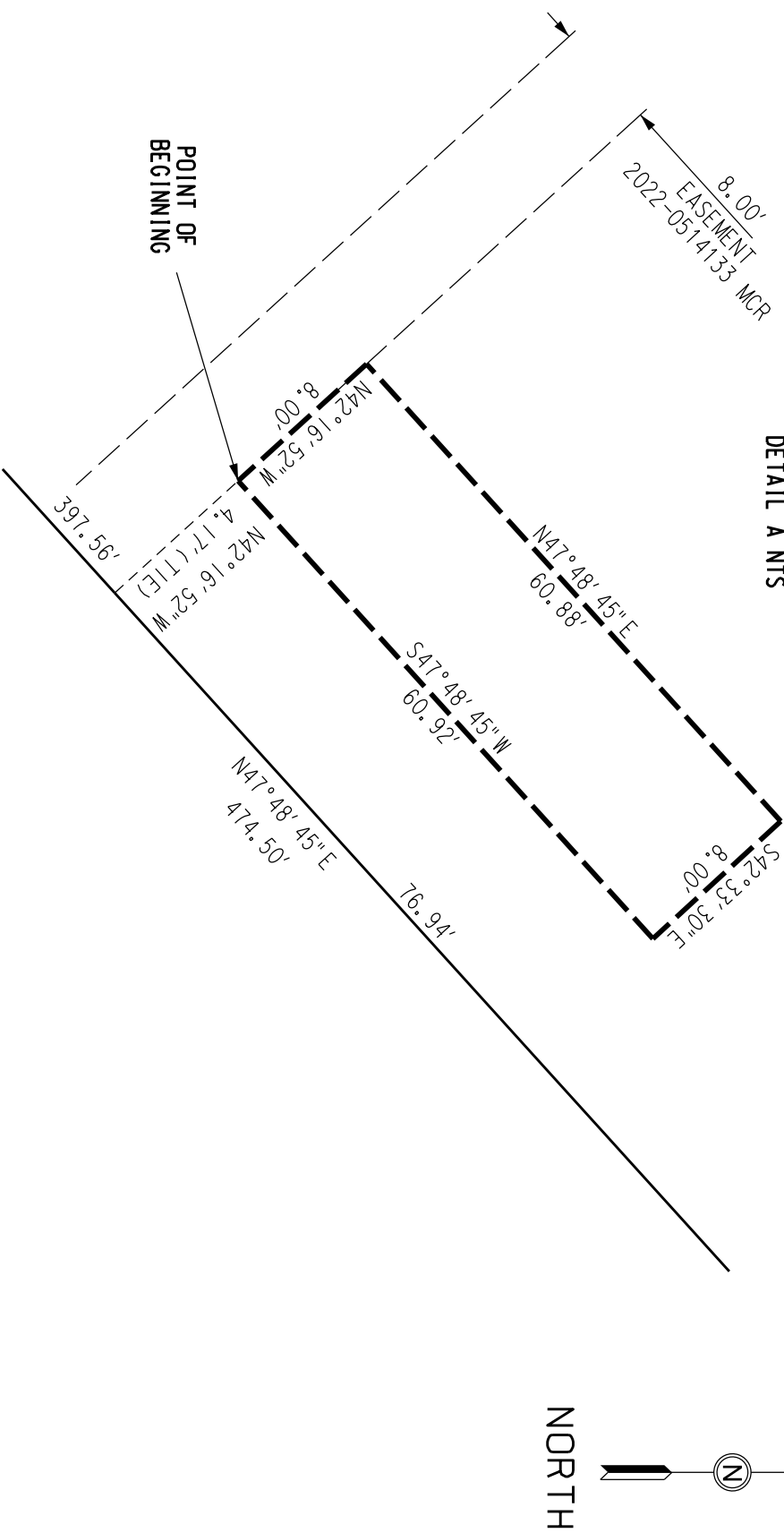


SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		SURVEY DIVISION LAND DEPARTMENT	
SRP LDWR NUMBER:	SCALE: NTS	CITY OF AVONDALE CIVIC CENTER PARK NW 1/4, SECTION 7 T.1 N., R.1 E. 4.7 NORTH - 0.3 EAST	
I.O. NUMBER: T3416041	SHEET: 3 OF 4		
AGENT: SOL IZ	SHEET SIZE: 8.5"x11"		
DRAWN: SMITH	REVISION: 0		
CHECKED BY: HOWARD	CREW CHIEF:		
DATE: 12-6-2022	JEP	FIELD DATE:	

WEST 1/4 CORNER
SECTION 7
FND BCHH
LVI 9-25-2018

EXHIBIT "A"

DETAIL A NTS



SALT RIVER PROJECT		SURVEY DIVISION	
AGRICULTURAL IMPROVEMENT & POWER DISTRICT		LAND DEPARTMENT	
SRP LDWR NUMBER:	SCALE: NTS	 CITY OF AVONDALE CIVIC CENTER PARK NW 1/4, SECTION 7 T.1 N., R.1 E. 4.7 NORTH - 0.3 EAST	
I.O. NUMBER: T3416041	SHEET: 4 OF 4		
AGENT: SOL IZ	SHEET SIZE: 8.5"x11"		
DRAWN: SMITH	REVISION: 0		
CHECKED BY: HOWARD	CREW CHIEF:		
DATE: 12-6-2022	JEP	FIELD DATE:	

CITY COUNCIL REPORT

SUBJECT: Ordinance 2013-0223 - City Code Amendment, Chapter 21, Article I, Section 21-2;
Relating to the Obstruction of Streets or Sidewalks

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Dale Nannenga, Chief of Public Safety

THROUGH: Ron Corbin, City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: Public Health and Safety - Avondale is a city where all people feel safe and secure, relying on trusted public and community-based resources.

PURPOSE:

City Council will consider a request to adopt Ordinance 2013-0223 amending Avondale City Code Chapter 21, Article I, Section 21-2, Relating to the Obstruction of Streets and Sidewalks and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Section 21-2 of Chapter 21 of the Avondale City Code has not been amended or modified since 2011. Court rulings have led to the need for modifications and amendments to Section 21-2. The changes provide clarity and direction for staff in applying the City Code to their duties.

DISCUSSION:

The ability of the public to use and traverse the streets and sidewalks of the City of Avondale is a public safety concern for the city and its citizens. Changes to Chapter 21, Article I, Section 21-2 will update and more clearly define the requirements to keep sidewalks available for their legally intended use while defining when camping is not allowed on alleys, sidewalks, and public property.

Amendments to Section 21-2 of the ordinance include:

- Section (a) requires maintaining a 36-inch passage on sidewalks for pedestrian movement at all times, per the Americans with Disabilities Act of 1990. This change ensures that sidewalks will not be blocked or obstructed without allowing enough room for pedestrians to use the sidewalk.
- Section (d) makes it unlawful to camp on any alley, sidewalk, or any other public property unless regional shelters have no space or beds.

BUDGET IMPACT:

There is no impact on the budget.

RECOMMENDATION:

Staff recommends City Council adopt the proposed changes to the Avondale City Code Chapter 21, Article I, Section 21-2; Relating to the Obstruction of Streets or Sidewalks, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

Contact person for document distribution: Dale Nannenga

ORDINANCE NO. 2013-0223

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE AVONDALE CITY CODE, CHAPTER 21 (STREETS AND SIDEWALKS), ARTICLE I (IN GENERAL), SECTION 21-2 (OBSTRUCTION OF STREETS OR SIDEWALKS) RELATING TO THE OBSTRUCTION OF STREETS OR SIDEWALKS.

SECTION 1. The Avondale City Code, Chapter 21 (Streets and Sidewalks), Article I (In General), Section 21-2 (Obstruction of Streets or Sidewalks) is hereby amended to read as follows:

21-2 Obstruction of streets or sidewalks.

(a) UNLESS OTHERWISE PERMITTED BY THIS CODE, ~~It~~ IT is unlawful to obstruct or to permit another to obstruct any public street or alley, sidewalk ~~or park~~ or other public property within the city. ~~by committing any of the following:~~ FOR THE PURPOSES OF THIS SECTION, “OBSTRUCT” MEANS TO RENDER IMPASSABLE WITHOUT INCONVENIENCE OR HAZARD CONSIDERING THE INTENDED PURPOSE OF THE STREET, ALLEY, SIDEWALK, OR OTHER PUBLIC PROPERTY. AS APPLIED TO SIDEWALKS, WALKWAYS, OR OTHER PUBLIC PROPERTY THAT IS INTENDED PRIMARILY FOR PEDESTRIAN MOVEMENT, A CLEAR PASSAGEWAY OF AT LEAST 36 INCHES IN WIDTH SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT OF 1990.

~~(1) — Interfering or blocking the legal access and egress to any business lawfully conducted by anyone, in or upon, or facing or fronting on any of such streets, alleys, sidewalks, parks or other public grounds in the city.~~

~~(2) — Depositing, throwing or placing any glass, tacks, nails, refuse, rocks, dirt, grass, rubbish, or solid waste on any street, alley or sidewalk open to the public or on any public property within the city, except in a manner designated for collection of such items by the city.~~

~~(3) — Blocking or closing any street, alley or sidewalk open to the public for purpose of a public assemblage without obtaining a permit from the city. The city manager or designee is authorized to remove any such blockages or closures without notice.~~

~~(4) — Sleeping on any street, alley or sidewalk open to the public or on any public property within the city, except in designated shelters and facilities.~~

(b) It is unlawful for any person or entity to install a traffic control device, barricade or any other item interfering with the movement of vehicular or pedestrian traffic on or within any street, sidewalk or right-of-way without having first obtained (i) all necessary and applicable right-

of-way permits from the city, (ii) approval of construction plans from the city engineer or authorized designee and (iii) an approved traffic control plan in accordance with adopted city requirements or as otherwise deemed necessary by the city engineer or authorized designee. The city engineer or authorized designee may remove summarily, without notice, from any city street, sidewalk or right-of-way any traffic control device, barricade or any other item interfering with the movement of vehicular or pedestrian traffic that has been placed in such location without meeting the requirements of this section. Any item summarily removed may be removed first and notice subsequently provided to the owner by first class mail or telephone to the address on the item or the last known address on file with the city or the address within a Phoenix Metro Area telephone directory. The owner of such traffic control device, barricade or other item interfering with the movement of vehicular or pedestrian traffic shall be charged a storage fee of five dollars (\$5.00) per day per item. In the event of a conviction for violation of this Section, the court shall impose all current due and pending storage charges as restitution to the city. The lack of an individual permit and approved plans in the office of the city engineer or authorized designee shall be conclusive evidence that such traffic control device, barricade or any other item interfering with the movement of vehicular or pedestrian traffic has been placed in such location without an individual permit and approved construction plans.

(1) The traffic control plan required by this section must be submitted to the city for review and approval at least three (3) business days before work can begin.

(2) The traffic control plan required by this section must include the name of the project or job, the assigned city permit number and the name and contact information of a representative available twenty-four (24) hours per day, seven days per week. the traffic control plan must comply with the current U.S. Department of Transportation's Manual on Uniform Traffic Control Devices, the City of Phoenix Traffic Barricade Manual, MAG Specification Section 401 and any Avondale amendments to the MAG Specification, as applicable.

(c) It is unlawful to obstruct or to permit another to obstruct any traffic lane or any part of any city street or sidewalk by leaving or moving any traffic control device, barricade or any other item interfering with vehicular or pedestrian movement in violation of any permit, or approved construction plans or approved traffic control plans issued by the city engineer or designee.

(d) ~~It is unlawful to interfere with the free movement of traffic resulting in obstructing any public street, alley, sidewalk or publicly owned parking area by engaging in the sale of merchandise or requesting gifts or donations on the public street, alley, sidewalk or public parking lot unless the appropriate permit has been obtained as required in this Code.~~ IT SHALL BE UNLAWFUL TO CAMP ON ANY ALLEY, SIDEWALK, OR ANY OTHER PUBLIC PROPERTY WITHIN THE CITY, EXCEPT IN DESIGNATED SHELTERS AND FACILITIES OR AS OTHERWISE PERMITTED BY THE CITY IN WRITING. ENFORCEMENT OF THIS SUBSECTION SHALL BE SUSPENDED ANY TIME THERE IS NO SPACE OR BEDS AVAILABLE IN REGIONAL HOMELESS SHELTERS THAT ACCEPT PATRONS FROM THE CITY, TO THE EXTENT SUCH AVAILABLE SPACE OR BEDS ARE REQUIRED BY LAW.

(e) It is unlawful for any person to willfully or negligently permit or cause the escape or flow of water in such quantity as to cause flooding, or to impede vehicular or pedestrian traffic, to create a hazardous condition to such traffic, or to cause damage to the public streets of the city.

(f) Any person violating subsection 21-2(a) shall be guilty of a class one misdemeanor, punishable as set forth in this Code. Violations of subsections 21-2(b) and (c) above shall be subject to a minimum base fine of two hundred fifty dollars (\$250.00) and shall not be subject to the notice of violation provisions set forth in subsections 1-9(d). If the court determines that the violation of subsection 21-2(b) or (c) is intentional, it shall be deemed a class one misdemeanor, punishable as set forth in this Code. Additionally, the court may order the revocation of any related right-of-way permit, construction permit, barricade permit or traffic control plan.

(g) Upon summary removal of obstructions as set forth in subsections 21-2(b), the city shall provide notice to the owner as set forth in subsection 21-2(b) above. If the owner of the obstruction(s) removed by the city engineer or designee has not paid all accrued storage fees within thirty (30) days following notice, the property shall be presumed to be abandoned to the city. At the conclusion of the thirty (30) day period, the city engineer shall notify the owner of the obstruction(s) removed by the city engineer or designee that each obstruction has been abandoned to the city and will be sold as excess property or transferred to the city in exchange for all accrued storage fees owed to the city. Notice of this section shall be included in each construction permit, traffic control plan and barricading plan approved by the city.

(h) A person or entity restricting traffic in accordance with subsection 21-2(b) shall have a uniformed off-duty Avondale Police Officer present during all times that the traffic restriction is in place, unless otherwise authorized in writing by the city engineer or authorized designee, when such restrictions occur (1) within one hundred fifty (150) feet of a signalized intersection or (2) any other time the city engineer or authorized designee determines the presence of a uniformed officer is warranted. The person or entity restricting traffic in accordance with this section shall bear the cost of the off-duty Avondale Police Officer and shall make the necessary arrangements at least seventy-two (72) hours in advance of the planned traffic restriction by contacting the liaison officer at the Avondale Police Department. If an off-duty Avondale Police Officer is not available, the person restricting traffic in accordance with this section shall notify the city engineer or authorized designee at least forty-eight (48) hours prior to seeking alternate off-duty police assistance from another party.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE.]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
February 27, 2023.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

CITY COUNCIL REPORT

SUBJECT: Ordinance 2014-0223 - Third Amendment to the office lease agreement with Phoenix Speedway

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Kenneth Chapa, Office of Economic Development & Tourism

THROUGH: Cherlene Penilla, Assistant City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.
-

PURPOSE:

City Council will consider a request to adopt Ordinance 2014-0223, approving the Third Amendment to the office lease agreement between the City of Avondale and Phoenix Speedway, LLC. and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The City of Avondale and Phoenix Speedway, LLC entered into a 15-year office lease on December 16, 2003, in the city-owned building at 125 S Avondale Blvd. Suite 200, approximately 12,904 square feet, with a base rent of \$20.25 per square foot and a periodic 3% rent increase.

Phoenix Speedway, LLC (the tenant) entered into a first amendment to the lease on September 30, 2005, to lease an additional 2,626 square feet located adjacent to their space on the second floor of the building, now totaling 15,530 square feet with a base rent of \$20.30 per square foot with all other lease terms remaining the same.

The tenant entered a second amendment on November 19, 2013, reducing the base rent to \$16.08 per square foot with a periodic 3% rent increase due to market conditions.

The current lease is set to expire on August 31, 2023. The tenant was planning to vacate the space at the end of the lease and consolidate its office operations at the Phoenix Raceway Campus located at 7602 Jimmie Johnson Dr., Avondale, AZ 85323. However, due to various market factors that have delayed construction, the tenant has requested this third amendment to extend the lease until August 31, 2024, allowing them more time to

develop their on-track facilities.

DISCUSSION:

Phoenix Speedway LLC is requesting a one-year extension to the current lease, with all other lease terms remaining the same, to expire on August 31, 2024.

BUDGET IMPACT:

The city will continue to receive rental income for an additional 12 months, which will yield approximately \$315,259.

RECOMMENDATION:

Staff recommends approval of the third amendment to the lease agreement with Phoenix Speedway LLC.

Contact person for document distribution: Kenneth Chapa, Cheryl Covert

ORDINANCE NO. 2014-0223

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING THE THIRD AMENDMENT TO THE OFFICE LEASE AGREEMENT BETWEEN THE CITY OF AVONDALE AND PHOENIX SPEEDWAY, LLC.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Third Amendment to the Office Lease Agreement between the City of Avondale and Phoenix Speedway, LLC is hereby approved in substantially the form and substance attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, February 27, 2023.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Carrillo, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 2014-0223

[Third Amendment]

See following pages.

**THIRD AMENDMENT
TO
OFFICE LEASE AGREEMENT
BETWEEN
THE CITY OF AVONDALE
AND
PHOENIX SPEEDWAY, LLC**

THIS THIRD AMENDMENT TO THE OFFICE LEASE AGREEMENT ("Third Amendment") is entered into as of the Effective Date by and between the City of Avondale, an Arizona municipal corporation ("Landlord") and Phoenix Speedway, LLC, a Delaware limited liability company ("Tenant"). Landlord and Tenant are referred to collectively as the "Parties." The "Effective Date" shall be the date upon which the last of the Landlord and Tenant execute this Third Amendment.

RECITALS

A. Landlord, as successor in interest, and Tenant entered into that certain Office Lease Agreement, dated December 16, 2003 (the "Lease"), regarding that certain real property generally located at the southeast corner of Avondale Boulevard and Coldwater Springs in Avondale, Arizona. Unless otherwise defined, all capitalized terms shall have the meaning set forth in the Lease.

B. Landlord, as successor in interest, and Tenant entered into that certain First Amendment to the Lease, dated September 30, 2005 (the "First Amendment").

C. Landlord, as successor in interest, and Tenant entered into that certain Second Amendment to the Lease, dated November 19, 2013 (the "Second Amendment").

D. The Parties wish to further amend the Lease as set forth in this Third Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree to amend the Lease as follows:

1. Accuracy of Recitals. The Parties hereby acknowledge the accuracy of the Recitals, which are incorporated herein by this reference.

2. Amendment to Lease. The Lease is hereby amended as follows:

(a) The Basic Lease Information as it relates to the "Term" is hereby deleted in its entirety and replaced as follows:

"The term shall commence on September 1, 2004, which is the Commencement Date and expire on August 31, 2024, subject to adjustment and earlier termination as provided in Sections 30 and 31 of the Lease."

(b) The Basic Lease Information as it relates to the "Base Rent," Paragraph 1 is hereby deleted and replaced as follows:

"Beginning September 1, 2023, the Base Rent shall be \$20.30."

(c) The Basic Lease Information as it relates to "Landlord's Address" is hereby deleted and replaced as follows:

"For all Notices:
City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Attention: Ron Corbin, City Manager

With a required copy to:
City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Attention: Nicholle Harris, City Attorney"

3. Effect of Amendment. Except as specifically modified by this Third Amendment, the Lease remains in full force and effect and is in all events ratified, confirmed and approved.

4. Conflicting Terms. In the event of any inconsistency, conflict or ambiguity among the terms of this Third Amendment, the First Amendment, and the Lease, the documents shall govern in the order listed herein.

5. Non-Default. By executing this Third Amendment, Tenant affirmatively asserts that (i) Landlord is not currently in default, nor has been in default at any time prior to this Third Amendment, under any of the terms or conditions of the Lease and (ii) any and all claims, known and unknown, relating to the Lease and existing on or before the date of this Third Amendment are forever waived.

6. Counterparts. This Third Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Third Amendment as of the last date set forth under the signatures of the Parties below.

“Landlord”

CITY OF AVONDALE,
an Arizona municipal corporation

Ron Corbin, City Manager

Date: _____

ATTEST:

Marcella Carrillo, City Clerk

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.

COUNTY OF MARICOPA)

On _____, 2023, before me personally appeared Ron Corbin, the City Manager of the City of Avondale, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who they claim to be, and acknowledged that they signed the above document, on behalf of the City of Avondale.

Notary Public in and for the State of Arizona

(Affix notary seal here)

“Tenant”

PHOENIX SPEEDWAY, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On _____, 2023, before me personally appeared _____, the _____ of Phoenix Speedway, LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who they claim to be, and acknowledged that they signed the above document, on behalf of the Phoenix Speedway, LLC.

Notary Public in and for the State of Arizona

(Affix notary seal here)

CITY COUNCIL REPORT

SUBJECT: Public Hearing - Intent to Adopt Revised Development Impact Fees

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Renee Weatherless, Finance and Budget Director

THROUGH: Ron Corbin, City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

STRATEGIC OUTCOME: Creative and Sustainable Community Development

STRATEGY: Maintain and expand quality infrastructure and improve connectivity to city amenities. The process to adopt revised development impact fees ensures the city is able to main current service levels as the city continues to grow.

PURPOSE:

The City Council will conduct a public hearing on the City's intent to adopt revised development fees. This item is for discussion only, no action will be taken.

BACKGROUND:

On August 22, 2022, the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) were presented to Council with an overview of the service area land uses and projected growth assumptions prepared by Raftelis as well as the proposed methodology for the development fees to be calculated for eligible necessary public service categories.

On August 24, 2022, a notice of public hearing on the LUA and IIP was posted on the city's website. Copies of the documents were released and also posted on the website for inspection by interested parties.

On November 21, 2022, City Council conducted a public hearing on the proposed LUA and IIP. During the public hearing, no representatives from the development community approached Council with inquiries.

On January 9, 2023, City Council adopted Resolution 1005-0123, adopting the LUA and IIP and provided notice of intent to adopt revised development impact fees.

On January 10, 2023, the city posted Notice of Intent to Assess Development Fees on the website.

DISCUSSION:

This public hearing is required by ARS 9-463.05 and must be held at least 30 days before adoption of revised impact fees. The development impact fees are included in the attached reports. Adoption of the final development impact fees will be scheduled on April 3, 2023. The fees shall not be effect for at least 75 days.

BUDGET IMPACT:

Approving the updated development fees enables the city to collect funds necessary to build the infrastructure associated with growth.

RECOMMENDATION:

Staff recommends City Council conduct public hearing on intent to adopt revised development impact fees.

Contact person for document distribution: Rob Baer, Ron Vestman

City of **AVONDALE**

Land Use Assumptions and Infrastructure
Improvements Plan for Parks/Recreation,
Fire, Police, Streets, Water, and Wastewater
Facilities

Final Report

November 23, 2022

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Introduction

Arizona Revised Statutes (ARS) §9-463.05 governs how Development Impact Fees (DIF) are calculated for municipalities in Arizona. The enabling legislation calls for three integrated products: 1) Land Use Assumptions (LUA) for at least 10 years, 2) Infrastructure Improvements Plan (IIP), and 3) Development Impact Fees (DIF). Because Arizona requires a two-phase adoption process, the LUA and IIP will be reviewed, refined, and approved before focusing on impact fees.

According to requirements of Arizona's enabling legislation, DIF may be only used for construction, acquisition or expansion of public facilities that are necessary public services. "Necessary public service" means any of the following categories of facilities that have a life expectancy of three or more years and that are owned and operated by or on behalf of the municipality.

- Water Facilities
- Wastewater Facilities
- Storm Water, Drainage, and Flood Control Facilities
- Library Facilities
- Streets Facilities
- Fire and Police Facilities
- Parks and Recreational Facilities
- Any facility that was financed before June 1, 2011 and that meets the following requirements:
 1. Impact fees were pledged to repay debt service obligations related to the construction of the facility.
 2. After August 1, 2014, any impact fees collected are used solely for the payment of principal and interest on the portion of the bonds, notes, or other debt service obligations issued before June 1, 2011 to finance construction of the facility.

Infrastructure Improvements Plan

Development fees must be calculated pursuant to an Infrastructure Improvements Plan (IIP). For each necessary public service that is the subject of a development fee, Subsection 9-463.05(E) requires the following.

- 1. A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.*
- 2. An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.*
- 3. A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.*
- 4. A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility*

expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.

5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.

6. The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.

7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section.

Qualified Professionals

Qualified professionals must prepare the LUA, IIP and DIF, using generally accepted engineering, planning, and financial practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person’s license, education, or experience.” Raftelis is a financial consulting firm specializing in impact fees, infrastructure funding, user fees, cost of service studies, capital improvement plans, and utility rate studies. Raftelis has over 100 professionals located in major urban areas across America. Avondale’s LUA and IIP were prepared by qualified professionals in Denver, CO.

Land Use Assumptions

The City of Avondale will use the same land use assumptions for all types of infrastructure. In addition to population and housing unit projections, the IIP and impact fees also require demographic data on nonresidential development, such as jobs and floor area. This document contains the land use assumptions for Avondale's 2022 DIF update. The LUA and IIP must be updated every five years, making short-range projections the critical time frame. The IIP is limited to ten years, thus a very long-range "build-out" analysis may not be used to derive impact fees in Arizona.

ARS §9-463.05(T)(7) defines land use assumptions as:

"Projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the General Plan of the municipality."

Raftelis prepared current demographic **estimates** and future development **projections** for both residential and nonresidential development that are used in the IIP and calculation of impact fees. Current conditions in Fiscal Year (FY) 21-22 are used to document levels-of-service provided to existing development in Avondale. Although long-range projections are necessary for planning infrastructure systems, a ten-year timeframe is critical for the LUA and IIP.

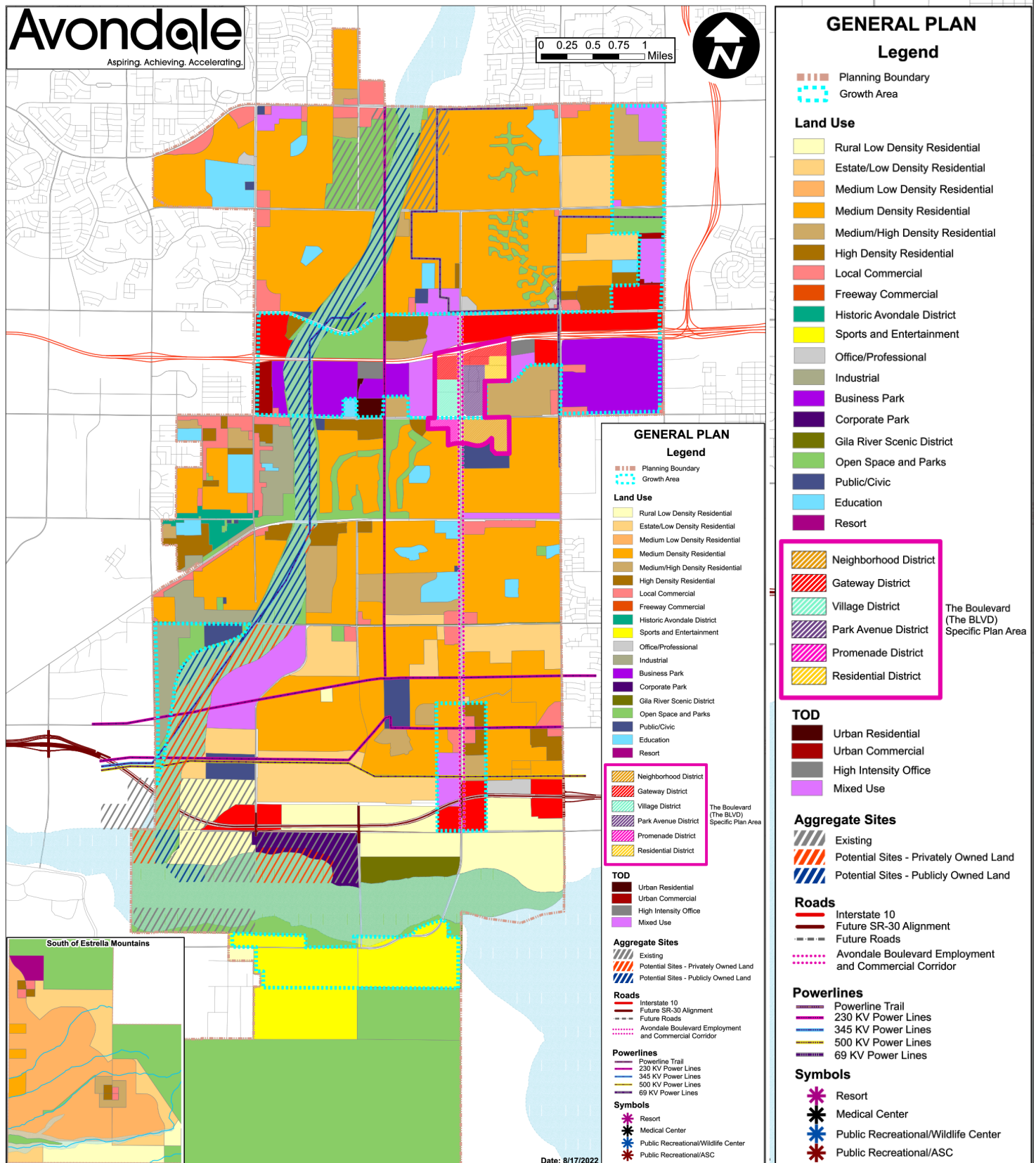
Service Area

ARS §9-463.05(T)(9) defines "service area" as:

"...Any specified area within the boundaries of a municipality in which development will be served by necessary public services or facility expansions and within which a substantial nexus exists between the necessary public services or facility expansions and the development being served as prescribed in the infrastructure improvements plan. "

The service area covered in this LUA report is north of the Estrella Mountains. Figure 1 indicates land uses, densities, and intensities of development as specified in the General Plan. The service area is defined as all land within the city limits of Avondale, as modified over time.

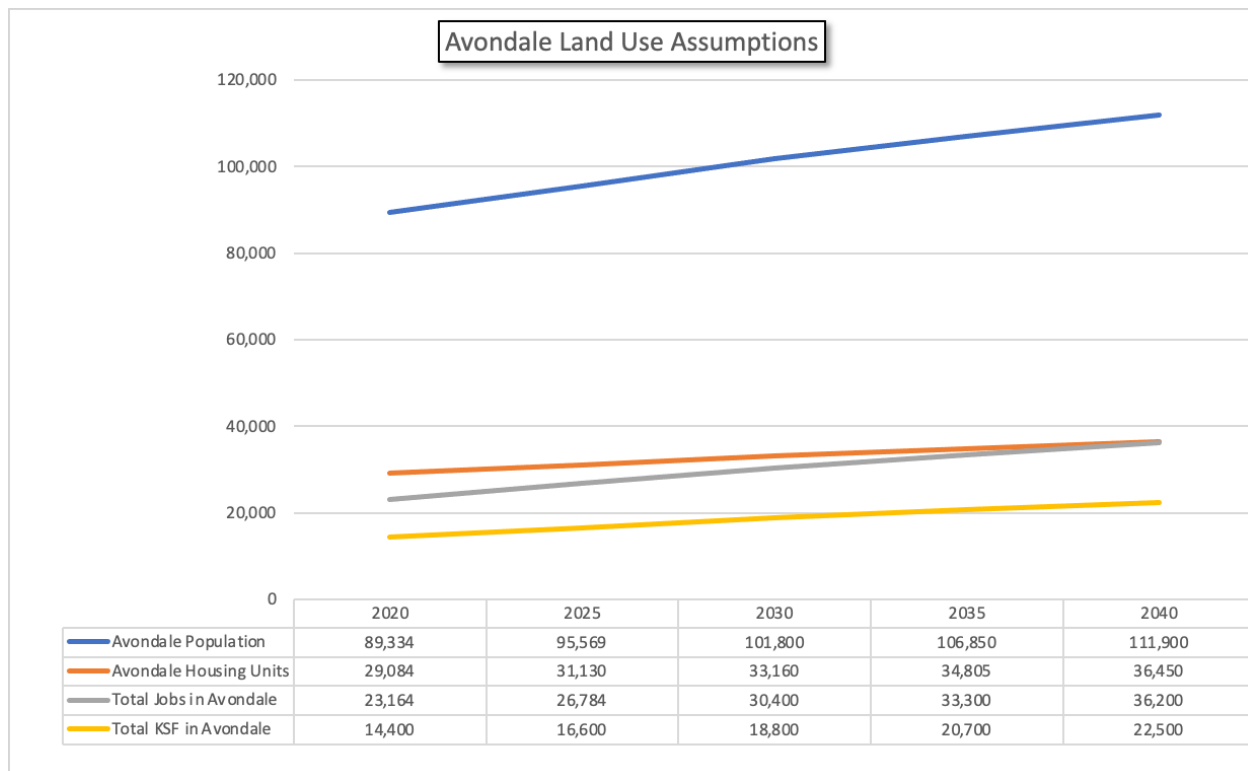
Figure 1 – Service Area Map



Summary of Growth Indicators

Service units (i.e., residents and jobs) and development units (i.e., dwellings and square feet of nonresidential floor area expressed in thousands) for 2020 through 2040 are summarized in Figure 2. These land use assumptions will be used to estimate DIF revenue and to indicate the anticipated need for growth-related infrastructure. However, DIF methodologies are designed to reduce sensitivity to accurate development projections in the determination of the proportionate-share fee amounts. If actual development is slower than projected, DIF revenues will also decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, Avondale will receive an increase in DIF revenue and will also accelerate capital improvements to keep pace with development.

Figure 2 – Chart of Projected Development



Service Units by Type of Residential Development

The U.S. Census Bureau no longer obtains detailed information using “long-form” questionnaires. Demographic data is currently collected using a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which is limited by sample-size constraints. For example, data on Single Family detached housing units are now combined with attached single units (commonly known as townhouses). According to the U.S. Census Bureau, a household is a housing unit that is occupied by year-round residents. Development fees often use per capita standards and persons per housing unit, or persons per household, to derive proportionate-share fee amounts. Raftelis recommends that fees for residential development in the City of Avondale be imposed according to the number of year-round residents per housing unit. Figure 3 documents Avondale’s most recent multipliers by type of housing.

Figure 3 – Persons per Housing Unit by Units in Structure*City of Avondale*

<i>Units in Structure</i>	<i>Persons</i>	<i>Housing Units</i>	<i>Persons per Housing Unit</i>	<i>Housing Mix</i>
Single Unit (detached and attached)	70,590	21,442	3.29	77%
2+ Unit (all other residential)	15,332	6,543	2.34	23%
Subtotal	85,922	27,985	3.07	

Source: 2016-2020 ACS Tables B25024 and B25033, U.S. Census Bureau.

Service Units by Type of Nonresidential Development

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. Raftelis uses the term “jobs” to refer to employment by place of work. In Figure 4, gold shading indicates nonresidential development prototypes that will be used to allocate costs. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area). The prototype for future Industrial development is Warehousing (ITE land use 150). For Office/Services, General Office (ITE 710) is the prototype for future development in Avondale. The prototype for Commercial (e.g., retail and restaurants) is a Shopping Center (ITE code 820).

Figure 4 – Nonresidential Trip Rates and Jobs by Type of Development

<i>ITE Code</i>	<i>Land Use / Size</i>	<i>Demand Unit</i>	<i>Weekday Trip Ends Per Demand Unit*</i>	<i>Weekday Trip Ends Per Employee*</i>	<i>Employees Per Demand Unit</i>	<i>Square Feet Per Employee</i>
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	room	7.99	14.34	0.56	N/A
320	Motel	room	3.35	25.17	0.13	N/A
520	Elementary School**	1,000 Sq Ft	19.52	21.00	0.93	1,076
530	High School**	1,000 Sq Ft	14.07	22.25	0.63	1,581
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	1,000 Sq Ft	6.75	3.31	2.04	490
710	General Office	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical/Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
820	Shopping Center	1,000 Sq Ft	37.01	17.42	2.12	471
850	Grocery/Supermarket	1,000 Sq Ft	93.84	43.86	2.14	467

* *Trip Generation*, Institute of Transportation Engineers, 11th Edition (2022).

** *Trip Generation*, Institute of Transportation Engineers, 10th Edition (2017).

Latest data on jobs in Avondale (see Figure 5) are from the Census Bureau. Each row is an industry sector, as reported by the North American Industry Classification System. Subtotals and percentages for Avondale's three types of nonresidential development are shown at the bottom of the figure.

Figure 5 – Work Area Profile

Avondale AZ

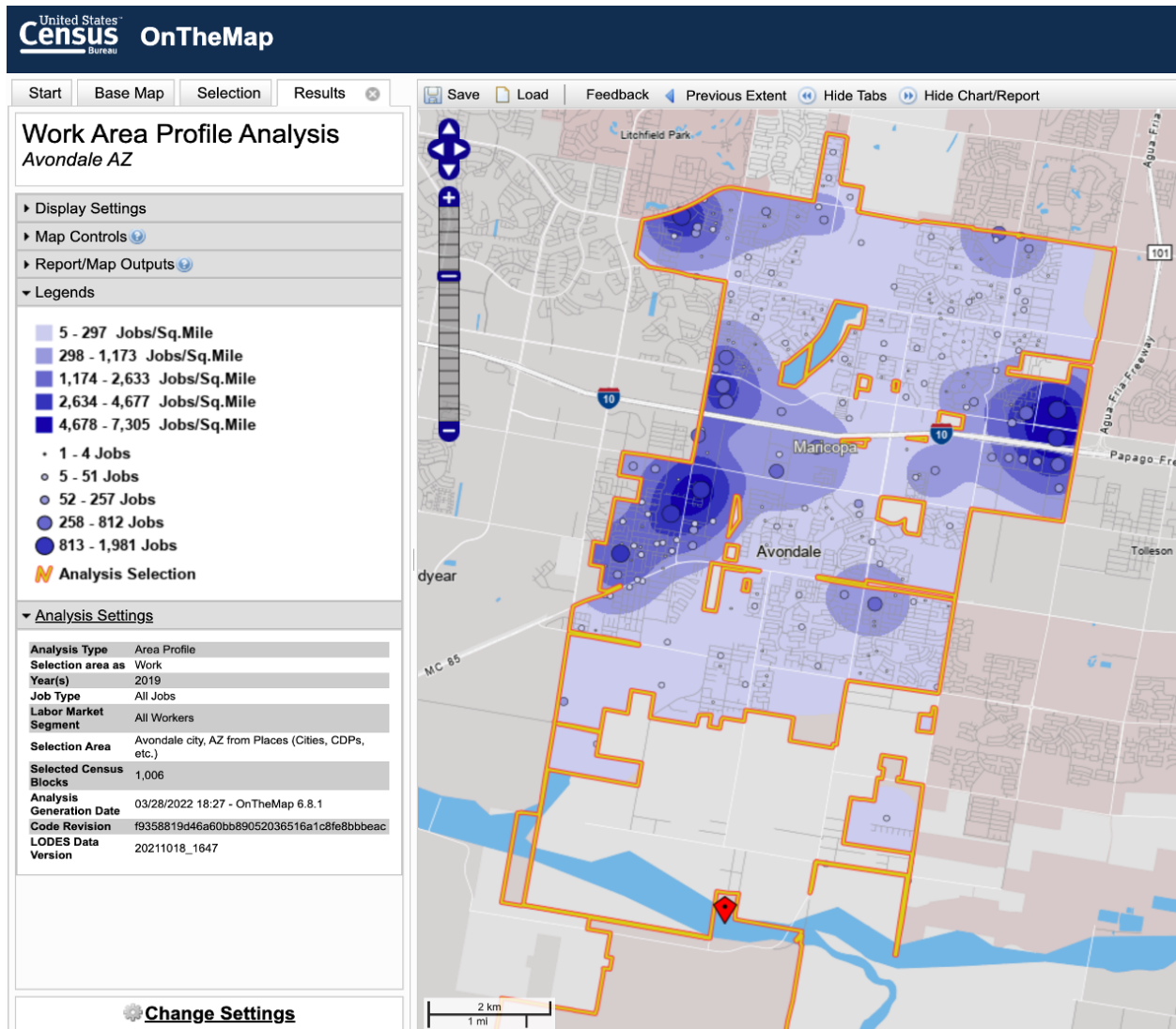
<i>Industry Classification</i>	<i>2019 Jobs</i>	<i>General Type</i>
Agriculture, Forestry, Fishing and Hunting	16	Industrial
Mining, Quarrying, and Oil and Gas Extraction	0	Industrial
Utilities	127	Industrial
Construction	871	Industrial
Manufacturing	68	Industrial
Wholesale Trade	460	Industrial
Retail Trade	5,440	Commercial
Transportation and Warehousing	235	Industrial
Information	380	Office / Institutional
Finance and Insurance	203	Office / Institutional
Real Estate and Rental and Leasing	208	Office / Institutional
Professional, Scientific, and Technical Services	272	Office / Institutional
Management of Companies and Enterprises	16	Office / Institutional
Administration & Support, Waste Management and Remediation Services	536	Office / Institutional
Educational Services	3,399	Office / Institutional
Health Care and Social Assistance	1,285	Office / Institutional
Arts, Entertainment, and Recreation	349	Office / Institutional
Accommodation and Food Services	2,565	Commercial
Other Services (excluding Public Administration)	173	Office / Institutional
Public Administration	1	Office / Institutional

Total Jobs 16,604

Subtotals by Type of Nonresidential Development

Industrial	1,777	11%
Commercial	8,005	48%
Office / Institutional	6,822	41%
Total Jobs	16,604	100%

The map below indicates the general location and concentration of jobs within Avondale (dark blue indicates more jobs per square mile).



Detailed land use assumptions are shown in Figure 6. Population and housing units in 2020 are from the U.S. Census Bureau. Projected 2030, 2040, and 2050 population in the Avondale Municipal Planning Area (MPA) are from Maricopa Association of Governments (MAG). Jobs in the Avondale MPA for 2020, 2030, 2040, and 2050 are also from MAG. Raftelis converted jobs to nonresidential floor area using average square feet per job multipliers documented in pages 23-25 of the MAG 2019 Socioeconomic Projections. Industrial average of 1,060 square feet per job is based on manufacturing and warehousing. Commercial average of 660 square feet per job is based on retail, restaurants, and hotels. Office/Services average of 459 square feet per job is based on information, finance/insurance, and real estate. See Appendix B for supporting documentation from MAG.

Figure 6 – Detailed Land Use Assumptions

2022 LUA	<i>FY21-22</i>	<i>FY22-23</i>	<i>FY23-24</i>	<i>FY24-25</i>	<i>FY25-26</i>	<i>FY26-27</i>	<i>FY31-32</i>	<i>FY41-42</i>	<i>FY49-50</i>
Avondale AZ	<i>Base Yr</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>10</i>	<i>20</i>	<i>28</i>
	2022	2023	2024	2025	2026	2027	2032	2042	2050
Population									
Avondale Population	91,828	93,075	94,322	95,569	96,816	98,063	103,820	113,320	119,000
Housing Units									
Persons per Housing Unit	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07	3.07
Avondale Housing Units	29,911	30,318	30,724	31,130	31,536	31,942	33,818	36,912	38,762
Jobs (place of work)									
Industrial Jobs	2,707	2,787	2,867	2,946	3,026	3,106	3,472	4,127	4,708
Commercial Jobs	11,814	12,161	12,509	12,856	13,204	13,551	15,149	18,010	20,544
Office/Services Jobs	10,091	10,388	10,685	10,981	11,278	11,575	12,940	15,383	17,548
Total Jobs in Avondale	24,612	25,336	26,060	26,784	27,508	28,232	31,560	37,520	42,800
Jobs-Housing Ratio	0.82	0.84	0.85	0.86	0.87	0.88	0.93	1.02	1.10
Nonresidential Floor Area (square feet in thousands = KSF)									
Industrial KSF	2,900	3,000	3,000	3,100	3,200	3,300	3,700	4,400	5,000
Commercial KSF	7,800	8,000	8,300	8,500	8,700	8,900	10,000	11,900	13,600
Office/Services KSF	4,600	4,800	4,900	5,000	5,200	5,300	5,900	7,100	8,000
Total KSF in Avondale	15,300	15,800	16,200	16,600	17,100	17,500	19,600	23,400	26,600
Average Square Feet per Job	622	624	622	620	622	620	621	624	621
Annual Increases in Avondale	22to23	23to24	24to25	25to26	26to27	31to32	41to42	49to50	
Population	1,247	1,247	1,247	1,247	1,247	1,010	710	710	
Housing Units	407	406	406	406	406	329	231	231	
Jobs	724	724	724	724	724	580	660	660	
Industrial KSF	100	0	100	100	100	100	100	100	
Commercial KSF	200	300	200	200	200	200	200	300	
Office/Services KSF	200	100	100	200	100	100	200	100	
Total Nonresidential KSF	500	400	400	500	400	400	500	500	

Parks/Recreation Facilities IIP

ARS § 9-463.05(T)(7)(g) defines parks and recreation facilities eligible for development fee funding.

“Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.”

In the 2022 update, the City of Avondale is using two methods to derive impact fees for park and recreation facilities. First, Avondale use a cost recovery method for a General Fund loan of \$2.5 million used to construct 5.8 acres at Alamar Park. Second, Avondale will use an incremental expansion cost method for additional park improvements. Parks/recreation development fees in Avondale exclude costs to upgrade, update, improve, expand, correct or replace necessary public services to meet existing needs/usage. Avondale fees also exclude stricter safety, efficiency, environmental or regulatory standards.

Service Area

The service area for parks/recreation development fees includes the area north of the Estrella Mountains.

Proportionate Share

ARS § 9-463.05(B)(3) states the development fee shall not exceed a proportionate share of the cost of necessary public services needed to serve new development. In Avondale, parks/recreation infrastructure standards, projected needs, and development fees are based on both residential and nonresidential development. As shown in Figure PR1, Raftelis used daytime population to allocate costs. Daytime population includes estimated residents and inflow commuters in 2019 (latest year available). Potential demand days per year assume residents might use parks every day of the year, but inflow commuters will only use parks four days per week over 48 weeks per year (i.e., two weeks of vacation and two weeks of holidays). Based on cumulative demand days, residential development accounts for 92% of the demand for parks/recreation facilities, with 8% assigned to nonresidential development.

Figure PR1 – Daytime Population

Cost Allocation Factors for Parks	Residential	Nonresidential	
2019 Daytime Population	85,595	14,888	
	Residents	Inflow Commuters	
Potential Demand Days per Year	365	192	<i>Total</i>
Cumulative Demand Days	31,242,175	2,858,496	34,100,671
Proportionate Share	92%	8%	

Source of inflow commuters is U.S. Census Bureau, Inflow/Outflow report from OnTheMap website.

Current Use and Standards for Parks/Recreation Facilities

Avondale has determined that additional parks are necessary to accommodate future development. As shown in Figure PR2, the City's current standard is approximately 1.10 acres of improved parks per 1,000 residents and approximately 0.36 acres per 1,000 jobs. These standards exclude parks less than 1.5 acres that might not provide citywide benefit. To accommodate new development over the next ten years, Avondale will expand parks, with expenditures estimated to cost approximately \$6.72 million. According to Avondale staff, the cost factor of \$431,000 per acre for park improvements is based on recent construction of Alamar Park.

Figure PR2 – Existing Park Improvements Standards and Growth Needs

Location	Improved Acres*
Friendship Park	30.0
Festival Fields	30.0
Alamar Park **	24.2
Las Ligas Park	8.1
Donnie Hale Park	5.3
Dessie Lorenz Park	4.6
Mountain View Park	3.6
Dennis DeConcini Park	2.0
Fred Campbell Park	1.5
Total =>	109.3
Average Size (acres)	12.1

**Source: Avondale staff (excludes parks less than 1.5 acres that might not provide citywide benefit).*

*** Impact fee eligible area (30 acres) reduced to account for area constructed using loan from General Fund.*

Cost Allocation Factors for Parks		Residential	Nonresidential	
2019 Daytime Population		85,595 Residents	14,888 Inflow Commuters	
Potential Demand Days per Year		365	192	Total
Cumulative Demand Days		31,242,175	2,858,496	34,100,671
Proportionate Share		92%	8%	
2022 Service Units		91,828 Persons	24,612 Jobs	
Acres per 1,000 Service Units =>		1.0950	0.3553	
Projected Need for Park Improvements				
	Year	Population	Jobs	Improved Acres
Base	2022	91,828	24,612	109.3
Year 1	2023	93,075	25,336	110.9
Year 2	2024	94,322	26,060	112.5
Year 3	2025	95,569	26,784	114.2
Year 4	2026	96,816	27,508	115.8
Year 5	2027	98,063	28,232	117.4
Year 10	2032	103,820	31,560	124.9
Ten-Yr Increase		11,992	6,948	15.6
Total Project Cost per Acre =>				\$431,000
Growth Cost of Parks =>				\$6,724,000

Parks/Recreation Improvements

Figure PR3 lists planned parks/recreation improvements over the next ten years. Based on projected needs to accommodate growth, Avondale expects to spend approximately \$6.72 million on parks improvements over the next ten years. Improved acres may include expansion of existing parks or an additional park site. Also, the City used General Fund revenue to front-end recent, growth-related park improvements. Based on projects under construction in FY22, the Park impact fee fund has a negative balance of approximately \$2.5 million, to account for the General Fund loan.

Figure PR3 – Parks/Recreation Projects Over Ten Years

Planned Infrastructure Improvements

<i>Name/Description</i>	<i>Acreage</i>	<i>Estimated Cost</i>	<i>Growth Share</i>	<i>Growth Cost</i>
Future Park Expansion	9.8	\$4,224,000	100%	\$4,224,000
General Fund Loan Repayment		\$2,500,000	100%	\$2,500,000
Total	9.8	\$6,724,000		\$6,724,000

Fire Facilities IIP

ARS § 9-463.05(T)(7)(f) defines the fire facilities eligible for development fee funding.

“Fire and Police facilities, including all appurtenances, equipment and vehicles. Fire and Police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.”

Fee Calculation Methodology

In the 2022 update, the City of Avondale is using the incremental expansion cost method to derive development impact fees for fire facilities. Fire impact fees in Avondale exclude costs to upgrade, update, improve, expand, correct or replace necessary public services to meet existing needs/usage and stricter safety, efficiency, environmental or regulatory standards. Fire vehicles and equipment used to provide administrative services are also excluded.

Service Area

To hasten response times, public safety responders are typically dispatched from the closest facility, with multiple locations responding as warranted. Avondale has five existing fire stations, with a dispatch system that assigns calls to secondary responders, if needed. Therefore, all developed areas within the City of Avondale are served by an integrated public safety system. Avondale’s service area for fire impact fees includes the area North of the Estrella Mountains, as discussed previously in the section on Land Use Assumptions.

Proportionate Share

ARS § 9-463.05(B)(3) states the development fee shall not exceed a proportionate share of the cost of necessary public services needed to serve new development. In Avondale, fire infrastructure standards, projected needs, and development fees are based on both residential and nonresidential development. As stated in ARS §9.463.05(E)(4), impact fees must be proportionate to various types of land uses.

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

Given these requirements, Raftelis recommends using functional population to allocate capital costs of public safety facilities to residential and nonresidential development. In 2019, the U.S. Census Bureau’s commuting data indicates 1,716 persons lived and worked in Avondale, 39,522 outflow commuters went to work outside Avondale and 14,888 inflow commuters travel to jobs within Avondale. Functional population is like the U.S. Census Bureau’s definition of daytime population (based on people living and working in a jurisdiction), with the addition of journey-to-work data and weighting factors (i.e., demand hours per day) to account for time spent at residential and nonresidential locations. Residents who do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages for assumed time spent shopping, dining, obtaining personal services, going to school/church, etc.). Residents who work in Avondale are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside Avondale are

assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2019 population and job data for Avondale, the cost allocation for residential development is 81%, while nonresidential development accounts for 19% of the demand for infrastructure.

Figure F1 – Functional Population

Avondale AZ

		Service Units in 2019		Demand	Person
				Hours/Day	Hours
Residential					
Population*		85,595			
51.8%	Residents Not Working	44,357		20	887,140
48.2%	Working Residents**	41,238			
4.2%	Resident Workers**	1,716		14	24,024
95.8%	Outflow Commuters**	39,522		14	553,308
		Residential Subtotal			1,464,472
		Residential Share =>			81%
Nonresidential					
	Residents Not Working	44,357		4	177,428
	Jobs in Avondale**	16,604			
10.3%	Resident Workers**	1,716		10	17,160
89.7%	Inflow Commuters	14,888		10	148,880
		Nonresidential Subtotal			343,468
		Nonresidential Share =>			19%
		Total			1,807,940

* 2019 Avondale population estimate from Maricopa Association of Governments.

** 2019 Avondale Inflow/Outflow, from OnTheMap web application, U.S. Census Bureau data for all jobs.

Current Use and Available Capacity

In Avondale, fire facilities are fully utilized and there is no surplus capacity for future development. Avondale has determined that fire building space will require expansion to accommodate future development. Figure F2 inventories current fire buildings in Avondale. For residential development, population is used as the best indicator of the demand for service. For nonresidential development, Avondale will use inbound, primary vehicle trips, on an average weekday, as the service units. Figure F2 also indicates the allocation of fire building space to residential and nonresidential development. The percentages for stations 172, 174 and the Emergency Operations Center are based on approximate floor area used by fire and police personnel respectively. Current standards are 0.62 square feet of fire buildings per Avondale resident and 0.11 square feet of fire buildings per inbound, primary vehicle trip on an average weekday, to nonresidential development in Avondale.

Figure F2 – Existing Fire Buildings and Standards

<i>Building Space for Fire Functions</i>	<i>Square Feet</i>
Station 175	17,084
Station 173	16,000
Station 172 (73%)	12,391
Station 174 (60%)	10,951
Station 171	8,600
Fire Headquarters	3,000
Emergency Operations Center (50%)	2,500
Total	70,526

Data Source: Avondale Fire Department and Facilities Director.

<i>Fire Buildings Standards</i>	<i>Residential</i>	<i>Nonresidential</i>
Proportionate Share	81%	19%
Growth Indicator	<i>Population</i>	<i>Average Weekday, Inbound, Primary Vehicle Trips to Nonres Development</i>
2022 Service Units	91,828	122,675
Square Feet per Service Unit	0.62	0.11

Development fees will be used to expand the fleet of fire vehicles and purchase additional equipment that has a useful life of at least three years. Figure F3 lists fire vehicles and equipment currently used by the Avondale Fire Department that has an initial purchase price of at least \$23,500. Avondale currently has 37 fire vehicles, with a total value of approximately \$14.31 million. The weighted average cost factor is \$386,800 per fire vehicle.

Following the same methodology used for fire buildings, the total count of fire vehicles and equipment was allocated to residential and nonresidential development in Avondale. As shown at the bottom of Figure F3, every 1,000 persons will require Avondale to purchase 0.33 additional fire vehicles. Every 1,000 inbound, primary vehicle trips to nonresidential development, on an average weekday, requires 0.06 additional fire vehicles.

Figure F3 – Existing Fire Vehicles and Standards

<i>Fire Vehicle</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Value</i>
FIRE TRUCK	12	\$950,000	\$11,400,000
LADDER	1	\$1,846,600	\$1,846,600
SEDAN / SUV	6	\$41,300	\$247,800
SAFETY TRAILER	1	\$101,500	\$101,500
LIGHT TRUCK	9	\$42,000	\$378,000
LARGE VAN	2	\$39,200	\$78,400
MEDIUM PICKUP	3	\$62,500	\$187,500
ATV	3	\$23,500	\$70,500
TOTAL	37		\$14,310,300
Weighted Average Cost per Vehicle =>			\$386,800

Data Source: Avondale staff.

Fire Vehicle Standards

	<i>Residential</i>	<i>Nonresidential</i>
Proportionate Share	81%	19%
Growth Indicator	<i>Population</i>	<i>Average-Weekday, Inbound, Primary Vehicle Trips to Nonres Development</i>
2022 Service Units	91,828	122,675
Vehicles per thousand Service Units	0.33	0.06

Projected Need for Fire Facilities

To accommodate new development over the next ten years, Avondale will need to add 11,240 square feet of fire buildings, at an estimated cost of approximately \$7.5 million. As shown in Figure F4, the cost factor of \$668 per square foot is based on the recent total project cost of Van Buren fire station.

Also, Avondale Fire Department will need six additional vehicles to accommodate new development over the next ten years. The expected cost of additional fire vehicles is approximately \$2.3 million.

Figure F4 – Fire Facilities Needed to Accommodate Growth**Fire Building Standards and Capital Costs**

		Buildings - Residential	0.62	Sq Ft per person
		Buildings - Nonresidential	0.11	Sq Ft per trip
		Building Cost Factor	\$668	per square foot
		Infrastructure Needed		
	<i>Year</i>	<i>Population</i>	<i>Vehicle Trips to Nonresidential Dev</i>	<i>Fire Buildings (sq ft)</i>
Base	2022	91,828	122,675	70,526
Year 1	2023	93,075	126,287	71,697
Year 2	2024	94,322	130,493	72,932
Year 3	2025	95,569	133,564	74,043
Year 4	2026	96,816	137,176	75,213
Year 5	2027	98,063	140,246	76,324
Year 10	2032	103,820	157,275	81,766
<i>Ten-Yr Increase</i>		11,992	34,599	11,240
Growth Cost of Fire Buildings =>				\$7,508,000

Fire Vehicle Standards and Capital Costs

		Vehicles - Residential	0.33	per 1,000 persons
		Vehicles - Nonresidential	0.06	per 1,000 vehicle trips
		Average Cost	\$386,800	per vehicle
		Infrastructure Needed		
	<i>Year</i>	<i>Population</i>	<i>Vehicle Trips to Nonresidential Dev</i>	<i>Fire Vehicles</i>
Base	2022	91,828	122,675	37
Year 1	2023	93,075	126,287	38
Year 2	2024	94,322	130,493	38
Year 3	2025	95,569	133,564	39
Year 4	2026	96,816	137,176	39
Year 5	2027	98,063	140,246	40
Year 10	2032	103,820	157,275	43
<i>Ten-Yr Increase</i>		11,992	34,599	6
Growth Cost of Fire Vehicles =>				\$2,321,000

Fire Infrastructure Improvements

Fire impact fees in Avondale are based on the same level of service provided to existing development. Using impact fee funding over the next ten years, Figure F5 indicates that Avondale will construct Alamar station. This public safety building will be used for fire and police functions. The total floor area of the new building will be approximately 27,000 square feet, with approximately 19,000 square feet used by the Fire Department. The planned floor area of Alamar Station is larger than the need for additional square feet to maintain existing standards. Therefore, impact fee revenue will only fund 59% of the expected cost.

Because fire vehicles require large garages, the total project cost per square foot for fire functions is less than the cost factor for police functions. Avondale will also purchase additional fire vehicles, expected to cost approximately \$2.3 million.

Figure F5 – Ten-Year Plan for Fire Facilities

<i>Infrastructure Type</i>	<i>Infrastructure Units</i>	<i>Growth Quantity Over Ten Years</i>	<i>Cost Factor per Unit</i>	<i>IIP Cost (rounded)</i>
Fire Buildings	square feet	11,240	\$668	\$7,508,000
Fire Vehicles (3+ years of useful life)	count	6	\$386,800	\$2,321,000

Planned Infrastructure Improvements

<i>Name/Description</i>	<i>Units</i>	<i>Estimated Cost</i>	<i>Growth Share</i>	<i>Growth Cost</i>
Alamar Fire Station	19,000	\$12,692,000	59%	\$7,508,000
Alamar Station Vehicle	1	\$1,000,000	100%	\$1,000,000
Additional Fire Vehicles			100%	\$1,321,000
Total		\$13,692,000		\$9,829,000

Police Facilities IIP

ARS § 9-463.05(T)(7)(f) defines the police facilities eligible for development fee funding.

“Fire and Police facilities, including all appurtenances, equipment and vehicles. Fire and Police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.”

Police development fees in Avondale exclude costs to upgrade, update, improve, expand, correct or replace necessary public services to meet existing needs/usage, and stricter safety, efficiency, environmental or regulatory standards. Also excluded from the Avondale development fees are police vehicles and equipment used to provide administrative services.

Service Area

All developed areas within the City of Avondale are served by an integrated public safety system. Avondale’s service area for police development fees includes the area north of the Estrella Mountains.

Proportionate Share

Based on the rationale discussed in the Fire section above, Raftelis recommends using functional population to allocate capital costs of police facilities to residential and nonresidential development. According to 2019 population and job data for Avondale, the cost allocation for residential development is 81%, while nonresidential development accounts for 19% of the demand for infrastructure.

Current Use and Available Capacity

The top of Figure P1 indicates police building space allocated to residential and nonresidential development, along with 2022 service units in Avondale. The percentages for stations 172, 174 and the Emergency Operations Center are based on approximate floor area used by fire and police personnel respectively. The standard in Avondale is 0.62 square feet of police building per resident. For nonresidential development, Avondale’s standard is 0.11 square feet of police building per inbound, primary vehicle trip on an average weekday, to nonresidential development.

Development fees will also be used to expand the fleet of police vehicles that have a useful life of at least three years. The bottom of Figure P1 lists the City’s current police vehicles and infrastructure standards. The current number of police vehicles were allocated to residential and nonresidential development in Avondale. Adding 1,000 residents will require Avondale to purchase 1.26 additional police vehicles. Every 1,000 inbound, primary, average weekday, vehicle trips to nonresidential development will require Avondale to purchase 0.22 additional police vehicles.

Figure P1 – Existing Police Infrastructure Standards

<i>Building Space for Police Functions</i>	<i>Square Feet</i>
Police Headquarters	41,100
Public Safety 174 (40%)	7,301
Public Safety 172 (27%)	4,583
Substation on Western	6,480
Jail	4,640
Brinker Substation	4,224
Emergency Operations Center (50%)	2,500
Total	70,828

Data Source: Avondale Police Department and Facilities Director.

Buildings Standards

	<i>Residential</i>	<i>Nonresidential</i>
Proportionate Share	81%	19%
Growth Indicator	<i>Population</i>	<i>Average-Weekday, Inbound, Primary Vehicle Trips to Nonres Dev</i>
2022 Service Units	91,828	122,675
Square Feet per Service Unit	0.62	0.11

<i>Police Vehicles</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Total Value</i>
PATROL UNITS	82	\$70,000	\$5,740,000
NON- PATROL	47	\$38,000	\$1,786,000
MOTORCYCLES	6	\$45,000	\$270,000
TRUCKS	2	\$55,000	\$110,000
VANS	4	\$38,000	\$152,000
ARMORED TRUCKS	2	\$350,000	\$700,000
TOTAL	143		\$8,758,000

Weighted Average Cost per Vehicle => \$61,200

Data Source: Avondale Police Department.

Police Vehicle Standards

	<i>Residential</i>	<i>Nonresidential</i>
Proportionate Share	81%	19%
Growth Indicator	<i>Population</i>	<i>Average-Weekday, Inbound, Primary Vehicle Trips to Nonres Development</i>
2022 Service Units	91,828	122,675
Vehicles per thousand Service Units	1.26	0.22

To maintain existing standards over the next ten years, Avondale could justify adding 11,287 square feet of police building space. However, the planned construction of the Alamar public safety building will likely complete the Police Department's need for building space to accommodate buildout of Avondale. Therefore, the 2022 update of police impact fees caps the need for building space at 8,000 square feet.

As shown in Figure P2, the cost factor of \$998 per square foot is based on the expected cost of Police Department's portion of the Alamar public safety building. The cost factor per square foot of building space is higher for police than fire functions due to lack of large garages and the extra cost for security measures.

To maintain the current infrastructure standard over the next ten years, Avondale will need to expand the police fleet by 23 vehicles, at an estimated cost of approximately \$1.41 million. The Avondale Police Department has estimated that a new fully equipped police vehicle costs approximately \$61,200, including information technology, communications, and safety equipment.

Figure P2 – Projected Need for Police Infrastructure**Police Building Standards and Capital Costs**

		Buildings - Residential	0.62	Sq Ft per person
		Buildings - Nonresidential	0.11	Sq Ft per trip
		Building Cost Factor	\$998	per square foot
		Infrastructure Needed		
	<i>Year</i>	<i>Population</i>	<i>Vehicle Trips to Nonresidential Dev</i>	<i>Police Buildings (sq ft)</i>
Base	2022	91,828	122,675	70,828
Year 1	2023	93,075	126,287	72,003
Year 2	2024	94,322	130,493	73,244
Year 3	2025	95,569	133,564	74,359
Year 4	2026	96,816	137,176	75,535
Year 5	2027	98,063	140,246	76,651
Year 10	2032	103,820	157,275	82,115
<i>Ten-Yr Increase</i>		11,992	34,599	11,287
Growth Cost of Police Buildings =>				\$11,264,000

Police Vehicle Standards and Capital Costs

		Vehicles - Residential	1.26	per 1,000 persons
		Vehicles - Nonresidential	0.22	per 1,000 vehicle trips
		Average Cost	\$61,200	per vehicle
		Infrastructure Needed		
	<i>Year</i>	<i>Population</i>	<i>Vehicle Trips to Nonresidential Dev</i>	<i>Police Vehicles</i>
Base	2022	91,828	122,675	143
Year 1	2023	93,075	126,287	145
Year 2	2024	94,322	130,493	148
Year 3	2025	95,569	133,564	150
Year 4	2026	96,816	137,176	153
Year 5	2027	98,063	140,246	155
Year 10	2032	103,820	157,275	166
<i>Ten-Yr Increase</i>		11,992	34,599	23
Growth Cost of Police Vehicles =>				\$1,408,000

Police Infrastructure Improvements

Police impact fees in Avondale are based on the incremental expansion cost of police vehicles (i.e., maintenance of current standards) and the plan-based need for police buildings. Using impact fee funding over the next ten years, Figure P3 indicates that Avondale will expand police buildings by 8,000 square feet, which is based on the planned floor area of the combined Alamar public safety building (i.e., 27,000 total square feet) less the Fire Department's space (i.e., 19,000 square feet). Avondale will also purchase an additional 23 police vehicles over the next ten years, expected to cost approximately \$1.4 million.

Figure P3 – Ten-Year Plan for Police Facilities

<i>Infrastructure Type</i>	<i>Infrastructure Units</i>	<i>Growth Quantity Over Ten Years</i>	<i>Cost Factor per Unit</i>	<i>IIP Cost (rounded)</i>
Police Buildings	square feet	8,000	\$998	\$7,984,000
Police Vehicles (3+ years of useful life)	count	23	\$61,200	\$1,408,000

Planned Infrastructure Improvements

<i>Name/Description</i>	<i>Units</i>	<i>Estimated Cost</i>	<i>Growth Share</i>	<i>Growth Cost</i>
Alamar Police Substation	8,000	\$7,984,000	100%	\$7,984,000
Police Vehicles & Equipment			100%	\$1,408,000
Total	8,000	\$7,984,000		\$9,392,000

Street Facilities IIP

ARS § 9-463.05(T)(7)(e) defines the facilities and assets that can be included in the Street Facilities IIP.

“Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon.”

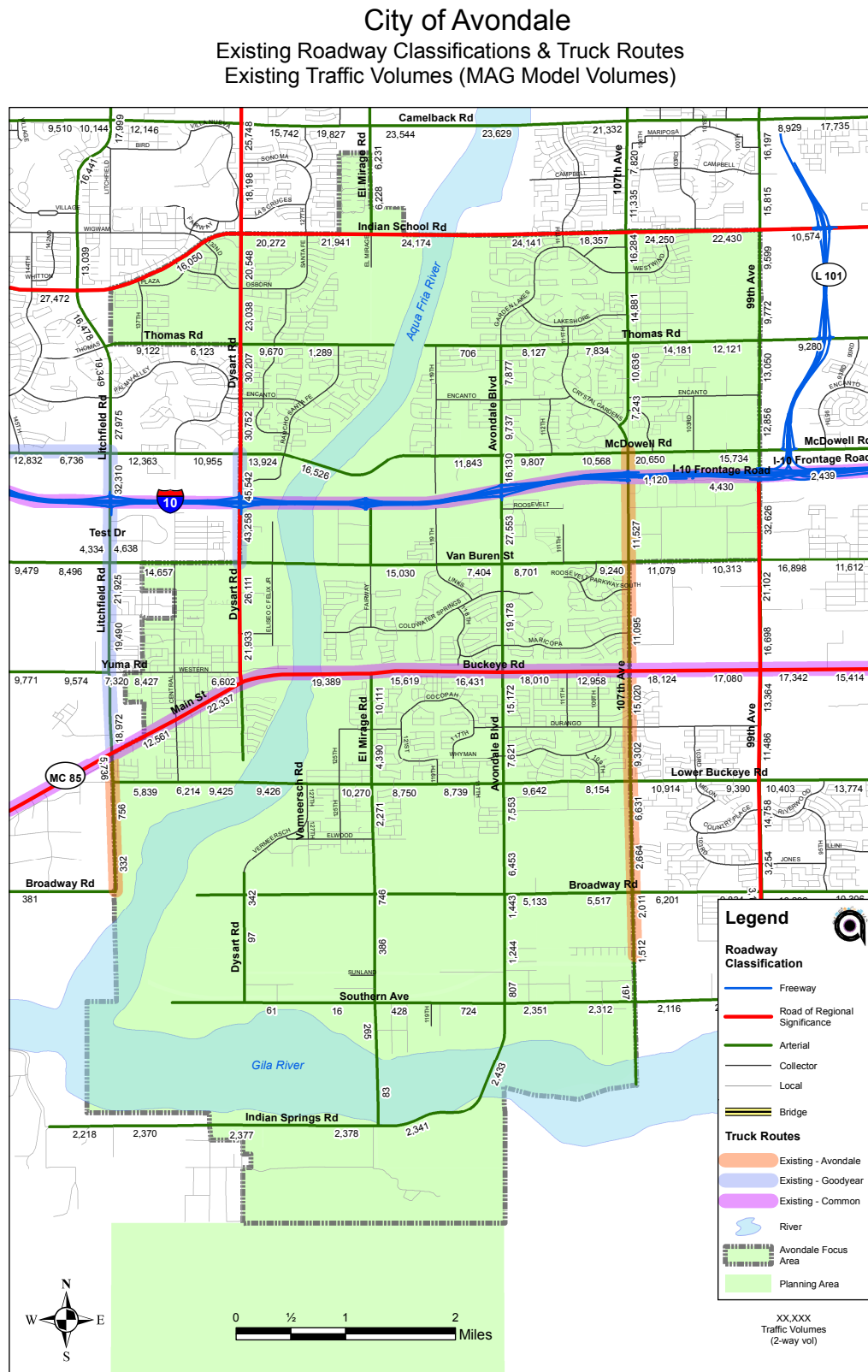
Avondale’s IIP is based on improvements to arterial streets needed to accommodate additional vehicular travel, plus the cost of preparing the LUA/IIP/DIF study required by the State of Arizona. The streets impact fee is derived from trip generation rates, trip rate adjustment factors, average trip length weighting factors, and lane capacity. Each component is described below.

Development fees in Avondale exclude costs to upgrade, update, improve, expand, correct or replace necessary public services to meet existing needs/usage and stricter safety, efficiency, environmental or regulatory standards. The service area for streets development fees includes the area north of the Estrella Mountains.

Existing Infrastructure

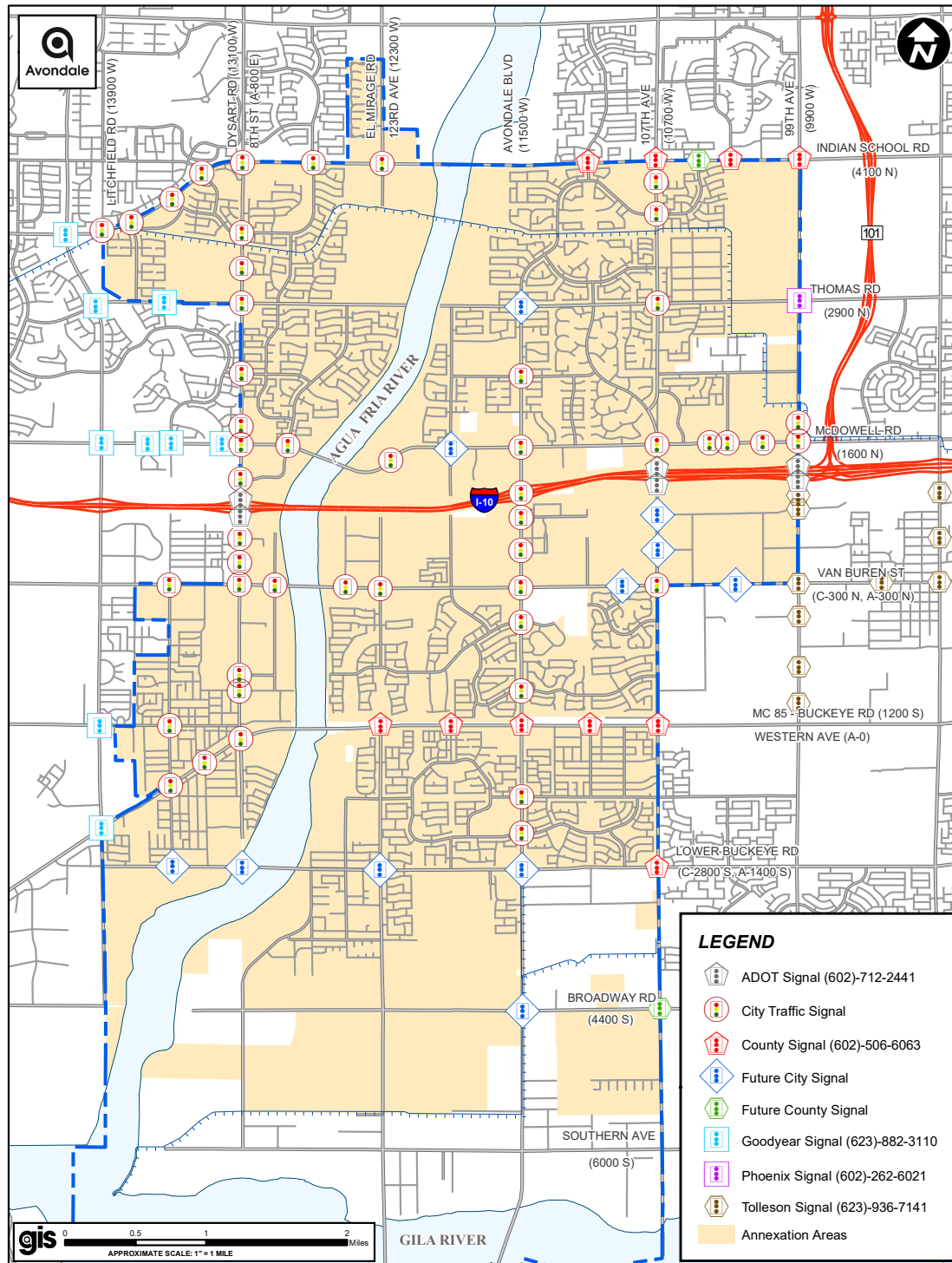
Lane miles of arterials in Avondale are mapped in Figure S1. A lane mile is a rectangular area that is one travel lane wide and a mile long. According to staff, Avondale currently has 295 arterial lane miles on streets with four or more travel lanes. All local and collector streets are project-level improvements excluded from the impact fee calculations. The City will continue to require project level improvements, such as turn lanes and signals for ingress/egress, during the development review and approval process.

Figure S1 – Arterials in Avondale



In addition to arterial lanes miles, transportation system improvements include City traffic signals and turn lanes at the intersection of an arterial with another arterial. As shown in Figure S2, there are currently 14 improved intersections (see City traffic signals in legend below) that meet the locational criteria for system improvements.

Figure S2 – Traffic Signals in Avondale



Forecast of Service Units

Avondale will use average weekday Vehicle Miles of Travel (VMT) as the service units for allocating the cost of future improvements. Raftelis created an aggregate travel model to convert development units within Avondale to vehicle trips and vehicle miles of travel. The top portion of Figure S3 summarizes the input variables for the travel model. Trip generation rates, expressed as average weekday Vehicle Trip Ends (VTE), are from the Institute of Transportation Engineers (ITE 2022). HU is an abbreviation for housing unit. KSF is an abbreviation for square feet of nonresidential floor area, expressed in thousands. Each input variable is described further below.

A typical vehicle trip, such as a person leaving their home and traveling to work, generally begins on a local street that connects to a collector street, which connects to an arterial and eventually to a state or interstate highway. This progression of travel up and down the functional classification chain limits the average trip length determination, for the purpose of development fees, to the following question, "What is the average vehicle trip length on system improvements (i.e., facilities funded by development fees)?"

As shown near the bottom of Figure S3, development in Avondale currently attracts 294,732 average weekday vehicle trips. According to the land use assumptions (shaded gold), new development over the next ten years is expected to account for 16% of total vehicle trips in 2032. In contrast, Avondale is only planning to expand arterial lane miles by three lane miles, which represents a conservative 1% expansion of arterial lane miles (i.e., $[298/295]-1$ rounded).

Figure S3 – Travel Demand Model

<i>Input Variables by Development Type</i>	<i>ITE Code</i>	<i>Weekday VTE</i>	<i>Development Unit</i>	<i>Trip Rate Adjustment</i>	<i>Trip Length Wtg Factor</i>			
Residential	210	9.43	HU	61%	1.14			
Industrial	150	1.71	KSF	50%	0.90			
Commercial	820	37.01	KSF	33%	0.75			
Office/Services	710	10.84	KSF	50%	0.90			
Average Trip Length (miles)		0.27	<= travel on system improvements to be constructed over the next ten years					
Vehicles per Lane per Day		4,600	<= existing traffic volume per lane on Avondale Blvd south of I-10					
Year->	Base	1	2	3	4	5	10	10-Year Increase
Avondale LUA	2022	2023	2024	2025	2026	2027	2032	
Residential Housing Units	29,911	30,318	30,724	31,130	31,536	31,942	33,818	3,907
Industrial KSF	2,900	3,000	3,000	3,100	3,200	3,300	3,700	800
Commercial KSF	7,800	8,000	8,300	8,500	8,700	8,900	10,000	2,200
Office/Services KSF	4,600	4,800	4,900	5,000	5,200	5,300	5,900	1,300
Residential Trips	172,057	174,398	176,734	179,069	181,405	183,740	194,531	
Industrial Trips	2,480	2,565	2,565	2,651	2,736	2,822	3,164	
Commercial Trips	95,264	97,706	101,370	103,813	106,256	108,698	122,133	
Office/Services Trips	24,932	26,016	26,558	27,100	28,184	28,726	31,978	
Total Inbound Vehicle Trips	294,732	300,686	307,227	312,633	318,580	323,986	351,806	57,073
Vehicle Miles of Travel (VMT)	78,911	80,411	82,003	83,369	84,867	86,233	93,148	14,237
Arterial-Arterial City Traffic Signals	14	14	15	15	15	15	17	3
Improved Intersections per 10,000 VMT	1.77	1.77	1.77	1.77	1.77	1.77	1.77	
Planned Arterial Lane Miles								3.0
Growth Share of 2032 Vehicle Trips =>								16%
Growth Cost per Lane Mile =>								\$2,500,000
Growth Cost of System Improvements Over Ten Years =>								\$7,500,000

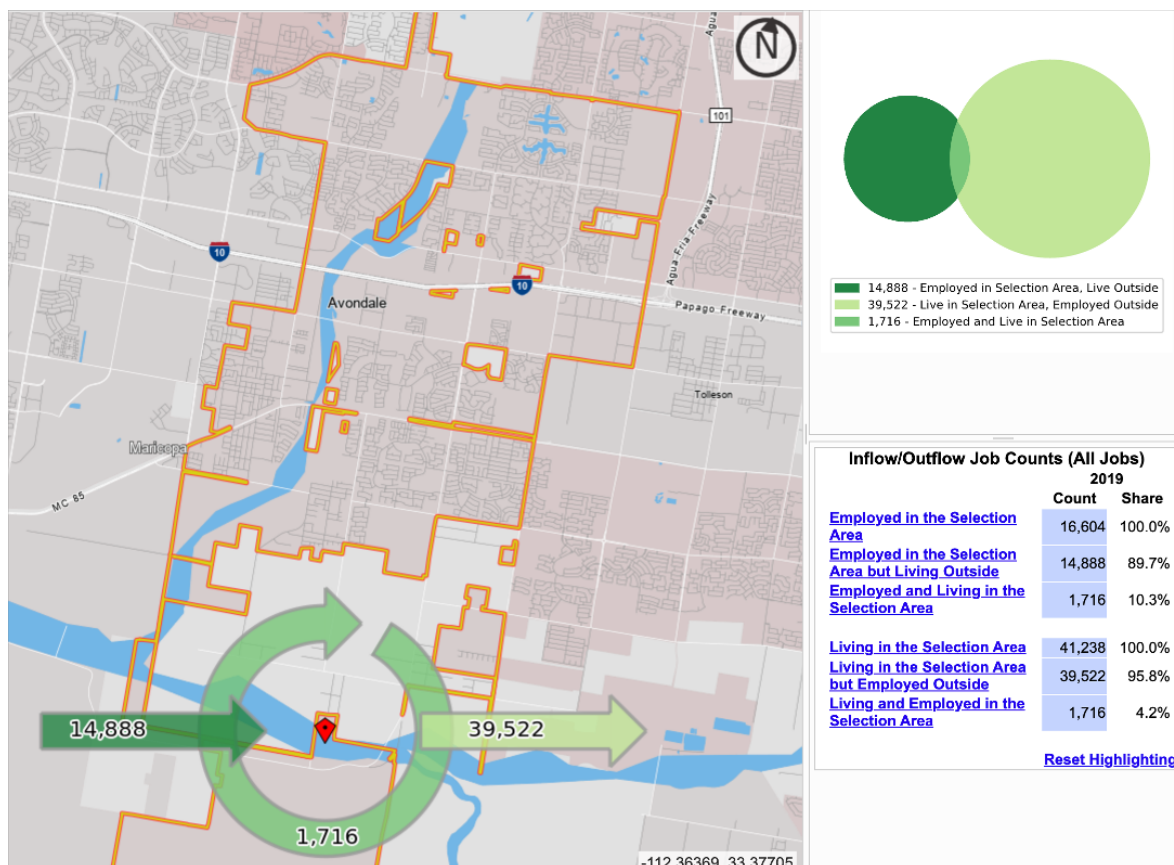
Trip Generation Rates

Avondale development fees for streets are derived using average weekday VTE. Trip generation rates are published by the Institute of Transportation Engineers (ITE 2022). A VTE represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate street impact fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50%. As discussed further below, the fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for a particular type of development.

Adjustments for Commuting Patterns and Pass-By Trips

Residential development has a larger trip adjustment factor of 61% to account for commuters leaving Avondale for work. In other words, residential development is assigned all inbound trips plus 11% of outbound trips to account for job locations outside of Avondale. According to the National Household Travel Survey weekday work trips are typically 22.8% of production trips (i.e., all out-bound trips). As shown in Figure S4, the Census Bureau's website (<https://onthemap.ces.census.gov/>) indicates that approximately 95.8% of resident workers traveled outside Avondale for work in 2019. In combination, these factors ($0.50 \times 0.228 \times 0.958 = 0.11$ rounded) support the additional 11% allocation of trips to residential development.

Figure S4 – Inflow/Outflow Analysis



For commercial development, the trip adjustment factor is less than 50% because retail development attracts vehicles as they pass by on arterial roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For an average shopping center, ITE data indicate 34% of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66% of attraction trips have the shopping center as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor for an average size shopping center is 66% multiplied by 50%, or approximately 33% of the trip ends.

Trip Length Weighting Factor by Type of Land Use

The transportation impact fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As shown in Figure S5, vehicle trips from residential development are approximately 114% of the average trip length. The residential trip length adjustment factor includes trips to work, social and recreational purposes, and home. Conversely, shopping trips associated with commercial development are roughly 75% of the average trip length, while other nonresidential development typically accounts for trips that are 90% of the average for all trips.

Figure S5 – Average Trip Length Weighting Factors

Trip purpose summary	Travel Day Vehicle Trip Length		Percent of Trips	Average Trip Length	Weighting Factor
	Trips	Mean Miles			
Home	205,743	9.93	Residential		
Work	92,392	11.98	Residential		
Social/Recreational	52,877	12.60	Residential		
Subtotal	351,012		Subtotal	57%	10.87
Shopping/Errands	134,048	7.08	Commercial		
Meals	43,347	7.49	Commercial		
Subtotal	177,395		Subtotal	29%	7.18
School/Daycare/Religious activity	16,288	9.11	Other		
Medical/Dental services	11,568	10.14	Other		
Transport someone	44,991	7.25	Other		
Something else	10,045	11.95	Other		
Subtotal	82,892		Subtotal	14%	8.59
All	611,299	9.55			

Source: Federal Highway Administration, 2017 National Household Travel Survey
 Tabulation created on the NHTS website at <http://nhts.oml.gov>

Lane Capacity

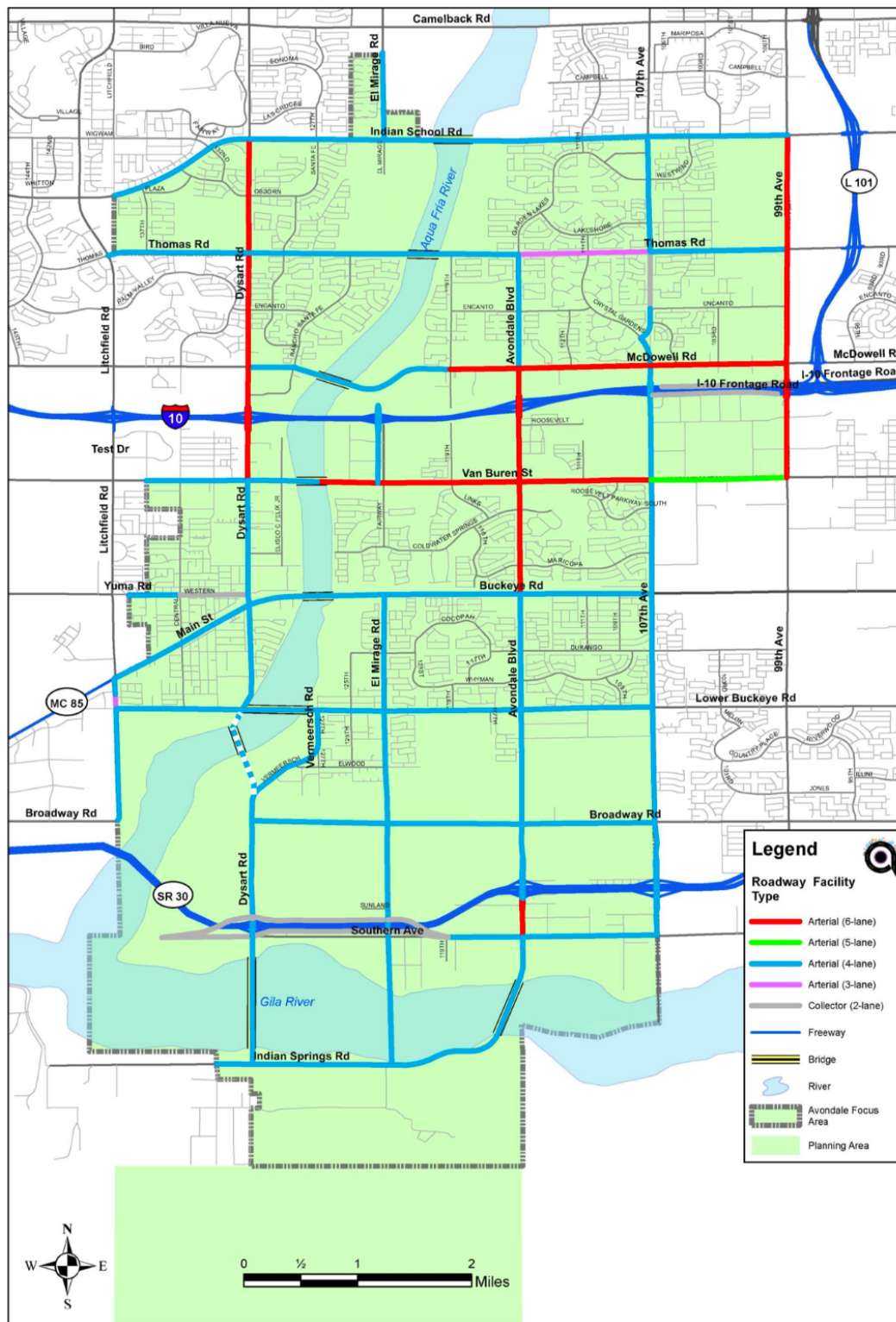
As shown in Figure S1 above, existing traffic volumes vary significantly on arterials in Avondale. For the 2022 impact fee update, the existing volume on Avondale Blvd south of I-10 (i.e., 27,553 ADT) was divided by six travel lanes to yield an average of 4,600 vehicles per lane per day (rounded).

Infrastructure Improvements Plan for Streets

The latest adopted transportation plan for Avondale is shown in Figure S6. Comparing the existing transportation network to the planned system reveals the arterial street grid is substantially complete.

Figure S6 – Avondale Transportation Plan

Figure ES-1 Recommended Street Plan



Note: Dashed Lines Indicate alternative roadway alignments subject to future studies.

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Avondale staff provided the list of improvements and planning-level cost estimates in Figure S7. The ten-year plan for street improvements will benefit citywide development because vehicles flow from larger travel sheds to congested areas where improvements are planned to eliminate bottlenecks. In the area north of I-10, Avondale will improve one arterial-arterial intersection. In the area south of I-10, Avondale will improve two intersections. To accommodate new development, Avondale will add three lane miles of arterial capacity over the next ten years. The total ten-year growth cost of system improvements is approximately \$14.39 million.

Figure S7 – Ten-Year Plan for Street Improvements

Transportation System Improvements

<i>Arterial Lane Miles</i>	<i>Cost per Lane Mile</i>	<i>IIP Costs</i>
3.0	\$2,500,000	\$7,500,000
<i>Improved Intersections</i>	<i>Avg Cost per Intersection</i>	
3	\$2,295,000	\$6,885,000

Planned Infrastructure Improvements

<i>Location/Description</i>	<i>Estimated Cost</i>	<i>Growth Share</i>	<i>Growth Cost</i>
Intersection Improvements @ Thomas & Avondale Blvd	\$800,000	100%	\$800,000
Intersection Improvements @ Lower Buckeye & Avondale Blvd	\$4,949,000	100%	\$4,949,000
Intersection Improvements @ Lower Buckeye & El Mirage	\$1,136,000	100%	\$1,136,000
Future Arterial Capacity Expansion	\$7,500,000	100%	\$7,500,000
Total	\$14,385,000		\$14,385,000

Water Utility Fees

ARS §9-463.05.T.7(a) defines the facilities and assets which can be included in the Water Facilities IIP:

“Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities”

The City provides potable water with water supply consisting of a combination of ground water sources. The entire water system infrastructure includes water resources, wells, transmission, distribution, storage, administrative facilities, vehicles, and equipment including meters.

The calculation of the water facilities DIF was based on information provided by staff in addition to the City’s 2018 Integrated Utility Master Plan Report (IUMP). The findings presented in this section are based on a 10-year forecast, 2023 to 2032.

Fee Calculation Methodology

For this 2022 update, Raftelis used the plan-based approach. This approach is based on a forward-looking infrastructure improvements plan which considers the future projects needed to meet the future demands of the utility. The water development impact fee was calculated using the growth-share component of costs and the incremental capacity added from those facilities. Assumptions on included in the development of this fee were provided by Staff and the IUMP.

Service Area

The City’s water system serves the land areas north of the Estrella Mountains, excluding a small area in the northwest corner of the City limits. This area is served by a private water utility. The following provides an analysis of the resource and facility costs included in the IIP and DIF calculations.

Proportionate Share

ARS §9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development. Page 2-8, Table 2-4 from the 2018 Integrated Utility Master Plan (IUMP) shows in 2016, the City had a total of 24,561 water meters (accounts). Of these accounts, 88% of the City’s water meters were classified as residential and made up 57% of the City’s annual average water use. The City’s landscape meters made up 2% of the total number of water meters but accounted for 23% of the City’s average annual water use. The remaining water meters and annual usage is spread across several other account types.

For the purposes of this impact fee analysis, the fees are calculated on a dwelling unit basis which is defined as a residential has a demand of 450 gallons per day. The dwelling unit demand for a $\frac{3}{4}$ ” meter is the total residential and nonresidential demand divided by the total residential dwelling units. Page 2-10 in the 2018 IUMP indicates the City had 27,913 dwelling units in 2016.

Figure W1 shows the distribution of residential and nonresidential account types. Please note that these are aggregated in Figure W1 (e.g. residential rural and residential urban are classified under the category of residential below). The totals shown in the *Service Units and Demand by Land Use* are projected values and vary slightly from the values in Figure W1.

Figure W1 – 2016 Distribution of the Number of Meters and Demand by Land Use Type

Account Type	Number of Meters	Percent of Total	2016 Consumption <i>mg</i>	Percent of Total
Residential	21,582	87.9%	6,444,937	56.9%
Multi-Family/Apartment/Hotel	140	0.6%	609,252	5.4%
Commercial	534	2.2%	1,180,512	10.4%
Schools	59	0.2%	182,868	1.6%
Churches	42	0.2%	12,296	0.1%
Industrial	3	0.0%	9,184	0.1%
Laundromat	3	0.0%	12,556	0.1%
Mobile Home Park	19	0.1%	155,074	1.4%
Hydrant Meter	1	0.0%	7,822	0.1%
Car Wash	9	0.0%	64,088	0.6%
Sewer Only	1	0.0%	663	0.0%
Landscape Meter	554	2.3%	2,550,748	22.5%
Unclassified	1,614	6.6%	88,819	0.8%
Total	24,561	100.0%	11,318,819	100.0%

[1] 2018 IUMP, Page 2-9, Table 2.4

Existing Facilities

ARS §9-463.05 (E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS §9-463.05 (E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

The City’s integrated water system consists of major facilities to collect, treat, and distribute water to customers. Major backbone water system facilities include:

- Water production wells
- Booster pump stations
- Storage tanks
- Transmission and distribution lines

Water Production Wells (Water Sources)

Water production wells should have sufficient capacity to meet maximum day demands. In 2018, maximum day demands were be supplied by operating wells more than 18 hours per day. Figure W2

shows that the firm water supply is 17.7 mgd which is 3.2 mgd less than the 2018 maximum daily demand of 20.9 mgd.¹.

Figure W2 – 2018 Existing Wells and Production Capacities

<i>Well Water Delivery System</i>	<i>Well Supply Name</i>	<i>Production Capacity mgd</i>	<i>Firm Capacity mgd</i>
Distribution System	Wells #23	1.2	1.2
Coldwater	Wells 15, 16, 25	5.3	5.3
Garden Lakes	Well 17	1.7	1.7
Gateway	Wells 8A, 24	4.0	4.0
Northside	Wells 6, 7, 20	6.3	6.3
Rancho Santa Fe	Wells 10, 11, 12, 18 and 19	12.2	12.2
Total, gpm		30.6	30.6
Resilient Supply, mgd (18 hours/day)			23.0
Firm Supply [2]			17.7
Maximum Day Demand (2018)			20.9
Surplus/(Deficiency), mgd			(3.2)

[1] A composite of tables from the 2018 IUMP, Page 4-25, Table 4.15; Page 4-7, Table 4.6

[2] If Well #16 is out, Well #15 and Well #25 will also be out of service due to blending requirements. The firm supply represents the supply with all of the Coldwater wells out of service.

Booster Pump Stations

The City has five booster pump stations and one well that pumps directly into the distribution system as shown in Figure W3. Firm pumping capacity is the design flowrate with the largest pump out of service.

Figure W3 – Existing Booster Pump Stations and Capacities

<i>Facility</i>	<i>Number of Pumps</i>	<i>Total Pumping Capacity (gpm)</i>	<i>Firm Pumping Capacity (gpm)</i>
Well 23	1	800	800
Rancho Santa Fe	4	8,400	6,200
Coldwater Springs	4	16,000	12,000
Northside	4	7,200	5,400
Gateway	4	8,000	6,000
Del Rio	3	10,000	6,000
Garden Lakes	4	6,500	4,500
Total	24	56,900	40,900
Total, mgd		82.00	59.00

[1] 2018 IUMP, Page 4.9, Table 4.7

¹ This paragraph is summarized from 2018 IUMP text on Page 4-24. The IUMP text references a firm capacity 18.6 mgd and a deficiency of 2.3 mgd. However, Table 4.15 referenced in the text indicates a firm supply of 17.7 mgd and a deficiency of 3.2 mgd.

Storage

While water production facilities are typically designed to operate at a steady rate over an extended period of time, storage reservoirs are planned to accommodate fluctuating demands. The City's water system has five active reservoir sites and one inactive reservoir site (Del Rio). The total capacity of the storage facilities including Del Rio is 15.5 mg.

The City's water system operates within three pressure zones. According to the 2018 IUMP, capacity additions will be required during the study period. However, many of the facilities have available capacity to serve near term growth. The current well production capacities are the limiting factor in meeting near and long-term growth in water demands.

Figure W4 – Existing Storage

<i>Facility</i>	<i>Number of Tanks</i>	<i>Total Volume</i>	<i>Available Volume</i>
		<i>mg</i>	<i>mg</i>
Northside	2	1.2	1.1
Gateway	1	1.0	0.8
Garden Lakes	1	2.0	1.3
Rancho Santa Fe	2	2.8	2.1
Coldwater	2	5.0	3.2
Del Rio (inactive)	1	3.5	0.0
Total	9	15.5	8.5

[1] 2018 IUMP Page 4-10, Table 4.8

Distribution System

The City maintains 320 miles of transmission and distribution lines as well as 8 pressure reducing valves (PRVs). Figure W5 shows the length of mains by pipe diameter.

Figure W5 – Existing Transmission and Distribution Lines

<i>Diameter</i>	<i>Length</i>
<i>inches</i>	<i>miles</i>
6	48.2
8	170.5
10	3.3
12	57.7
16	31.5
18	0.1
20	5.1
24	2.7
30	0.1
36	1.3
48	0.1
Total	320.60

[1] 2018 IUMP Page 4-11, Table 4.10

The 2018 IUMP provides a detailed analysis of the available system capacities based on facilities and pressure zones. The 2018 IUMP also indicates the need for additional facilities over the 10-year study to accommodate new growth. New wells with a capacity of 6.92 mgd will be required over the study period to meet these demands. In addition, new transmission and distribution mains, and upsizing of existing mains will be required.

The existing water production wells, storage, pump stations, and transmission and distribution mains have an estimated value of \$734 million. Accounting for accumulated depreciation reduces this value to approximately \$410 million. In other words, the water system's assets are about 55% depreciated in aggregate based on accounting life. This is based on the City's most recent asset records and estimating a replacement cost of facilities using the Engineering News Record Construction Cost Index (ENR-CCI).

Expansion Facility Costs

ARS §9-463.05 (E)(3) requires:

"A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable."

New infrastructure-related facilities to serve growth over the study period include water production wells, transmission and distribution mains, booster pump stations, and reservoirs. The new wells will approximately 6.92 mgd of capacity. For the purposes of DIF calculations, the added well capacity represents the total increase in capacity to the system. In other words, the unit cost of expansion facilities (wells, reservoirs, pump stations, etc.) will be based on the added well capacity. The total cost of infrastructure facilities is approximately \$25.9 million. The City is also acquiring new water resources to meet the increase in demand due to growth. New water resources total 6,882 acre-feet at a cost of approximately \$10.0 million. Figure W6 details the proposed facilities needed for growth and their anticipated costs. The project listing and costs were provided by City Staff.

Figure W6 – Expansion Facility Project Costs

Description	Total Cost	Capacity Added (mgd)	Percent Growth-Related	Growth-Related Costs
Growth-Related Infrastructure Projects				
Well #33 The BLVD Well & Transmission	\$2,880,000	1.73	100.0%	\$2,880,000
Well at 107th & Encanto - SRP Shared Well Cost in Design	455,000	1.73	100.0%	455,000
McDowell Rd 16-inch Waterline - Avondale to 99th Ave	2,650,000		25%	662,500
99th Ave Waterline - Thomas to Encanto	956,000		100%	956,000
Garden Lakes Site - 2nd Reservoir & Booster Improvements	8,358,000		100.0%	8,358,000
Future Well	2,700,000	1.73	100.0%	2,700,000
Nitrate Removal System for Coldwater Booster Station	5,545,000		100.0%	5,545,000
16-inch WL Dysart Road – Illini to Roeser	1,000,000		52.0%	520,000
16-inch WL El Mirage, Elwood to Lower Buckeye	900,000		25.0%	225,000
16-inch WL 107th – Jones to Superior	500,000		25.0%	125,000
16-inch WL 107th Ave, Superior to Lower Buckeye	700,000		25.0%	175,000
Dysart Rd. Waterline - Roeser Alignment to Southern	1,000,000		63.0%	630,000
Northside Booster Well Site - Land Purchase & DCR	75,000	1.73	100.0%	75,000
NAWS Project (Impact Fee Portion, P&I) [1]	3,682,500		100.0%	3,682,500
Total Growth-Related Projects/Expansion Capacity Share	\$31,401,500			\$26,989,000
Less: FY21 Ending Fund Balance	(\$1,134,326)			(\$1,134,326)
Net Growth-Related Projects/Expansion Capacity Share	\$30,267,174	6.92		\$25,854,674
Growth-Related Resource Projects				
		Acre-Feet		
New River-Agua Fria River Underground Storage Project (NAUSP)	\$7,200,000	6,000	100.0%	7,200,000
White Mountain Apache Tribe Water Settlement	2,800,000	882	100.0%	2,800,000
Total Growth-Related Water Resource Costs	\$10,000,000	6,882.00		\$10,000,000
Total Expansion Costs				\$35,854,674

[1] Total P&I of project reimbursed from impact fees portion of \$4,419,000 multiplied by remaining 5 mgd of the 6 mgd capacity

[2] From 2018 Utility Master Plan, page 2-10. Represents metered demand from all 3/4" meters regardless of customer class.

[3] From 2018 Utility Master Plan, page 2-13.

Service Units and Demand by Land Use

ARS §9-463.05 (E)(4) requires:

“A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial.”

The development of a dwelling unit service demand incorporates historical water production data and peak day demand data. A dwelling unit represents the smallest service capacity in the system. For the purposes of this DIF, a dwelling unit demand is equivalent to the average day and maximum day demand for the City's 3/4" meters.²

Water production from 2012 through 2016 averaged 12.0 mgd and maximum day demands averaged 17.2 mgd. The 5-year peaking factor averaged 1.4. The 2018 IUMP recommends a peaking factor of 1.65 for planning purposes.³

Figure W7 – Historical Average Day and Maximum Day Demands

Year	(a) Average Day Demand mgd	(b) Maximum Day Demand mgd	(c)=(b)/(a) Maximum Day Peak Factor
2012	12.60	17.20	1.37
2013	12.20	17.10	1.40
2014	11.60	16.80	1.45
2015	12.10	16.20	1.34
2016	12.60	18.30	1.45
Average	12.22	17.12	1.40

[1] 2018 IUMP, Page 2-14, Table 2.9

Billed water consumption is based on data from the billing and water production records. The 2018 IUMP uses 2016 data as the baseline for developing their future demand projections.

Residential water DIFs are based on average day gallons per connection and assessed on a per dwelling unit basis. As shown on Figure W3, water production in 2016 was 12.6 MGD with 27,913 connections. This gives an existing allocated water demand of 450 gallons per day for a residential connection served by a 3/4" meter. From the 2018 IUMP, Page 2-3:

“The City’s TAZ data was used to estimate the number of dwelling units for each of the 2018 IUMP planning years. ...The 450 gpd/DU value is based on the number of dwelling units, which is calculated using the residential land use categories, and the total annual average production. However, because it is a composite unit water demand it includes both the residential and non-residential component of water use (including non-revenue water).”

² Dwelling unit and 3/4" equivalent unit or 3/4" meter are used synonymously throughout the water and wastewater section.

³ 2018 IUMP, Page 2-13

Figure W8 – Water Demand Unit

<i>Description</i>	<i>Values</i>
Total 2016 Water Demand , mgd [1]	12,600,000
Total 2016 Dwelling Units	27,913
Average Day Demand per Dwelling Unit, gpd	450
Maximum Day Peaking Factor	1.65
Maximum Day Demand per Dwelling Unit, gpd [2]	743

[1] 2018 IUMP, Page 2-10

[2] Rounded to nearest whole number

For residential and nonresidential connections, the water development fees are assessed by meter size. Development fees for meters greater than ¾" are multiplied by their corresponding meter capacity ratio. The meter capacity ratio represents the maximum safe allowable flow in gallons per minute for a given meter size as shown in Figure W9.

Figure W9 – Average and Maximum Day Demand by Water Meter Size

<i>Meter Size</i>	<i>Meter Capacity Ratio [1]</i>	<i>Average Day Demand</i>	<i>Maximum Day Demand</i>
<i>inches</i>		<i>gpd</i>	<i>gpd</i>
0.75	1.00	450	743
1.00	1.67	750	1,238
1.50	3.33	1,500	2,475
2.00	5.33	2,400	3,960
3.00	10.67	4,800	7,920
4.00	16.67	7,500	12,375
6.00	33.33	15,000	24,750

[1] American Water Works Association M1 Manual, Principles of Water Rates, Fees, and Charges. 7th Ed.

Projected Service Units

ARS §9-463.05 (E)(5) requires:

"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."

ARS §9-463.05 (E)(6) requires:

"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."

It is projected that there will be an additional 3,907 dwelling units added within the City by 2032. Using the maximum day water demand per DU of 743 gpd, the projected residential peak demand will increase 2.9 mgd (743 x 3,907 = 2,902,901 gpd). It is estimated that the 6.92 mgd added capacity will serve approximately 9,314 DU (6,900,000 gpd / 743 gpd per DU = 9,314 DU).

Figure W10 shows the development of the current demand projection, projected demands and the total DU added during the study period. It also shows the DU that will be served by existing available capacity

and the capacity added by the IIP. The current system operates above the firm capacity of 17.7 mgd so there is no existing available capacity to serve growth.

Figure W10 – Projected Added Dwelling Units and Water Demand Forecast

Line No	Description	Units
Current Dwelling Units and Demand		
1	Current 2022 DU	29,911
2	Demand per EDU, gpd	450
3	Current Ave Day Demand, gpd	13,459,950
4	Maximum Day Peak Factor	1.41
5	Avg Day of Maximum Month, gpd (Line 3 x Line 4)	18,960,633
6	Current Firm Capacity, gpd	17,700,000
7	Existing Capacity Available for Growth, gpd (Line 6 - Line 5)	0
Added Capacity		
8	Added DU, 2022 - 2032	3,907
9	Average Day Demand	450
10	Planning Maximum Day Factor	1.65
11	Maximum Day Demand per DU, gpd	743
12	Added System Maximum Day Demand, gpd (Line 8 x Line 11)	2,902,901
13	Additional Capacity Needed for Growth (Line 12 - Line 7)	2,902,901
14	DU Served by Existing Available Capacity (Line 7 / Line 11)	0
15	DU Served by 10-Year IIP (Line 13 / Line 11)	3,907
16	Total Added DU	3,907
17	DU Served by Full 6.92 mgd Capacity Addition	9,314

Facility Improvements

The City has plans to expand the existing supply system by 6.92 mgd through the addition of wells and distribution projects meet the future demands on the service area. The City is also securing additional 6,882 acre-feet water resources to meet future demands. This includes additional storage/recharge capacity at the New River-Agua Fria River Underground Storage Project (NAUSP) operated by Salt River Project (SRP) from the City of Chandler. This provides Avondale additional recharge capability and will alleviate the need for a water surface treatment plant. The cost of water infrastructure projects totals approximately \$27.0 million. This value is reduced by the FY 21 outstanding fund balance of \$1.1 million resulting in a net cost of \$25.9 million. The cost of the water infrastructure and water resources growth-related projects is \$35.85 million.

As discussed previously, the maximum day demand per DU is 743 gpd. The \$3.74 unit cost of capacity is multiplied by 743 gpd which totals \$2,776 for the infrastructure portion of the fee. The water resource fee is equal to the annual DU demand of 164,300 gallons multiplied by \$4.46 per gallon for a total of \$732. The total water DIF is \$3,519 which also includes the cost of the study of \$11.

Wastewater Utility Fees

ARS §9-463.05.T.7(b) defines the facilities and assets which can be included in the Wastewater Facilities IIP:

“Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities”

The City provides central wastewater collection, treatment, and disposal service throughout the City limits. The following provides an analysis of the resource and facility costs included in the IIP and DIF calculations.

The calculation of the water facilities DIF was based on information provided by staff in addition to the City's 2018 Integrated Utility Master Plan Update Report (IUMP).

Fee Calculation Methodology

For this 2022 update, Raftelis used the plan-based approach. This approach is based on a forward-looking infrastructure improvements plan which considers the future projects needed to meet the future wastewater demands of the utility. The wastewater development impact fee was calculated using the growth-share component of costs and the incremental capacity added from those facilities. Assumptions on included in the development of this fee were provided by Staff and the IUMP.

Service Area

The wastewater service area includes the northern municipal planning area down to the Estrella Mountains. The service area includes sections that are served by septic systems.

Proportionate Share

ARS §9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to provide necessary public services to the development. Page 2-8, Table 2.4 from the 2018 Integrated Utility Master Plan (IUMP) shows in 2016, the City had a total of 24,561 water meters (accounts).

Raftelis assumes that the number of wastewater account types are for the most part the same as water except for landscape meters and customers with septic tanks. Raftelis estimates the 2016 account type counts was approximately 24,000 (excluding irrigation and customers on septic systems) with a total contributed wastewater flow of 5.4 mgd. Based on a water demand of 12.6 mgd, the 2016 return to sewer factor was 44%. The 2018 IUMP indicates that 46% is an appropriate return to sewer factor for planning purposes. Figure WW1 shows the return to sewer percentages for each land use type and their respective contributed wastewater volume.

Figure WW1 – 2016 Account Type Return to Sewer Factors and Contributed Volume

<i>Description</i>	<i>Return to Sewer Factor</i>	<i>Average Daily WW Flow (gpd)</i>
Rural Low Density Residential	35.0%	0
Estate/Low Density Residential	35.0%	11,000
Sports & Entertainment	45.0%	0
Medium Density Residential	40.0%	1,774,000
City Center	60.0%	93,000
Historic Avondale	50.0%	163,000
Medium – High Density Residential	50.0%	165,000
High Density Residential	60.0%	1,138,000
Urban Commercial	60.0%	144,000
Mixed Use	60.0%	351,000
Urban Residential	0.0%	0
Local Commercial	60.0%	343,000
Open Space & Parks	0.0%	0
Open Space – Irrigation	0.0%	0
Freeway Commercial	75.0%	209,000
Business Park	60.0%	263,000
Education	60.0%	244,000
Industrial	60.0%	63,000
Public / Civic	60.0%	34,000
Corporate Park	60.0%	0
Gila River Scenic District	60.0%	0
High Intensity Office	60.0%	166
Office / Professional	60.0%	13,000
Total		5,008,166
Basin No. 2 Adjustment		432,000
Net Wastewater Flow (gpd)		5,440,000
2016 Actual Average Daily WastewaterFlow at WRF		5,600,000
<i>Variance (%)</i>		<i>-3.0%</i>

[1] 2018 IUMP, Page 2.18, Table 2.13; Page 2.20, Table 2.14

Existing Facilities

ARS §9-463.05 (E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS §9-463.05 (E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Water Reclamation Facility

The City's Water Reclamation Facility (WRF) is named the Charles M. Wolf Water Resource Center and is located on Dysart Road south of Broadway Road alignment. Wastewater is conveyed to the facility

through two interceptors (36-inch and 48-inch) that enter the facility from the east. The current treatment capacity is a maximum month average daily flow (MMADF) of 9.0 million gallons per day (mgd). State regulations require the expansion of a facility when the facility reaches 80% of rated design capacity. The functional capacity under this regulation is 7.2 MGD. The 2021 average annual daily flow to the Avondale WRF was 6.5 mgd.

Lift Stations and Force Mains

The City currently has 10 lift stations. There are nearly 6.5 miles of force mains associated with the City's lift stations, which range in size from 2 to 16 inches in diameter. Figure WW2 lists the lift stations and their firm capacity.

Figure WW2 – Existing Lift Stations and Firm Capacity

<i>Lift Station</i>	<i>Firm Capacity (gpd)</i>
4th Street	3,200
10th Street	1,150
Central	200
Donatela	350
Friendship Park	350
Fulton	140
Littleton	210
PIR	30
Riley	2,200
Whyman	200

[1] 2018 IUMP Page 5-4, Table 5.1

Gravity Sewer Mains

The City's collection system contains 235 miles of mains ranging in size from 4 to 48 inches. Both the gravity sewer lines and lift stations have sufficient capacity to meet demands over the study period.

The existing wastewater treatment plant, lift stations, and gravity sewer mains have an estimated value of \$692 million. Accounting for accumulated depreciation reduces this value to approximately \$386 million. In other words, the water system's assets are about 55% depreciated in aggregate based on accounting life. This is based on the City's most recent asset records and estimating a replacement cost of facilities using the Engineering News Record Construction Cost Index (ENR-CCI).

Expansion Facility Costs

ARS §9-463.05 (E)(3) requires:

A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.

The City's existing treatment capacity is a maximum month average daily flow (MMADF) of 9.0 mgd. As shown on Figure WW1, the 2016 average annual daily flow to the WRF is 5.6 mgd. From 2016 to 2021, the average annual daily flow increased from 5.6 mgd to 6.5 mgd. The MMADF in 2021 was 6.75 mgd.

Under existing Arizona law, only 80% of the total capacity can be used, or 7.2 mgd. The remaining capacity of 0.45 mgd of additional capacity available for growth. The City has plans for a 3.0 mgd expansion to the Avondale Water Reclaimed Facility (WRF). Also under existing Arizona law, only 80% of the total capacity can be used, giving an additional planned capacity of 2.40 mgd.

Including both the additional capacity available from the existing facility of 0.45 mgd and the planned expansion of 2.40 mgd, the City's wastewater treatment has 2.85 mgd of available wastewater capacity to serve growth. Of that 2.85 mgd capacity, 0.85 mgd will be required to serve growth over the 10-year period. The estimated cost of the additional capacity is approximately \$79.6 million.

Service Units and Demand by Land Use

ARS §9-463.05 (E)(4) requires:

"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."

The development of a dwelling unit wastewater service demand incorporates historical wastewater contributed flow data and system peak flow data. A dwelling unit represents the smallest service capacity in the system. For the purposes of this DIF, a dwelling unit demand is equivalent to the average daily flow and peak flow for the City's 3/4" meters.

Residential wastewater DIFs are based on average day gallons per dwelling unit and assessed by meter size. The existing allocated water capacity is 450 gallons per day for a residential DU served by a 3/4" meter. Contributed wastewater flow is estimated to be 46% of water usage based on the planning criteria in the 2018 IUMP. The product of the 450 gpd and 46% equals the average day flow per DU of 207 gpd. The MMADF factor of 1.05 is applied to account for maximum month flows which results in a MMADF of 218 gpd. Figure WW3 shows the calculation of the DU average ad MMADF flows.

Figure WW3 – Wastewater Demand Unit

Description	Amount
Avg Day Water Demand per DU, gpd	450
Return Factor	46%
MMADF Peaking Factor	105%
MMADF Flow per DU, gpd	218

For residential and nonresidential connections, the wastewater DIFs are assessed by water meter size. and are allocated the appropriate meter capacity for wastewater by multiplying the DU MMADF of 218 gpd by the corresponding capacity ratios provided in Figure WW4.

Figure WW4 – Meter Capacity Ratios

Meter Size	Meter Capacity Ratio [1]	MMADF
<i>inches</i>		<i>gpd</i>
0.75	1.00	218
1.00	1.67	363
1.50	3.33	727
2.00	5.33	1,163
3.00	10.67	2,325
4.00	16.67	3,633
6.00	33.33	7,267

[1] American Water Works Association M1 Manual, Principles of Water Rates, Fees, and Charges. 7th Ed.

Projected Service Units

ARS §9-463.05 (E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

ARS §9-463.05 (E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

It is projected that there will be an additional 5,552 dwelling units built within the City by 2037. Using the MMADF per dwelling unit of 207 gpd, it is estimated that there will be an increase in projected contributed peak wastewater flow of 1.2 mgd ($218 \times 5,552 = 1,210,000$ gpd).

Figure WW5 shows the development of the current annual average daily flow projections, projected average daily and MMADF flow, and the total DU added during the study period. It also shows the DU that will be served by existing available capacity and the capacity added by the IIP. It is estimated that the 2.4 mgd capacity addition will serve approximately 11,009 DU ($2,400,000$ gpd / 218 gpd).

Figure WW5 – Projected Added Dwelling Units and Wastewater Flows Forecast

Line No	Description	Units
Current Dwelling Units and Demand		
1	Current 2022 DU	29,911
2	Demand per DU, gpd	218.00
3	Current Ave Day Demand, gpd	6,520,598
4	MMADF Peak Factor	1.04
5	Avg Day of Maximum Month, gpd (Rounded) (Line 4 x Line 3)	6,751,000
6	Current Firm Capacity, gpd	7,200,000
7	Existing Capacity Available for Growth, gpd (Line 6 - Line 5)	449,000
Added Demand [1]		
8	Added DU, 2023 - 2032	3,907
9	Average Day Demand	207
10	Planning MMADF factor	1.05
11	MMADF per DU, gpd (Line 9 x Line 10)	218
12	Added MMADF, gpd	851,726
13	Additional Capacity Needed for Growth, gpd (Line 12 - Line 7)	402,726
14	DU Served by Existing Available Capacity (Line 7 / Line 11)	2,060
15	DU Served by 10-Year IIP (Line 13 / Line 11)	1,847
16	Total Added DU	3,907
17	DU Served by Full 2.4 mgd Capacity Addition	11,009

[1] The new WWTP adds a total of 2.4 mgd of capacity.

Facility Improvements

The City has plans to expand the existing wastewater treatment plant by 3.0 mgd of which 80% (2.4 mgd) can be used under Arizona law. The total cost of the wastewater treatment plant phase 2 expansion is \$79,590,000. The existing wastewater development fund has \$6,438,870 as of the end of fiscal year 2021. The total cost of the wastewater treatment plant expansion less the existing development fund balance can be recovered through wastewater DIFs. This value divided by the additional capacity added of 2.4 mgd results in a unit cost of \$30.48 per mgd.

As discussed previously, the maximum month average daily flow per demand unit is 218 for wastewater. The \$30.48 unit cost of capacity is multiplied by the MMADF per demand unit of 218 to get a wastewater DIF per 0.75-inch meter equivalent of \$6,656. This includes \$11 for the cost of this impact fee study.

The proposed wastewater DIF is the product of the dwelling unit's maximum month average daily flow (MMADF) and the unit cost of capacity (218 gpd x \$30.48 per gpd) plus a charge of \$11 per dwelling unit for professional services. The proposed DIF totals \$6,656.

Appendix A – Forecast of Revenues

Arizona’s enabling legislation mandates a “required offset” for “excess” construction contracting excise taxes, as stated in ARS § 9-463.05(B)(12)).

The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection.

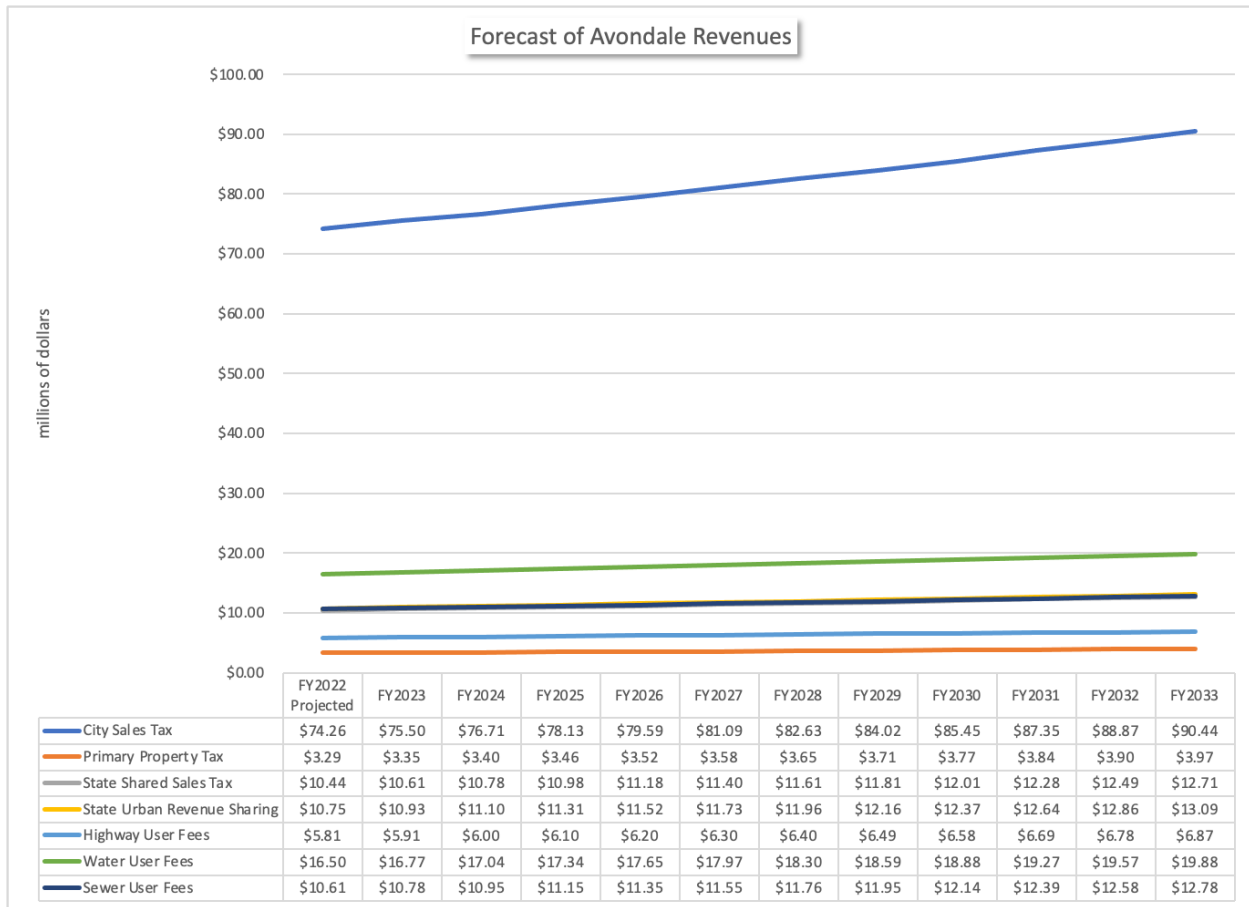
Avondale does not charge a construction excise tax at a rate higher than the rate applicable for other types of business activities. Therefore, no such offset is required.

ARS § 9-463.05(E)(7) requires:

“A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section.”

The required forecast of non-development fee revenue that might be used for growth-related improvements is shown in Figure A1. The forecast of revenues was provided by staff.

Figure A1 – Ten-Year Revenue Projections



Appendix B – MAG Socioeconomic Documentation

Pages 23-25 from MAG Socioeconomic Projections 2019 Documentation are shown below.

Industrial is based on Manufacturing and Warehousing.

INDUSTRIAL EMPLOYMENT AND DEVELOPMENT BY INDUSTRY

		FAR	Sq.Ft. per Employee
Manufacturing			
311	Food Manufacturing	0.26	460
312	Beverage and Tobacco Product Manufacturing	0.37	761
314-			
323	Textiles/Wood Products/Printing	0.31	717
324-			
326	Petroleum/Pharmaceuticals/Plastics	0.28	596
327	Concrete/Concrete Products/Stone	0.08	580
331-			
332	Steel/Fabricated Metals/Machine Shops	0.30	549
333	Machinery Manufacturing	0.37	308
334	Computer and Electronic Product Manufacturing	0.33	428
	Electrical Equipment, Appliance, and Component		
335	Manufacturing	0.35	697
336	Transportation Equipment Manufacturing	0.13	363
337	Furniture and Related Product Manufacturing	0.37	789
339	Miscellaneous Manufacturing	0.26	520
	Total	0.25	495
Warehouse			
423	Merchant Wholesalers, Durable Goods	0.29	514
424	Merchant Wholesalers, Nondurable Goods	0.32	735
484	General Freight Trucking	0.11	191
493	Warehousing and Storage	0.33	1,625

Commercial is based on Retail, Restaurants, and Hotels.

RETAIL EMPLOYMENT AND DEVELOPMENT BY INDUSTRY

		FAR	Sq.Ft. per Employee
Retail			
441	Motor Vehicle and Parts Dealers	0.18	379
441	Recreational Vehicle Dealers	0.10	754
441	Automotive Parts and Accessories Stores	0.26	724
442	Furniture and Home Furnishings Stores	0.31	674
443	Electronics and Appliance Stores	0.31	532
444	Building Material and Garden Equipment and Supplies Dealers	0.24	637
445	Supermarkets and Grocery Stores	0.24	454
445	Other Food and Beverage Stores	0.26	498
446	Health and Personal Care Stores	0.28	562
447	Gasoline Stations	0.10	340
448	Clothing and Clothing Accessories Stores	0.38	615
451	Sporting Goods, Hobby, Book, and Music Stores	0.27	583
452	General Merchandise Stores	0.30	741
452	Warehouse Clubs and Supercenters	0.23	566
452	All Other General Merchandise Stores	0.18	702
453	Miscellaneous Store Retailers	0.32	548
454	Nonstore Retailers	0.22	506
	Retail Total	0.25	561
Restaurants			
722	Food Service Contractors and Caterers	0.23	326
722	Drinking Places (Alcoholic Beverages)	0.27	485
722	Full-Service Restaurants	0.27	471
722	Limited-Service Restaurants	0.24	464
722	Snack and Nonalcoholic Beverage Bars	0.26	485
	Restaurant Total	0.26	463
Hotels		0.37	956

Office/Institutional is based on Information, Finance/Insurance, and Real Estate.

OFFICE EMPLOYMENT AND DEVELOPMENT BY INDUSTRY

	FAR	Sq.Ft. per Employee
Information		
511 Publishing Industries (except Internet)	0.57	390
512 Motion Picture and Sound Recording Industries	0.37	574
515 Broadcasting (except Internet)	0.36	376
517 Telecommunications	0.30	500
518 Data Processing, Hosting and Related Services	0.34	349
519 Other Information Services	0.08	478
51 Total	0.29	463
Finance & Insurance		
522 Banking	0.33	429
522 Consumer Lending	0.46	441
522 Other Lending	0.25	388
523 Investments	0.53	588
524 Insurance Carriers and Related Activities	0.55	423
52 Total	0.42	445
Real Estate and Rental and Leasing		
531 Real Estate Leasing	0.25	520
531 Real Estate Agents	0.37	390
532 Car & Truck Rental	0.08	590
532 Consular Rentals	0.33	623
532 Machinery and Equipment Rental and Leasing	0.13	485
53 Total	0.19	468

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City of **AVONDALE**

Development Impact Fees for
Parks/Recreation, Fire, Police, Streets,
Water and Wastewater Facilities

Final Report

November 23, 2022

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Executive Summary

The City of Avondale (City) retained Raftelis to conduct a comprehensive update to the non-utility and utility system development impact fees (SDFs or fees). Fees were last updated in 2019, including a fee for library facilities being used for debt service. Since the library debt will be paid off this fiscal year, Raftelis recommends suspension of the impact fee for libraries. This report documents the service units and the calculation of the proposed fees. A companion report documents land use assumptions (LUA) and Avondale's infrastructure improvement plan (IIP). The 2022 development impact fees include:

- Park/Recreation Facilities
- Fire Facilities
- Police Facilities
- Streets Facilities
- Water Facilities
- Wastewater Facilities

Impact Fee Definition

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fees represent future development's proportionate share of infrastructure capacity. Development fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement or correcting existing deficiencies. Arizona Revised Statute §9-463.05 (Statute) identifies the specific requirements for municipalities to assess system development fees.

Findings and Conclusions

Figure 1 summarizes the methods and cost components for each type of infrastructure included in Avondale's 2022 DIF update. Arizona's enabling legislation also requires a determination of service areas, within which a substantial nexus exists between public facilities and the development being served. A citywide service area is appropriate for Avondale's parks/recreation, police, fire, and streets facilities. The City-Wide service area is considered north of the Estrella Mountains.

Figure 1 – Development Fee Methods and Cost Components

Type of Infrastructure	Service Area	Cost Recovery (past improvements)	Incremental Expansion (current standards)	Plan-Based (future improvements)	Cost Allocation
<i>Parks and Recreation</i>	Citywide N. of Estrella Mtns.	Recoupment of General Fund Loan	Improved Parks Acreage		Daytime Population (Persons and Jobs)
<i>Fire</i>	Citywide N. of Estrella Mtns.		Fire Buildings and Apparatus		Functional Population (Persons and Vehicle Trips)
<i>Police</i>	Citywide N. of Estrella Mtns.		Police Vehicles	Police Buildings	Functional Population (Persons and Vehicle Trips)
<i>Streets</i>	Citywide N. of Estrella Mtns.		Intersection Improvements	Growth Share of Arterial Capacity Expansion	Inbound, Primary, Average Daily Vehicle Miles of Travel
<i>Water</i>	Citywide N. of Estrella Mtns.	North Avondale Water Supply		Growth Share of Backbone Facility Expansion	Average and Peak Water Demand [1]
<i>Wastewater</i>	Citywide N. of Estrella Mtns.			Growth Share of Backbone Facility Expansion	Peak Wastewater Flow
[1] Water DIF is comprised of a water resources fee and an infrastructure fee. The water resources fee is calculated using average day demand the the infrastructure fee is calculated on peak day demand.					

Proposed fees per residential dwelling are summarized in Figure 2. Residential fees per dwelling unit are provided for two types of housing. Fees for nonresidential development are listed per square foot of floor area. Proposed fees are provided for three general types of nonresidential development. Industrial includes all goods production and warehouse development. Office/Services includes business service and personal services, such as health care. Commercial (e.g., retail and restaurants) includes the uses found in a typical shopping center, plus eating/drinking places.

Figure 2 – Proposed Non-Utility Development Impact Fees

Citywide Service Area	Parks and Recreation	Fire	Police	Streets	Maximum Supportable	Current Total with Library	Increase or Decrease
<u>Residential (per dwelling)</u>							
Multifamily	\$1,207	\$1,553	\$1,485	\$1,279	\$5,524	\$3,807	\$1,717
Single Family	\$1,697	\$2,184	\$2,089	\$1,790	\$7,760	\$6,394	\$1,366
<u>Nonresidential (per square foot of floor area)</u>							
Industrial	\$0.07	\$0.04	\$0.04	\$0.21	\$0.36	\$0.45	(\$0.09)
Commercial	\$0.11	\$0.65	\$0.62	\$2.50	\$3.88	\$5.55	(\$1.67)
Office/Services	\$0.16	\$0.29	\$0.27	\$1.33	\$2.05	\$2.85	(\$0.80)

Figure 3 - Proposed Water Utility Development Impact Fees

<i>Meter Size</i>	<i>Meter Capacity Ratio [1]</i>	<i>Current Fees</i>	<i>Maximum Supportable</i>	<i>Change - \$</i>
<i>inches</i>				
0.75	1.00	\$3,822	\$3,519	(\$303)
1.00	1.67	6,383	5,865	(518)
1.50	3.33	12,728	11,730	(998)
2.00	5.33	20,372	18,768	(1,604)
3.00	10.67	40,782	37,536	(3,246)
4.00	16.67	63,715	58,650	(5,065)
6.00	33.33	127,392	117,300	(10,092)

[1] American Water Works Association M1 Manual, Principles of Water Rates, Fees, and Charges. 7th Ed.
Based on the meter's maximum allowable safe operating capacity to that of a 3/4" meter.

Figure 4 - Proposed Wastewater Utility Development Impact Fees

<i>Meter Size (inches)</i>	<i>Meter Capacity Ratio [1]</i>	<i>Current Fees</i>	<i>Maximum Supportable</i>	<i>Change - \$</i>
0.75	1.00	\$5,808	\$3,153	(\$2,655)
1.00	1.67	9,700	5,255	(4,445)
1.50	3.33	19,342	10,510	(8,832)
2.00	5.33	30,959	16,816	(14,143)
3.00	10.67	61,976	33,632	(28,344)
4.00	16.67	96,826	52,550	(44,276)
6.00	33.33	193,595	105,100	(88,495)

[1] American Water Works Association M1 Manual, Principles of Water Rates, Fees, and Charges. 7th Ed.
Based on the meter's maximum allowable safe operating capacity to that of a 3/4" meter.

Introduction

Arizona Development Impact Fees

Arizona Revised Statute §9-463.05 (Statute) identifies the specific requirements for municipalities to assess system development fees. DIFs can only be calculated and assessed for expansion-related existing or proposed improvements included in an approved IIP. The IIP must be tied to the LUA or growth projections that is tied to the service area in which fees will be enacted. The Statute also provides for strict notification, public hearing, and implementation schedules, among other provisions. This report provides an IIP and LUA for the various necessary public infrastructure to meet the demands of growth over the next 10-year period, FY 2022 – FY 2031 (LUA period).

Arizona's enabling legislation for development fees (ARS § 9-463.05) calls for three integrated products: 1) Land Use Assumptions (LUA) for at least 10 years, 2) Infrastructure Improvements Plan (IIP), and 3) Development Impact Fees (DIF). Given the State's two-phase adoption process, the LUA and IIP are being reviewed, refined, and approved before focusing on the development fees.

In contrast to many General Plans and Master Plans for specific types of infrastructure, the IIP is limited to 10 years. Another important feature in Arizona's impact fee enabling legislation is the requirement that fees must be based on the same Level-Of-Service (LOS) provided to existing development. LOS to existing development may increase, but not by means of development fees. A final highlight of the enabling legislation is specific limitations on necessary public services. For example, only 10,000 square feet of a new library may be funded with development fees.

Arizona Development Fee Enabling Legislation

Arizona Revised Statutes § 9-463.05 governs how development fees are calculated for municipalities in Arizona. During the state legislative session of 2011, Senate Bill 1525 (SB 1525) was introduced which significantly amended the development fee enabling legislation. The changes included:

- Amending existing development fee programs by January 1, 2012.
- Abandoning existing development fee programs by August 1, 2014.
- New development fee program structure revolving around Land Use Assumptions and Infrastructure Improvements Plan.
- New adoption procedures for the Land Use Assumptions, Infrastructure Improvements Plan, and development fees.
- New definitions, including "necessary public services" which specify what categories and types of infrastructure may be funded with development fees.
- Time limitations in development fee collections and expenditures.
- New requirements for credits, "grandfathering" rules, and refunds.

As documented in this report, the City of Avondale (City) has complied with Arizona's development fee enabling legislation and applicable legal precedents. Development fees are proportionate and reasonably related to the capital improvement demands of new development. Specific costs have been identified using local data and current dollars. With input from City staff, Raftelis determined demand indicators for each type of infrastructure and calculated proportionate share factors to allocate costs by type of development. This report documents the formulas and input variables used to calculate the development fees for each type of public facility. Development fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

Necessary Public Services

Consistent with Arizona's development fee enabling legislation, development fees may be only used for construction, acquisition or expansion of public facilities that are necessary public services. Necessary public facilities must have a life expectancy of three or more years and be owned or operated on behalf of the municipality.

Evaluation of Credits

New development should not be required to pay twice for the cost of new facilities – once through development fees and again through other taxes or fees that are used to fund the same facilities. To avoid potential double-payment, development fees may be reduced, and such a reduction is referred to as an offset or revenue credit that is incorporated into the development fee calculation. In general, offsets are only required for funding that is dedicated for capacity-expanding improvements of the type addressed by the development fee. A municipality is not required to use general fund revenue to pay for growth-related improvements.

SB 1525 amended the “offset” provision in the state enabling act to add a mandate regarding construction contracting excise tax, as highlighted in the following provision ARS § 9-463.05(B)(12)):

The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection.

Because Avondale does not charge a construction excise tax at a rate higher than for other types of business activities, no such offset is required.

Qualified Professionals

Qualified professionals must prepare the IIP, using generally accepted engineering and planning practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person’s license, education, or experience.” Raftelis is a financial consulting firm specializing in the cost of growth services and user charges for utilities. Our services include development fees, infrastructure funding, user fees and cost of service studies. Since 1993, Raftelis has provided consulting services for local governments and utilities across the United States. The total cost of professional services for the 2022 update of impact fees, including all meetings with staff and elected officials, was \$149,426. The cost of professional services was allocated 10% to

parks/recreation, 9% each to police and fire, 15% to streets, 28% to water, and 29% to wastewater facilities.

Methods

In contrast to project-level improvements, development fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (usually referred to as system improvements). There are three general methods for calculating development fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

The process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, the calculation of development fees can become complicated due to many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development fees and how those methods can be applied.

- The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- The incremental expansion method documents current infrastructure standards for each type of public facility, using both quantitative and qualitative measures. With de facto standards, there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share to maintain current standards for growth-related infrastructure. Fee revenue will be used to expand or provide additional facilities, as needed to keep pace with new development.
- The plan-based method allocates costs for a specified set of improvements to a specified amount of service units. Improvements are typically identified in a facility master plan and development potential is identified by the land use assumptions. There are two options for determining the cost per service unit: 1) total cost of a public facility can be divided by total demand units (average cost approach), or 2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost approach).

Reliance on City Provided Data

During the course of this project, the City provided Raftelis with a variety of information including financial reports, planning documents, and projected capital expenditures for each fee area. Raftelis has reviewed the data for reasonableness and general representation of cost and related activities. Raftelis did not independently assess or verify the accuracy of such data – historic or projected. We have relied on this data in the formulation of our findings and recommendations, as well as in the preparation of this report. There will be differences between actual and projected data, and these differences may be significant. Therefore, we take no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor does Raftelis have any responsibility for updating this report for

events occurring after the date of this report. Below is a list of the major source documents used for this study:

- Maricopa Association of Government 2022 Economic Data
- Institute of Transportation Engineers Trip Generation Manual
- City of Avondale 2018 Integrated Utility Master Plan
- City of Avondale debt documents
- Infrastructure Improvement Plans by type of public facility

Legal Disclaimer

The City of Avondale retained Raftelis to conduct the DIF study. During the technical review and analysis, Raftelis relied on City data and discussions with City staff to develop the SDFs. In addition, Raftelis used industry-standard resources including data from the Maricopa Association of Governments (MAG) and the Institute of Transportation Engineers (ITE) in the development of growth projections, levels of service, and fees.

These fees have been developed in accordance with the Statute. In calculating the fees for the City, the analysis shows that the proposed fees for each service area provide the additional necessary funding needed for the indicated public services and that the fees bear a reasonable relationship to the burden imposed. If a fee-payer believes the development has a non-standard impact on the City, the fee-payer is responsible to provide written documentation to the City describing the anticipated impact and why application of the standard DIF would not bear a reasonable relationship to the burden imposed.

Parks/Recreation Facilities

ARS § 9-463.05(T)(7)(g) defines the parks and recreation facilities eligible for development fee funding.

“Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.”

Input variables for parks/recreation facilities, documented in the IIP, are summarized in the upper portion of Figure PR1. The conversion of costs per service unit into a cost per development unit is also shown in the figure below. For residential development, average number of persons per housing unit provides the necessary conversion. For nonresidential development, average jobs per square foot of floor area are derived from trip generation rates by type of development, published by the Institute of Transportation Engineers (ITE 2022). Additional details on nonresidential prototypes are provided in the LUA report. Proposed development fees for parks/recreation facilities are shown in the column with light green shading.

Figure PR1 – Parks/Recreation Service Units and Fees per Development Unit**Input Variables**

<i>Infrastructure Type</i>	<i>Infrastructure Units</i>	<i>Growth Quantity Over Ten Years</i>	<i>Cost Factor per Unit</i>	<i>IIP Cost (rounded)</i>
Parks and Recreation Facilities	improved acres	9.8	\$431,000	\$4,224,000
Recoupment of General Fund Loan				\$2,500,000
Professional Services for LUA, IIP, and DIF				\$14,943
Total =>				\$6,738,943

Cost Allocation

Residential	92%			
Nonresidential	8%			
<i>Growth 2022 to 2032</i>		<i>Cost per Service Unit</i>	<i>Credit per Service Unit</i>	<i>Net Cost per Service Unit</i>
Residential (persons)	11,992	\$516	\$0	\$516
Nonresidential (jobs)	6,948	\$77	\$0	\$77

Residential Impact Fees (per housing unit) for Parks and Recreation

<i>Type</i>	<i>Persons per Housing Unit</i>	<i>Maximum Parks and Recreation Impact Fees</i>	<i>Current Fees</i>	<i>Increase or Decrease</i>
Multifamily	2.34	\$1,207	\$1,002	\$205
Single Family	3.29	\$1,697	\$1,497	\$200

Nonresidential Impact Fees (per square foot of building floor area) for Parks and Recreation

<i>Type</i>	<i>Jobs per 1,000 Square Feet</i>	<i>Maximum Parks and Recreation Impact Fees</i>	<i>Current Fees</i>	<i>Increase or Decrease</i>
Industrial	0.93	\$0.07	\$0.08	(\$0.01)
Commercial	1.51	\$0.11	\$0.54	(\$0.43)
Office/Services	2.19	\$0.16	\$0.68	(\$0.52)

Projected Revenue for Parks/Recreation Facilities

Parks/recreation development fee revenue is expected to match the growth cost of infrastructure, which has a ten-year total cost of approximately \$6.7 million (see the upper portion of Figure PR2). The figure below indicates Avondale should receive approximately \$6.7 million in development fee revenue over the next ten years, if actual development matches the land use assumptions. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the need for infrastructure and development fee revenue.

Figure PR2 – Parks/Recreation Development Fee Revenue

Parks and Recreation Growth Cost Over 10 Years **\$6,738,943**

Parks and Recreation Impact Fee Revenue

	Year	Average Residential \$1,584 per housing unit	Industrial \$70 per 1000 Sq Ft	Commercial \$110 per 1000 Sq Ft	Office/Services \$160 per 1000 Sq Ft
		Housing Units	KSF	KSF	KSF
Base	2022	29,911	2,900	7,800	4,600
Year 1	2023	30,318	3,000	8,000	4,800
Year 2	2024	30,724	3,000	8,300	4,900
Year 3	2025	31,130	3,100	8,500	5,000
Year 4	2026	31,536	3,200	8,700	5,200
Year 5	2027	31,942	3,300	8,900	5,300
Year 6	2028	32,349	3,400	9,200	5,400
Year 7	2029	32,755	3,500	9,400	5,600
Year 8	2030	33,160	3,500	9,600	5,700
Year 9	2031	33,489	3,600	9,800	5,800
Year 10	2032	33,818	3,700	10,000	5,900
Ten-Yr Increase		3,907	800	2,200	1,300
Projected Revenue =>		\$6,189,000	\$56,000	\$242,000	\$208,000
Total Revenue Over 10 Years (rounded) =>					\$6,695,000

Fire Facilities

Input variables for fire facilities, documented in the IIP, are summarized in the upper portion of Figure F1. The conversion of costs per service unit into a cost per development unit is also shown in the figure below. For residential development, average number of persons per housing unit provides the necessary conversion. For nonresidential development, average weekday, inbound, primary, vehicle trips per square foot of floor area are derived from trip generation rates by type of development, published by the Institute of Transportation Engineers (ITE 2022). Additional details on nonresidential prototypes are provided in the LUA report. Proposed development fees for fire facilities are shown in the column with light orange shading.

Figure F1 – Fire Service Units and Fees per Development Unit

Input Variables

Infrastructure Type	Infrastructure Units	Growth Quantity Over Ten Years	Cost Factor per Unit	IIP Cost (rounded)
Fire Buildings	square feet	11,240	\$668	\$7,508,000
Fire Vehicles (3+ years of useful life)	count	6	\$386,800	\$2,321,000
Professional Services for LUA, IIP, and DIF				\$13,448
Total =>				\$9,842,448

Cost Allocation

Residential	81%			
Nonresidential	19%			
Growth 2022 to 2032		Cost per Service Unit	Revenue Credit per Service Unit	Net Cost per Service Unit
Residential (persons)	11,992	\$664	\$0	\$664
Nonresidential (vehicle trips)	34,599	\$54	\$0	\$54

Residential Impact Fees (per housing unit) for Fire

Type	Persons per Housing Unit	Maximum Supportable Fire Impact Fees	Current Fees	Increase or Decrease
Multifamily	2.34	\$1,553	\$519	\$1,034
Single Family	3.29	\$2,184	\$775	\$1,409

Nonresidential Impact Fees (per square foot of floor area) for Fire

Type	Avg Wkdy Veh Trip Ends per 1,000 Sq Ft	Trip Adjustment Factors	Maximum Supportable Fire Impact Fees	Current Fees	Increase or Decrease
Industrial	1.71	50%	\$0.04	\$0.05	(\$0.01)
Commercial	37.01	33%	\$0.65	\$0.78	(\$0.13)
Office/Services	10.84	50%	\$0.29	\$0.31	(\$0.02)

Projected Revenue for Fire Facilities

Fire development fee revenue is expected to match the growth cost of fire infrastructure, which has a ten-year total cost of approximately \$9.8 million (see the upper portion of Figure F2). The figure below indicates Avondale should receive approximately \$9.8 million in fire development fee revenue over the next ten years, if actual development matches the land use assumptions. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the need for infrastructure and development fee revenue.

Figure F2 – Fire Development Fee Revenue

Fire Facilities Growth Cost Over 10 Years => **\$9,842,448**

Fire Facilities Impact Fee Revenue

		Average Residential \$2,038 per housing unit	Industrial \$40 per 1000 Sq Ft	Commercial \$650 per 1000 Sq Ft	Office/Services \$290 per 1000 Sq Ft
Year		Housing Units	KSF	KSF	KSF
Base	2022	29,911	2,900	7,800	4,600
Year 1	2023	30,318	3,000	8,000	4,800
Year 2	2024	30,724	3,000	8,300	4,900
Year 3	2025	31,130	3,100	8,500	5,000
Year 4	2026	31,536	3,200	8,700	5,200
Year 5	2027	31,942	3,300	8,900	5,300
Year 6	2028	32,349	3,400	9,200	5,400
Year 7	2029	32,755	3,500	9,400	5,600
Year 8	2030	33,160	3,500	9,600	5,700
Year 9	2031	33,489	3,600	9,800	5,800
Year 10	2032	33,818	3,700	10,000	5,900
Ten-Yr Increase		3,907	800	2,200	1,300
Projected Revenue =>		\$7,962,000	\$32,000	\$1,430,000	\$377,000
Total Revenue Over 10 Years (rounded) =>					\$9,801,000

Police Facilities

ARS § 9-463.05(T)(7)(f) defines the police and fire facilities eligible for development fee funding.

“Fire and Police facilities, including all appurtenances, equipment and vehicles. Fire and Police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.”

Input variables for police, as documented in the IIP, are summarized in the upper portion of Figure P1. The conversion of infrastructure costs per service unit into a cost per development unit is also shown in the figure below. For residential development, average number of persons per dwelling provides the necessary conversion. For nonresidential development, trip generation rates by type of development are from the Institute of Transportation Engineers (ITE 2022). To ensure the analysis is based on travel demand associated with nonresidential development in Avondale, trip ends (entering and exiting) are converted to inbound, primary trips, using trip adjustment factors. For Industrial and Office/Services, a basic adjustment of 50% is applied. Because commercial development attracts “pass-by” trips, the adjustment factor for commercial is only 33%, based on the average pass-by factor for shopping centers. Maximum supportable development fees for police facilities are shown in the column with blue shading.

Figure P1 – Police Service Units and Fees per Development Unit**Input Variables**

Infrastructure Type	Infrastructure Units	Growth Quantity Over Ten Years	Cost Factor per Unit	IIP Cost (rounded)
Police Buildings	square feet	8,000	\$998	\$7,984,000
Police Vehicles (3+ years of useful life)	count	23	\$61,200	\$1,408,000
Professional Services for LUA, IIP, and DIF				\$13,448
Total =>				\$9,405,448

Cost Allocation

Residential	81%			
Nonresidential	19%			
Growth 2022 to 2032		Cost per Service Unit	Revenue Credit per Service Unit	Net Cost per Service Unit
Residential (persons)	11,992	\$635	\$0	\$635
Nonresidential (vehicle trips)	34,599	\$51	\$0	\$51

Residential Impact Fees (per housing unit) for Police

Type	Persons per Housing Unit	Maximum Supportable Police Impact Fees	Current Fees	Increase or Decrease
Multifamily	2.34	\$1,485	\$557	\$928
Single Family	3.29	\$2,089	\$832	\$1,257

Nonresidential Impact Fees (per square foot of floor area) for Police

Type	Avg Wkdy Veh Trip Ends per KSF	Trip Adjustment Factors	Maximum Supportable Police Impact Fees	Current Fees	Increase or Decrease
Industrial	1.71	50%	\$0.04	\$0.06	(\$0.02)
Commercial	37.01	33%	\$0.62	\$0.83	(\$0.21)
Office/Services	10.84	50%	\$0.27	\$0.32	(\$0.05)

Projected Revenue from Police Fees

The revenue projection shown below assumes implementation of the maximum supportable police fees and that development in the service area over the next ten years is consistent with the land use assumptions. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue. The police fee revenue projection in Figure P2 (\$9.4 million over ten years) approximates the growth cost of planned system improvements to be funded with development fees.

Figure P2 – Police Fee Revenue Projection

Ten-Year Need for Growth-Related Police Facilities => **\$9,405,448**

Police Impact Fee Revenue

		Average Residential \$1,949 per housing unit	Industrial \$40 per 1000 Sq Ft	Commercial \$620 per 1000 Sq Ft	Office/ Services \$270 per 1000 Sq Ft
		Housing Units	KSF	KSF	KSF
Base	2022	29,911	2,900	7,800	4,600
Year 1	2023	30,318	3,000	8,000	4,800
Year 2	2024	30,724	3,000	8,300	4,900
Year 3	2025	31,130	3,100	8,500	5,000
Year 4	2026	31,536	3,200	8,700	5,200
Year 5	2027	31,942	3,300	8,900	5,300
Year 6	2028	32,349	3,400	9,200	5,400
Year 7	2029	32,755	3,500	9,400	5,600
Year 8	2030	33,160	3,500	9,600	5,700
Year 9	2031	33,489	3,600	9,800	5,800
Year 10	2032	33,818	3,700	10,000	5,900
Ten-Yr Increase		3,907	800	2,200	1,300
Projected Revenue =>		\$7,615,000	\$32,000	\$1,364,000	\$351,000
Total Projected Revenues (rounded) =>		\$9,362,000			

Street Facilities

ARS § 9-463.05(T)(7)(e) defines the facilities and assets which can be included in the Street Facilities IIP.

“Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon.”

Development Fees for Streets

Figure S1 indicates key input variables at the top, which are documented in Avondale’s LUA and IIP report. Proposed fees are equal to the Vehicle Miles of Travel (VMT) by development category multiplied by the cost factor of \$1,011 per VMT. For example, the DIF for an average single family residential unit is derived from the formula below.

$$9.43 \times 0.61 \times 1.14 \times 0.27 \times \$1011 = \$1,790 \text{ (truncated)}$$

Figure S1 – Streets Development Fee Schedule for Avondale

Input Variables	Arterial Lane Miles	Cost per Lane Mile	IIP Costs
Growth Cost of Capacity Expansion	3.0	\$2,500,000	\$7,500,000
	Improved Intersections	Avg Cost per Intersection	
	3	\$2,295,000	\$6,885,000
	Professional services for LUA, IIP, and DIF		\$22,414
	Total IIP Cost Over Ten Years		\$14,407,414
VMT Increase Over 10 Years	14,237		
Average Miles per Trip	0.27		
Growth Cost per VMT	\$1,011		

Residential (per dwelling unit) for Streets

ITE Code	Type	Avg Wkdy Veh Trip Ends per Dwelling	Trip Rate Adjustment	Trip Length Adjustment	Maximum Supportable Streets Impact Fees	Current Fees	Increase or Decrease
220	Multifamily	6.74	61%	114%	\$1,279	\$1,649	(\$370)
210	Single Family	9.43	61%	114%	\$1,790	\$3,171	(\$1,381)

Nonresidential (per square foot of floor area) for Streets

ITE Code	Type	Avg Wkdy Veh Trip Ends per 1,000 Sq Ft	Trip Rate Adjustment	Trip Length Adjustment	Maximum Supportable Streets Impact Fees	Current Fees	Increase or Decrease
150	Industrial	1.71	50%	90%	\$0.21	\$0.25	(\$0.04)
820	Commercial	37.01	33%	75%	\$2.50	\$3.31	(\$0.81)
710	Office/Services	10.84	50%	90%	\$1.33	\$1.43	(\$0.10)

Projected Revenue from Street Fees

The revenue projection shown below assumes implementation of the maximum supportable street fees and that development in the service area over the next ten years is consistent with the land use assumptions. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue. The street fee revenue projection in Figure S2 of almost \$14 million over ten years, approximates the growth cost of planned system improvements to be funded with development fees.

Figure S2 – Projected Street Fee Revenue

Ten-Year Cost of Street Facilities

Growth Cost => **\$14,407,414**

Streets Impact Fee Revenue

		<i>Average-Size Residential</i>	<i>Industrial</i>	<i>Commercial</i>	<i>Office/Services</i>
		\$1,680 per housing unit	\$210 per 1000 Sq Ft	\$2,500 per 1000 Sq Ft	\$1,330 per 1000 Sq Ft
	<i>Year</i>	<i>Hsg Units</i>	<i>KSF</i>	<i>KSF</i>	<i>KSF</i>
Base	2020	29,911	2,900	7,800	4,600
Year 1	2021	30,318	3,000	8,000	4,800
Year 2	2022	30,724	3,000	8,300	4,900
Year 3	2023	31,130	3,100	8,500	5,000
Year 4	2024	31,536	3,200	8,700	5,200
Year 5	2025	31,942	3,300	8,900	5,300
Year 6	2026	32,349	3,400	9,200	5,400
Year 7	2027	32,755	3,500	9,400	5,600
Year 8	2028	33,160	3,500	9,600	5,700
Year 9	2029	33,489	3,600	9,800	5,800
Year 10	2030	33,818	3,700	10,000	5,900
<i>10-Yr Increase</i>		3,907	800	2,200	1,300
Projected Revenue =>		\$6,564,000	\$168,000	\$5,500,000	\$1,729,000
Total Revenue (rounded) =>					\$13,961,000

Water Facilities

ARS §9-463.05.T.7(a) defines the facilities and assets which can be included in the Water Facilities IIP:

“Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities”

The City provides potable water with water supply consisting of a combination of ground water sources. The entire water system infrastructure includes water resources, wells, transmission, distribution, storage, administrative facilities, vehicles, and equipment including meters. The City’s water system serves the land areas north of the Estrella Mountains, excluding a small area in the northwest corner of the City limits. This area is served by a private water utility. The following provides an analysis of the resource and facility costs included in the IIP and DIF calculations.

The calculation of the water facilities DIF was based on information provided by staff in addition to the City’s 2018 Integrated Utility Master Plan Report (IUMP).

Projected Service Units

ARS §9-463.05 (E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

ARS §9-463.05 (E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

It is projected that there will be an additional 3,907 dwelling units added within the City by 2032. Using the maximum day water demand per DU of 743 gpd, the projected residential peak demand will increase 2.9 mgd ($743 \times 3,907 = 2,902,901$ gpd). It is estimated that the 6.92 mgd added capacity will serve approximately 9,314 DU ($6,900,000$ gpd / 743 gpd per DU = $9,314$ DU).

Figure W1 shows the development of the current demand projection, projected demands and the total DU added during the study period. It also shows the DU that will be served by existing available capacity and the capacity added by the IIP. The current system operates above the firm capacity of 17.7 mgd so there is no existing available capacity to serve growth.

Figure W1 – Projected Added Dwelling Units and Water Demand Forecast

Line No	Description	Units
Current Dwelling Units and Demand		
1	Current 2022 DU	29,911
2	Demand per EDU, gpd	450
3	Current Ave Day Demand, gpd	13,459,950
4	Maximum Day Peak Factor	1.41
5	Avg Day of Maximum Month, gpd (Line 3 x Line 4)	18,960,633
6	Current Firm Capacity, gpd	17,700,000
7	Existing Capacity Available for Growth, gpd (Line 6 - Line 5)	0
Added Capacity		
8	Added DU, 2022 - 2032	3,907
9	Average Day Demand	450
10	Planning Maximum Day Factor	1.65
11	Maximum Day Demand per DU, gpd	743
12	Added System Maximum Day Demand, gpd (Line 8 x Line 11)	2,902,901
13	Additional Capacity Needed for Growth (Line 12 - Line 7)	2,902,901
14	DU Served by Existing Available Capacity (Line 7 / Line 11)	0
15	DU Served by 10-Year IIP (Line 13 / Line 11)	3,907
16	Total Added DU	3,907
17	DU Served by Full 6.92 mgd Capacity Addition	9,314

Development Fees for Water Facilities

The proposed water development impact fee (DIF) consists of an infrastructure component and a resources component. The only difference between these two components is the measurement of capacity. Infrastructure projects are stated in peak day gallons per day while the resource projects are stated in terms of annual demand or acre-feet. The two fees are calculated separately but are combined into one fee. The equations below illustrate the differences.

$$\frac{\text{Infrastructure Projects}}{\text{Added Well Capacity (gpd)}} \times 3/4" \text{ Equiv Peak Demand (gpd)} = \text{Infrastructure DIF}$$

$$\frac{\text{Water Resource Projects}}{\text{Added Supply (Acre - Feet)}} \times 3/4" \text{ Equiv. Average Day Demand (AF)} = \text{Resources DIF}$$

$$\text{Infrastructure DIF} + \text{Resources DIF} = \text{Total Water DIF}$$

Total added well capacity was used as the basis for determining the unit cost of capacity. The ¾" equivalent demands are analyzed using the same unit measurements as the unit cost of capacity calculation. This is to maintain the rational nexus between the cost of facilities and the cost to serve a new customer. For example, if the unit cost of treatment facilities is measured using design peak day demand parameter in gallons per day (gpd), then the new customer demands should also be measured in peak day gpd to calculate the fee.

Infrastructure project costs total approximately \$27.0 million. Included in this total is the DIF-related costs associated North Avondale Water Supply Project (NAWS) of \$4,419,000. The \$4,419,000 is the sum of the total principal and interest costs of the project. This project has a capacity of 6 million gallons per day (mgd) with 1 mgd currently in use. Therefore, the principal and interest payments included in the fee are reduced to 5/6 of the total value. This represents the remaining value of capacity for growth. The infrastructure costs are decreased by the FY21 beginning balance of \$1.1 million. Net infrastructure costs total \$25.9 million. The City will be securing an additional 6,882 acre-feet of water resources to meet future demand. This includes additional storage/recharge capacity at the New River-Agua Fria River Underground Storage Project (NAUSP) operated by Salt River Project (SRP) from the City of Chandler. This provides Avondale additional recharge capability and will alleviate the need for a water surface treatment plant. The water resource projects total \$10.0 million. Figure W2 details the water DIF calculation.

Figure W2 – Calculation of Water Development Impact Fee

Description	Total Cost	Capacity Added (mgd)	Percent Growth-Related	Growth-Related Costs
Growth-Related Infrastructure Projects				
Well #33 The BLVD Well & Transmission	\$2,880,000	1.73	100.0%	\$2,880,000
Well at 107th & Encanto - SRP Shared Well Cost in Design	455,000	1.73	100.0%	455,000
McDowell Rd 16-inch Waterline - Avondale to 99th Ave	2,650,000		25%	662,500
99th Ave Waterline - Thomas to Encanto	956,000		100%	956,000
Garden Lakes Site - 2nd Reservoir & Booster Improvements	8,358,000		100.0%	8,358,000
Future Well	2,700,000	1.73	100.0%	2,700,000
Nitrate Removal System for Coldwater Booster Station	5,545,000		100.0%	5,545,000
16-inch WL Dysart Road – Illini to Roeser	1,000,000		52.0%	520,000
16-inch WL El Mirage, Elwood to Lower Buckeye	900,000		25.0%	225,000
16-inch WL 107th – Jones to Superior	500,000		25.0%	125,000
16-inch WL 107th Ave, Superior to Lower Buckeye	700,000		25.0%	175,000
Dysart Rd. Waterline - Roeser Alignment to Southern	1,000,000		63.0%	630,000
Northside Booster Well Site - Land Purchase & DCR	75,000	1.73	100.0%	75,000
NAWS Project (Impact Fee Portion, P&I) [1]	3,682,500		100.0%	3,682,500
Total Growth-Related Projects/Expansion Capacity Share	\$31,401,500			\$26,989,000
Less: FY21 Ending Fund Balance	(\$1,134,326)			(\$1,134,326)
Net Growth-Related Projects/Expansion Capacity Share	\$30,267,174			\$25,854,674
10-Year Capacity Added, mgd		6.92		
Unit Cost of Capacity, \$ per gpd				\$3.74
Average Day Water Demand 3/4" Meter, gpd [2]		450.00		
Maximum Day Peaking Factor [3]		1.65		
Peak Demand, gpd		743		
Water Infrastructure Development Fee				\$2,776
Growth-Related Resource Projects				
		Acre-Feet		
New River-Agua Fria River Underground Storage Project (NAUSP)	\$7,200,000	6,000	100.0%	7,200,000
White Mountain Apache Tribe Water Settlement	2,800,000	882	100.0%	2,800,000
Total Growth-Related Projects/Expansion Capacity Share	\$10,000,000			\$10,000,000
10-Year Capacity Added, Acre-Feet		6,882		
10-Year Capacity Added, thousand gallons		2,242,507		
Unit Cost of Capacity, \$ per 1,000 gallons				\$4.46
Annual Water Demand, 1,000 gallons		164.3		
Water Resources Development Fee				\$732
Plus: Cost of Professional Services, \$ per 3/4" Equivalent				\$11
Water Development Fee, \$ per 3/4" Equivalent				\$3,519
Existing Fee				\$3,822
Difference - %				(\$303)

[1] Total P&I of project reimbursed from impact fees portion of \$4,419,000 multiplied by remaining 5 mgd of the 6 mgd capacity

[2] From 2018 Utility Master Plan, page 2-10. Represents metered demand from all 3/4" meters regardless of customer class.

[3] From 2018 Utility Master Plan, page 2-13.

Water DIFs are assessed by meter size and increase based on the AWWA 3/4-inch meter capacity relationships. One DU is equated to a 3/4-inch meter, which is the smallest and most common meter size available. Figure W3 shows the calculated fees by meter size using AWWA equivalent ratios and are the same as the City's existing equivalent ratios.

Table W3 – Comparison of Current and Maximum Supportable Water DIFs

Meter Size <i>inches</i>	Meter Capacity Ratio [1]	Current Fees	Maximum Supportable	Change - \$
0.75	1.00	\$3,822	\$3,519	(\$303)
1.00	1.67	6,383	5,865	(518)
1.50	3.33	12,728	11,730	(998)
2.00	5.33	20,372	18,768	(1,604)
3.00	10.67	40,782	37,536	(3,246)
4.00	16.67	63,715	58,650	(5,065)
6.00	33.33	127,392	117,300	(10,092)

[1] American Water Works Association M1 Manual, Principles of Water Rates, Fees, and Charges. 7th Ed.

Based on the meter's maximum allowable safe operating capacity to that of a 3/4" meter.

Projected Revenue from Water Facilities Fees

The revenue projection shown below assumes implementation of the maximum supportable water facility fees and that development in the service area over the next ten years is consistent with the land use assumptions. Figure W4 shows the maximum daily demand based on the increase in DU per year for the 10-year planning period. The water facility fee revenue projection in Figure W4 (\$13.7 million) approximates the growth cost of planned system improvements to be funded with development fees. Because the capacity added will serve development beyond the 10-year time frame, fee revenue will continue to be collected commensurate with the additional growth.

Table W4 - Projected Water Facilities Fees Revenue

10-Year Cost of Water Utility Facilities

Growth Cost => \$35,854,674

Water Utility Impact Fee Revenue

		Added Annual Demand	Added Maximum Day Demand	3/4" Eq. Meters \$3,519 Dwelling Units
Year		1,000 gal	gpd	
Base	2022	4,912,882	18,960,633	29,911
Year 1	2023	4,979,732	19,263,034	30,318
Year 2	2024	5,046,417	19,564,692	30,724
Year 3	2025	5,113,103	19,866,350	31,130
Year 4	2026	5,179,788	20,168,008	31,536
Year 5	2027	5,246,474	20,469,666	31,942
Year 6	2028	5,313,323	20,772,067	32,349
Year 7	2029	5,380,009	21,073,725	32,755
Year 8	2030	5,446,530	21,374,640	33,160
Year 9	2031	5,500,568	21,619,087	33,489
Year 10	2032	5,554,607	21,863,534	33,818
10-Yr Increase		641,725	2,902,901	3,907
Projected Revenue (Rounded)=>				\$13,748,733

[1] $641,725 \text{ kgal} \times \$4.46 + 2,902,901 \text{ gpd} \times \$3.74 + \$11 \times 3,907 = \$13,749,370$

Variance due to rounding.

Wastewater Utility Fees

ARS §9-463.05.T.7(b) defines the facilities and assets which can be included in the Wastewater Facilities IIP:

“Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities”

The City provides central wastewater collection, treatment, and disposal service throughout the service area limits. The wastewater service area includes the northern municipal planning area down to the Estrella Mountains. The service area includes sections that are served by septic systems.

The calculation of the wastewater facilities DIF was based on information provided by staff in addition to the City’s 2018 Integrated Utility Master Plan Report (IUMP).

The current fee includes two components; a collection system fee and a wastewater treatment fee. Raftelis recommends eliminating the existing collection system DIF. The City’s collection system currently has capacity to serve new development and there is no outstanding costs recoverable from DIFs associated with those facilities.

Projected Service Units

ARS §9-463.05 (E)(5) requires:

“The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria.”

ARS §9-463.05 (E)(6) requires:

“The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.”

It is projected that there will be an additional 3,907 residential dwelling units built within the City by 2037. Using the MMADF per dwelling unit of 207 gpd, it is estimated that there will be an increase in projected contributed peak wastewater flow of 0.85 mgd ($218 \times 3,907 = 1,210,000$ gpd).

Figure WW1 shows the development of the current annual average daily flow projections, projected average daily and MMADF flow, and the total DU added during the study period. It also shows the DU that will be served by existing available capacity and the capacity added by the IIP.

Figure WW1 – Projected Added Dwelling Units and Wastewater Flows Forecast

Line No	Description	Units
Current Dwelling Units and Demand		
1	Current 2022 DU	29,911
2	Demand per DU, gpd	218.00
3	Current Ave Day Demand, gpd	6,520,598
4	MMADF Peak Factor	1.04
5	Avg Day of Maximum Month, gpd (Rounded) (Line 4 x Line 3)	6,751,000
6	Current Firm Capacity, gpd	7,200,000
7	Existing Capacity Available for Growth, gpd (Line 6 - Line 5)	449,000
Added Demand [1]		
8	Added DU, 2023 - 2032	3,907
9	Average Day Demand	207
10	Planning MMADF factor	1.05
11	MMADF per DU, gpd (Line 9 x Line 10)	218
12	Added MMADF, gpd	851,726
13	Additional Capacity Needed for Growth, gpd (Line 12 - Line 7)	402,726
14	DU Served by Existing Available Capacity (Line 7 / Line 11)	2,060
15	DU Served by 10-Year IIP (Line 13 / Line 11)	1,847
16	Total Added DU	3,907
17	DU Served by Full 2.4 mgd Capacity Addition	11,009

[1] The new WWTP adds a total of 2.4 mgd of capacity.

Development Fees for Wastewater Facilities

ARS §9-463.05 (E)(3) requires:

A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.

The City's existing treatment capacity is a maximum month average daily flow (MMADF) of 9.0 mgd. As shown on Figure WW1, the 2016 average annual daily flow to the WRF is 5.6 mgd. In 2021, the average annual daily flow increased from 5.6 mgd to 6.5 mgd. The MMADF in 2021 was 6.75 mgd.

Under existing Arizona law, only 80% of the total capacity can be used, or 7.2 MGD. The remaining capacity of 0.45 mgd of additional capacity available for growth. The City has plans for a 3.0 mgd expansion to the Avondale Water Reclaimed Facility (WRF). Also under existing Arizona law, only 80% of the total capacity can be used, giving an additional planned capacity of 2.40 MGD.

Including both the additional capacity available from the existing facility of 0.45 mgd and the planned expansion of 2.40 MGD, the City's wastewater treatment has 2.85 mgd of available wastewater capacity

to serve growth. Of that 2.85 mgd capacity, 0.85 mgd will be required to serve growth over the 15-year period. The estimated cost of the additional capacity is approximately \$79.6 million.

Like water, unit cost of capacity in gallons per day based on the design capacity of the plant (Maximum Month Average Day Flow MMADF). The MMADF for a ¾" equivalent serves as a proxy for its potential capacity. This value is based on the average water demands multiplied by a return factor and the MMADF peak flow factor. The return factor represents the portion of water usage that returns to the WWTP. The equation below summarizes the calculation of the wastewater DIF. Figure WW2 details the wastewater DIF calculation.

$$\frac{\text{Infrastructure Projects}}{\text{Added Well Capacity (gpd)}} \times 3/4" \text{ Equiv Peak Return Flow (gpd)} = \text{Infrastructure DIF}$$

Figure WW2 – Calculation of Wastewater Development Fee

Description				Cost of Capacity
WWTP Phase 2				\$79,590,000
Less: FY21 Ending Fund Balance				(6,438,870)
Total Existing and Growth-Related WWTP Costs				\$73,151,130
WWTP Capacity, MMADF, mgd [1,2]				
Phase 2 Capacity Addition	80.0%	3.00		2.40
Total WWTP Capacity, mgd				2.40
Unit Cost of Capacity, \$ per mgd				\$30.48
Average Day Water Demand, gpd [3]				450
Return Factor [3]				46%
MMADF Peaking Factor [3]				1.05
MMADF Flow per DU, gpd [4]				218.00
Wastewater Development Fee, \$ per ¾" Equivalent				\$6,645
Plus: Cost of Professional Services, \$ per ¾" Equivalent				\$11
Wastewater Development Fee, \$ per ¾" Equivalent				\$6,656
Existing Fee				\$5,808
Difference - %				\$848

[1] MMADF: Maximum Month average day flow

[2] mgd: million gallons per day

[3] From Table 2-10 of Carollo 2018 Integrated Utility Master Plan

[4] A dwelling unit is assumed to be demands through a ¾" equivalent meter

As stated above, the City's wastewater treatment plant has existing capacity (0.45 mgd) to serve growth. This existing capacity has been funded through previous DIF revenues and other sources. As a result, future capacity should not be responsible for that portion of costs. Raftelis adjusted the fee in Figure WW2 to account for this difference which is shown in Figure WW3.

Figure WW3 – Calculation of Adjusted Wastewater DIF

<i>Line No</i>	<i>Description</i>	<i>Units</i>
1	Current Firm Capacity, gpd	7,200,000
2	Avg Day of Maximum Month, gpd	6,751,000
3	Capacity Available in Existing Facilities	449,000
4	Capacity Needed for 10-Year Growth (2023 - 2032), gpd	851,726
5	<i>Net New Capacity Needed for 10-Year Growth, gpd (Line 4 - Line 3)</i>	402,726
6	Unit Cost of Facilities, \$ per gpd	\$30.48
7	Total Value of Net New Capacity Required	\$12,274,942
8	Total Added DU, 2023 - 2032	3,907
9	Wastewater DIF, \$ DU (Line 7/Line 8)	\$3,142
10	Plus: Cost of Study per DU	\$11
11	Adjusted Wastewater DIF, \$ per DU	\$3,153
12	Calculated Development Fee, \$ per DU	\$6,656
13	Variance - \$	(\$3,503)

Wastewater DIFs are assessed by water meter size and increase based on the AWWA 3/4-inch meter capacity relationships. One DU is equated to a 3/4-inch meter, which is the smallest and most common meter size available. Figure WW4 shows the calculated fees by meter size using AWWA equivalent ratios and are the same as the City's existing equivalent ratios. Figure WW4 compares the current DIFs to the calculated maximum supportable DIFs

Figure WW4 – Comparison of Current and Maximum Supportable Wastewater DIFs

<i>Meter Size (inches)</i>	<i>Meter Capacity Ratio [1]</i>	<i>Current Fees</i>	<i>Maximum Supportable</i>	<i>Change - \$</i>
0.75	1.00	\$5,808	\$3,153	(\$2,655)
1.00	1.67	9,700	5,255	(4,445)
1.50	3.33	19,342	10,510	(8,832)
2.00	5.33	30,959	16,816	(14,143)
3.00	10.67	61,976	33,632	(28,344)
4.00	16.67	96,826	52,550	(44,276)
6.00	33.33	193,595	105,100	(88,495)

[1] American Water Works Association M1 Manual, Principles of Water Rates, Fees, and Charges. 7th Ed.
Based on the meter's maximum allowable safe operating capacity to that of a 3/4" meter.

Projected Revenue from Wastewater Facilities Fees

The revenue projection shown below assumes implementation of the maximum supportable wastewater facility fees and that development in the service area over the next ten years is consistent with the land use assumptions. Figure WW4 shows the average daily flow based on the increase in DU per year for the 10-year planning period. The wastewater facility fee revenue projection in Figure WW5 (\$12.3 million) approximates the growth cost of planned system improvements to be funded with development fees. Because the capacity added will serve development beyond the 10-year time frame, fee revenue will continue to be collected commensurate with the additional growth.

Figure WW5 – Projected Wastewater Facilities Fees Revenue

10-Year Cost of Wastewater Utility Facilities

Total Growth Cost => **\$73,151,130**

Wastewater Utility Impact Fee Revenue

		Added MMADF Flow	3/4" Eq. Meters \$3,153 Dwelling Units
Year		<i>gpd</i>	
Base	2022	6,751,000	29,911
Year 1	2023	6,839,726	30,318
Year 2	2024	6,928,234	30,724
Year 3	2025	7,016,742	31,130
Year 4	2026	7,105,250	31,536
Year 5	2027	7,193,758	31,942
Year 6	2028	7,282,484	32,349
Year 7	2029	7,370,992	32,755
Year 8	2030	7,459,282	33,160
Year 9	2031	7,531,004	33,489
Year 10	2032	7,602,726	33,818
Less Available Capacity		(449,000)	
10-Yr Increase [1]		402,726	3,907
Projected Revenue (Rounded)=>			\$12,318,771

[1] 402,726 MMADF gpd x \$30.48 per gpd + \$11 * 3,907 DU = \$12,317,920

Variance due to rounding

CITY COUNCIL REPORT

SUBJECT: City Prosecutor's Office Update

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Nicholle Harris, City Attorney

THROUGH: n/a

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Public Health and Safety - Avondale is a city where all people feel safe and secure, relying on trusted public and community-based resources.
-

PURPOSE:

City Council will receive an update from Al Kuffner, City Prosecutor. This item is for discussion only.

BACKGROUND:

On March 18, 2002, the City Council approved a contract with the firm of Hudson, Bustamante & Kuffner (now Bustamante & Kuffner) to provide prosecution services. Al Kuffner has served as the City Prosecutor since April of 2002. Under the direction of the City Attorney, the City Prosecutor is responsible for prosecuting misdemeanor offenses in the City of Avondale, including traffic violations, criminal complaints, violations of Avondale City Code, and misdemeanor violations of state law.

DISCUSSION:

Al Kuffner, City Prosecutor, will provide an update to City Council regarding prosecution services, types of cases handled and the impact of recent changes in law.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for discussion only.

CITY COUNCIL REPORT

SUBJECT: City of Avondale Public Transit Program Update

MEETING DATE: 2/27/2023

TO: Mayor and Council

FROM: Kirk Beaty, Public Works Director

THROUGH: Tracy Stevens, Assistant City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1016

STRATEGIC PLAN:

Innovative Program and Service Delivery - Avondale will continue to serve as a model of innovative, efficient, and responsive government.

The implementation of the microtransit program is in direct response to the usage trends of public transit in Avondale. Offering other innovative public transit options provides better service to the public while ensuring services remain as cost-effective and efficient as possible.

PURPOSE:

City Council will receive an update from Public Works staff on the current status of Avondale's Public Transit program and the recent changes to several public transportation programs that occurred late last year. This item is for discussion only.

BACKGROUND:

On November 1, 2021, Public Works staff presented to Council a proposed future for Avondale's Public Transit Program which included the results from a recent regional study that recommended a microtransit system in North Avondale to replace an underperforming segment of the Zoom neighborhood service. During that Council Work Session, the Mayor and Council had various questions and comments about the proposed changes and enhancements.

On February 22, 2022, staff provided an update to Council on Avondale's Public Transit Program which informed that staff was in the final stages of completing a Request for Proposal (RFP) for the new microtransit "turnkey" service in North Avondale and that a scope of work for the project was being finalized for a release date in the Spring of 2022.

On October 3, 2022, staff presented the changes that would occur to the Avondale Zoom neighborhood circulator and provided information regarding the introduction of a brand new microtransit service, WeRIDE Micro (a.k.a WeRIDE), from the recently completed procurement. Both the Zoom reconfiguration and a soft launch of WeRide were implemented in October 2022. WeRIDE was implemented as a one year pilot study with the option to extend services, and it was stated that the Zoom reconfiguration would be evaluated during that same time period of one year.

DISCUSSION:

The WeRIDE pilot program within the community of North Avondale is a success.

Both the cities of Avondale and Goodyear formally launched their shared microtransit pilot, called WeRIDE Micro (a.k.a., WeRIDE), in their respective communities in November 2022. The Avondale zone replaced the north section of the Zoom neighborhood circulator. The zone is approximately 13 square miles and serves the entirety of North Avondale (north of I-10) with virtual stops. Virtual stops are convenient stops found in neighborhoods, shopping centers, medical facilities, recreation, businesses and community spaces that are within a 10-minute walk. Neighborhood stops are usually found at a variety of community mailboxes. Avondale has over 280 virtual stops which can be found on the map available on the transit page of the City of Avondale website, on the WeRIDE website (werideaz.com), or by downloading the WeRide smart phone app from Google Play or the App Store. The service operates Monday to Friday from 7:00AM to 7:00PM. Fares were introduced at the beginning of the year after a 2-month fare-free period to help introduce the service to the community.

WeRIDE service continues to set new ridership records even with the introduction of fares. The previous Zoom service that was discontinued in the North Avondale area had a daily ridership of approximately 20-30 passengers. The new WeRIDE service continues to see consistent ridership of 50-60 passengers per day. A new ridership record of 78 passengers was set on Thursday, February 2nd. Community acceptance of this service can be found in a service approval rating of 4.9 out of 5 stars with comments overwhelmingly praising the convenience, reliability, and quality of this new service. Students from Estrella Mountain Community College have been some of the most enthusiastic users of the service, whereas there was little use from the student population with the previous Zoom service.

Reconfigured Zoom service in South Avondale continues to suffer from service issues and ridership remains stagnant.

City staff along with Valley Metro worked together to create a reconfigured Zoom service in South Avondale. According to regional ridership reports, the 5:00AM to 9:00PM weekday service sees approximately 200 riders per day on this 10-mile route. The fare was changed with this reconfiguration from 50 cents to “free” to help spur additional ridership. As of this time, this fare change has had minimal to no impact on ridership growth. October ridership before the fare change had around 238 passengers per day, including the North Avondale zone.

Unfortunately, there are ongoing service issues with the Valley Metro contractor which operates the Zoom. In the most recent monthly service report from December, Zoom suffers from low on-time performance (78.5%), missed miles (708 miles), and missed trips (54), which has made the service unreliable for the public. Valley Metro staff are working with the Zoom contractor to remedy these service issues, including service improvement plans and other corrective measures.

Valley Metro submitted a preliminary not to exceed service contract to the city for the continuation of Zoom in FY2024. The preliminary contract proposes a substantial overall rate increase for this service, making Zoom the most costly circulator service in the region. The city's share of this proposed rate increase is over \$670,000, taking the current amount of \$1,529,642 up to \$2,200,000 for a service which is underperforming and which was substantially reduced in scope with the reconfiguration in October.

City staff are developing future proposals on how to move forward with South Avondale transit options.

The rapid acceptance of WeRIDE in North Avondale opens the possibility of expansion of this service to South Avondale to replace the reconfigured Zoom. Some of the virtual stops that border between north and south Avondale (Civic Center and Dysart/Van Buren) and a satellite pickup location at the Avondale Resource Center are some of the top locations for microtransit ridership. Citizen comments on the WeRIDE service ask for expansion to the south and weekend service. Staff is currently developing expansion plans and the associated costs with our microtransit contractor and evaluating the impact of removing Zoom service and replacing it with

WeRIDE. City staff have met with leadership at Valley Metro to express the city's concern over the rising costs and deterioration of the Zoom service, and city staff informed Valley Metro that Avondale is considering discontinuing Zoom service in its entirety.

BUDGET IMPACT:

No budget impacts as a result of this discussion. The FY2024 budget will include proposed budget changes for public transit.

RECOMMENDATION:

This item is for information and discussion only.

Contact person for document distribution: Harold Siguenza