



## **NOTICE OF REGULAR COUNCIL MEETING**

In accordance with §38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona will hold a Regular City Council meeting at 7:00 p.m., Wednesday, August 28, 2019. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Sonia Cornelio, City Clerk

## **AVISO DE JUNTA REGULAR**

De acuerdo con los Estatutos del Estado de Arizona A.R.S. §38-431.01, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Junta Regular a las 7:00 p.m., el día Miercoles, 28 de Agosto del 2019. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está cordialmente invitado a la junta.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis, Arizona no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la Ciudad, contactar al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, Arizona, ubicado en el 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos del Estado de Arizona A.R.S §1-602.A.9, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar el consentimiento ante el Estado o cualquiera de sus subdivisiones políticas para hacer una grabación de audio o video de su hijo menor de edad. Las juntas del Cabildo se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden dar el consentimiento por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con los Estatutos del Estado de Arizona A.R.S. §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaría de la Ciudad



**AGENDA**  
**Regular Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**August 28, 2019**  
**7:00 p.m.**

**PLEASE TAKE NOTICE THAT MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION. THE MAYOR OR ACTING MAYOR FOR THIS MEETING MAY CHANGE THE ORDER OF THE ITEMS; IF AUTHORIZED BY LAW AND BY A MAJORITY VOTE OF A QUORUM OF CITY COUNCIL MEMBERS PRESENT, AN EXECUTIVE SESSION WILL BE HELD IMMEDIATELY FOLLOWING THE VOTE IN ACCORDANCE WITH A.R.S. §38-431.03(A) AND THE MEETING WILL BE TEMPORARILY RECESSED WHILE THE CITY COUNCIL RETIRES TO EXECUTIVE SESSION WHICH WILL NOT BE OPEN TO THE PUBLIC.**

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **PROCLAMATION**  
- September 2019 Library Card Sign-Up Month
5. **CONSENT AGENDA**  
All matters are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.
5. **A. MINUTES OF**  
-Work Session held August 7, 2019  
-Regular Council meeting held August 14, 2019
5. **B. DISBURSEMENTS FROM AUGUST 3, 2019 THROUGH AUGUST 28, 2019.**  
Total Disbursements \$ 725,530.67  
(Seven Hundred Twenty-Five Thousand, Five Hundred Thirty Dollars and Sixty-Seven Cents)
6. **DISCUSSION AND POSSIBLE ACTION ITEMS:**
6. **A.** Public hearing followed by discussion and possible action on any and all matters regarding the recommendation of a Special Event Liquor License Application to the Arizona Department of Liquor Licenses and Control to authorize the San Luis Frontera Rotary Club to sell alcohol at the Founder's Day Celebration to be held Friday, October 04, 2019. **(Marcos Ramirez, Secretary of the San Luis Frontera Rotary Club)**  
  
A. Open public hearing

1. Presentation by staff and/or applicant
  2. Call to the public on this item
- B. Close public hearing
- C. Action on Special Event Liquor License Application to the Arizona Department of Liquor Licenses & Control

6. **B.** Public hearing followed by discussion and possible action on any and all matters regarding the proposed update of the Land Use Assumptions and Infrastructure Improvement Plan, part of the process of reviewing development impact fees. **(Jose A. Guzman, Planning and Zoning Director; Monica Castro, Finance Director)**

- A. Open Public hearing
1. Presentation by staff
  2. Call to the Public for public Comment on this item
- B. Close Public hearing
- C. Action possible direction to staff

6. **C.** Discussion and possible action on any and all matters regarding Resolution No. 2088. A resolution of the Mayor and Council of the City of San Luis, Arizona, declaring as a public record that certain document filed with the City Clerk titled "Appendix A of the Land Use Assumptions, IIP, and Development Fees Report of the City of San Luis, Arizona." **(Kay Marion Macuil, City Attorney)**

7. **SUMMARY OF CURRENT EVENTS**

Events by Mayor, Council Members and/or City Manager pursuant to A.R.S. §38-431.02 (K).

8. **CALL TO THE PUBLIC**

This is the time for the public to comment. Members of the City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

9. **EXECUTIVE SESSION**

Vote to hold an Executive Session pursuant to A.R.S. §38-431.03(A) (3) (4) and (7)

Discussion and possible action to hold an Executive Session pursuant to A.R.S. §38-431.03(A) (3) (4) and (7) for legal advice with the city's attorneys and/or for consultation with the city's attorneys in order to consider the city's position and instruct its attorneys regarding the City Council's position regarding contracts that are the subject of negotiations or potential litigation regarding a development agreement and pay-back agreement for the improvement of County 24th Street and possible litigation with property owner adjacent to County 24th Street. **(Kay Marion Macuil, City Attorney and Outside Counsel Bill Sims)**

10. **MOTION TO GO BACK INTO REGULAR SESSION**

11. **ADJOURNMENT**



# PROCLAMATION

**Regular City Council Meeting**

**4.**

Meeting Date: 08/28/2019

---

Title:

**PROCLAMATION**

- September 2019 Library Card Sign-Up Month

---

Attachments

Proclamation

---



# *Proclamation*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

## **September 2019 Library Card Sign-up Month**

**WHEREAS**, a library card is the most important school supply of all;

**WHEREAS**, signing up for a library card is the first step towards academic achievement and lifelong learning;

**WHEREAS**, libraries play an important role in the education and development of children;

**WHEREAS**, library programs serve students of all ages, from early literacy to homework help to GED classes;

**WHEREAS**, libraries bridge the digital divide by providing a full range of information and services to children and adult learners;

**NOW THEREFORE**, I, Gerardo Sanchez, Mayor of City of San Luis, hereby proclaim September 2019 Library Card Sign-up Month in San Luis, Arizona and encourage everyone to sign up for their own library card today.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Gerardo Sanchez, Mayor

**ATTEST:**

\_\_\_\_\_  
Sonia Cornelio, City Clerk



## AGENDA ITEM REVIEW FORM

### Regular City Council Meeting

5.A.

Meeting Date: 08/28/2019

---

#### Summary

#### **MINUTES OF**

-Work Session held August 7, 2019

-Regular Council meeting held August 14, 2019

---

#### Attachments

8/7/2019 WS

8/14/2019 RCM

---

**MINUTES**  
**Work Session**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**August 7, 2019**  
**6:30 p.m.**

1. **CALL TO ORDER/ROLL CALL**: Mayor Gerardo Sanchez called the Work Session to order at approximately 6:33 p.m.

**PRESENT:** Mayor Gerardo Sanchez  
Vice Mayor Maria Cecilia Ramos  
Council Member Africa Luna-Carrasco  
Council Member Jose Ponce  
Council Member Matias Rosales  
Council Member Gloria Torres

**ABSENT:** Council Member Mario Buchanan Jr.

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Manager  
Melissa Lopez, Deputy City Clerk  
Kay Marion Macuil, City Attorney  
Angel Ramirez, Fire Chief  
Derek Dueñas, Information Technology Manager  
Edgar Juarez, Recreation Coordinator  
Enrique Lopez, Assistant Fire Chief  
Eulogio Vera, Director of Public Works  
Francia Alonso, Assistant to Mayor and Council/PIO  
Jenny Torres, Economic Development Manager  
Joaquin Campa, Building Official  
Jorge Mungaray, Information Technology Department  
Jorge Perez, Billing & Collections Manager  
Lizandro Galaviz, Director of Parks & Recreation  
Lizette Varela, Parks & Recreation Department  
Richard Jessup, Chief of Police  
Ric Bauermann, Fire Department  
Juan Guerrero, Resident  
Abraham Andrade, Rolls & Bowls  
Nazer Mendez, Executive Director of 4FrontEd  
Olivia Jenkins, Resident  
Cesar Neyoy, Bajo El Sol  
Lucty Lopez, San Luis AZ News

## **2. ITEMS FOR DISCUSSION ONLY**

### **2. A. Discussion and possible directions to staff on any and all matters regarding a mural project considered for the Cesar Chavez Cultural Center south wall. (Lizandro Galaviz, Director of Parks and Recreation)**

Mr. Lizandro Galaviz, Director of Parks and Recreation, introduced Ms. Lindsey Banacka, Arts and Cultural Manager for the City of Yuma and Next Gen Youth Leadership Council and Mr. Abraham Andrade, Co-Founder of Chicano Art Collective.

Ms. Linsey Banacka made a brief introduction of the Next Gen Youth Leadership Council, which consist of young professionals which their main goal is to attract young professional within the Greater Yuma Area. She informed that the Arts Committee developed a program called the Mural of the Month Program which has an incentive to provide civic improvement to the Yuma County Area to make the community a more exciting place to live and to build cultural pride. She mentioned that she would like this program to be implemented the City of San Luis Cesar Chavez Cultural Center.

Mr. Abraham Andrade, Co-Founder of Chicano Art Collective, this organization is dedicated to promoting culture and art in Yuma County, especially in San Luis, AZ. He informed that Next Gen Youth Leadership Council plans to create 12 murals throughout the Yuma County, this mural will be created by different international artists, the San Luis mural would be the 6<sup>th</sup> mural created by this organization. Mr. Andradre provided a powerpoint presentation which included the different artwork created throughout Yuma County. A copy of this presentation is on file with the complete agenda packet filed in the City Clerk's Office.

Mayor Gerardo Sanchez asked where are the funds for this project coming.

Ms. Banacka replied that the funds come from the Arizona Community Foundation; every project has different funding depending on the size of the project. For this specific project, the foundation is looking for a match from the community. The Arizona Community Foundation will be sponsoring half of the project, and once the design is confirmed when they will come to the community not necessarily from the city. This project is estimated to cost between \$3,000 to \$4,000, it is a massive scale project.

Council Member Africa Luna-Carrasco asked if the artist will be providing different sketch ideas for the committee to decide upon.

Mr. Andrade replied that a sketch could be provided something in the following week.

Mayor Gerardo Sanchez thanked Ms. Banacka and Mr. Andrade for the great project.

Mr. Galaviz mentioned that this project would be presented to Council for final approval. The goal is to have everything finalized by the end of 2019.

Council Member Gloria Torres thanked Mr. Andrade for promoting culture in the City of San Luis community.

**2. B. Presentation by the Arizona Soccer Association on the Youth Recreational and Club Team Program that they would like to bring to the City of San Luis and its benefits to the community. (Lizandro Galaviz, Director of Parks & Recreation)**

Mr. Lizandro Galaviz, Director of Parks & Recreation, stated that staff has always looked into the option of providing recreational soccer as well as continue with the club teams. He mentioned that staff had been approached by the Arizona Soccer Association to provide both services to the community.

Mr. Juan Guerrero, Soccer Coach, mentioned that one of the reasons for bringing the recreational soccer program is because unless one belongs to a club you can participate in soccer for this reason the Arizona Soccer Association was contacted. He stated that the soccer clubs would like to partner with the City of San Luis and the Arizona Soccer Association to make this accessible to all kids.

Mr. Rick Chelsey, Chief Executive Officer of the Arizona Soccer Association, made a powerpoint presentation. A copy is filed with the complete agenda packet filed in the City Clerk's Office.

Mayor Gerardo Sanchez stated that the Arizona Soccer Association proposal is great for the community, and it is very positive.

Mr. Guerrero explained that if this proposal is approved by the Council, there will be two entities that will give youth the opportunity to participate in soccer and get certified to participate in the different clubs. He stated that the recreation soccer is very important in the development stage.

Council Member Matias Rosales mentioned that one of the challenges that will be facing is soccer fields to play.

Mr. Galaviz replied that staff is looking into different spaces and will bring them to staff for consideration.

**2. C. Discussion and possible directions to staff on any and all matters regarding the Memorandum of Understanding with Phoenix Children's Hospital. (Angel Ramirez Fire Chief)**

Mr. Angel Ramirez, Fire Chief, informed that this agreement would allow the San Luis Fire Department to participate in clinical time and gain experience in the pediatric sector; this will also be a great resource to bring pediatric based training to the Yuma area. He stated that there had been an increase in pediatric cases in the area; for this reason, this will be a great opportunity to train the personnel at no cost to the city. The fire personnel will be sent to Phoenix for training, and they will also come down to the area to provide the training.

**2. D. Discussion and possible directions to staff on any and all matters regarding a Field Training Agreement with Wizard Education for field internship training of our paramedic students. (Angel Ramirez, Fire Chief)**

Mr. Angel Ramirez, Fire Chief, informed that this agreement is to provide field intern training for paramedic students.

**2. E. Discussion and possible directions to staff on any and all matters regarding Memorandum of Understanding with the United States Border Patrol to provide field training to their Emergency Medical Technicians(EMT's) and Paramedics. (Angel Ramirez, Fire Chief)**

Mr. Angel Ramirez, Fire Chief, informed that the San Luis Fire Department has the best Emergency Medical Technicians (EMT's) and Paramedics in the Yuma County area. He stated that he had been approached by the United States Border Patrol to provide field training to their EMT's and paramedic students. He added that with the knowledge and expertise the San Luis Fire Department paramedics have, they would provide valuable teaching techniques to apply and use during their daily routines.

Mayor Gerardo Sanchez congratulated the San Luis Fire Department for this approach and mentioned that it is an honor to have been contacted by the United States Border Patrol to provide these services.

**2. F. Discussion and possible directions to staff on any and all matters regarding an informational update by the Building Safety Department. (Vice-Mayor Maria Cecilia Cruz & Joaquin Campa, Building Official)**

Mr. Joaquin Campa, Building Official, presented Mayor and Council with the report that included the commercial projects and residential project status as of August 6, 2019. A copy of this report is filed with the complete agenda packet filed in the City Clerk's Office.

Council Member Matias Rosales asked Mr. Campa if the department is ready for when the newly adopted building codes go into effect.

Mr. Campa replied that he would be giving presentations in English and Spanish to all contractors regarding the new requirements.

**2. G. Discussion and possible directions to staff on any and all matters regarding marketing campaign by Puerto Peñasco, "Peñasco Te Atrae" on its cruise and maritime services. (Vice-Mayor Maria Cecilia Cruz & Jenny Torres, Economic Development Manager)**

Vice-Mayor Maria Cecilia Ramos mentioned that this item was discussed during the Arizona Mexico Commission conference that she attended. She mentioned that an idea came out that the city provides services for when the snowbirds come to the area.

Mr. Nazer Mendez, Executive Director for 4FrontEd, informed that this project was discussed during the last 4FrontEd group meeting. He mentioned that Puerto Peñasco Mayor Ernesto "Kiko" Munro is touring to promote this project to attract more businesses. He added Mayor Munro is also promoting the first cruise to be inaugurated on December 7, 2019. Mr. Nazer commented that Mr. Munro will be promoting this new project as a maritime shipment port and would like to work directly with the San Luis Port of Entry to access the US market. Furthermore, he informed that Mayor Munro would be available to make a presentation after September 15, 2019.

Mayor Gerardo Sanchez informed that the City of San Luis has always had a good working relationship with Puerto Peñasco. He added that they had expressed their interest to become part of the 4FrontED program.

Ms. Jenny Torres, Economic Development Manager, informed that during the 4FrontEd meeting, it was informed that Nogales, AZ promoted a safety corridor for their area. She suggested doing the same the San Luis, AZ, area to promote the area.

Mayor Gerardo Sanchez informed that he received a letter from Cabo San Lucas, Baja California expressing their interest in becoming Sister City with the City of San Luis.

**3. Adjournment**

**MOTION:** Council Member Jose Ponce/Council Member Africa Luna-Carrasco to adjourn the meeting at approximately 7:34 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

APPROVED:

\_\_\_\_\_  
Gerardo Sanchez, Mayor

ATTEST:

\_\_\_\_\_  
Sonia Cornelio, City Clerk

### **CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE WORK SESSION FOR THE CITY COUNCIL, SAN LUIS, ARIZONA HELD ON AUGUST 7, 2019. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

\_\_\_\_\_  
Sonia Cornelio, City Clerk

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**August 14, 2019**  
**7:00 p.m.**

**1. CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:02 p.m.

**PRESENT:** Mayor Gerardo Sanchez  
Vice Mayor Maria Cecilia Cruz (arrived at 7:04 p.m.)  
Council Member Mario Buchanan Jr.  
Council Member Africa Luna-Carrasco  
Council Member Jose Ponce  
Council Member Matias Rosales  
Council Member Gloria Torres

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Manager  
Sonia Cornelio, City Clerk  
Kay Marion Macuil, City Attorney  
Angel Ramirez, Fire Chief  
Aracely De La Hoya, Senior Center  
Edgar Carbajal, Human Resources Department  
Edgar Juarez, Parks & Recreation Department  
Enrique Lopez, Fire Captain  
Eulogio Vera, Director of Public Works  
Francia Alonso, PIO/Assistant to Council  
Jorge Mungaray, Senior IT Technician  
Jorge Perez, Billing & Collections Manager  
Jose Guzman, Director of Planning & Zoning  
Lizandro Galaviz, Director of Parks & Recreation  
Monica Castro, Director of Finance  
Ralph Velez, City Consultant  
Ric Bauermann, Fire Inspector  
Richard Jessup, Chief of Police  
Augustine Tumbaga, Visitor  
Buna George, Greater Yuma Port Authority  
Carmen Merida, Resident  
Cesar Neyoy, Reporter  
Christian Cuevas, Simultaneous Interpreter  
David Lara, Resident  
Eduardo Garcia, Factor Sales  
Francisco Heredia, Resident  
Guillermina Fuentes, Resident

Jahaziel Vargas, Resident  
Javier Vargas, Resident  
Jesse Lugo, Visitor  
Joe Harper, Resident  
John Starkey, Visitor  
Jorge Villicaña, Resident  
Lucy Lopez, Reporter  
Luis Marque, Resident  
Mark Concha, Resident  
Maria Robles, Resident  
Nieves Riedel, Resident  
Olivia Jenkins, Resident

## **2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Gerardo Sanchez.

## **3. INVOCATION**

The Invocation was led by Mr. Richard Jessup, Chief of Police.

## **4. PRESENTATION**

### **4.A. Presentation of check to Yuma Regional Medical Center - Yuma Regional Cancer Center Hispanic Support Group fund-raised during the Strikeout Cancer Co-Ed Softball Tournament held on Saturday, May 4, 2019. (Edgar Juarez, Recreation Coordinator)**

Mr. Edgar Juarez, Recreation Director, explained that on May 4 a fundraiser softball game took place to benefit the Yuma Regional Medical Center (YRMC) Cancer Center Hispanic Support Group. A total amount of \$1,422.00. This is a good way to give back to the community. He introduced Ms. Kathy Cowen-Butler, YRMC Cancer Center Director; Ms. Maria Esparza, Community Health Worker and Ms. Maria Escobar.

Mayor Gerardo Sanchez thanked the Parks & Recreation Department, its participants and Yuma Regional Medical Center Cancer Center Hispanic Support Group.

## **5. CONSENT AGENDA**

### **5. A. MINUTES OF -Regular Council meeting held July 24, 2019**

### **5. B. DISBURSEMENTS FROM JULY 13, 2019 THROUGH AUGUST 2, 2019.**

**Total Disbursements \$1,280,339.02**

(One Million, Two Hundred Eighty Thousand, Three Hundred Thirty-Nine Dollars and Two Cents)

**5.C. Discussion and possible action to staff on any and all matters regarding a Field Training Agreement with Wizard Education for field internship training of our paramedic students. (Angel Ramirez, Fire Chief)**

**5.D. Discussion and possible action on any and all matters regarding an Intergovernmental Agreement with the United States Border Patrol (USBP) to provide field training to their Emergency Medical Technicians (EMT's) and Paramedics. (Angel Ramirez, Fire Chief)**

**5.E. Discussion and possible action on any and all matters regarding a Memorandum of Understanding with Phoenix Children's Hospital. (Angel Ramirez, Fire Chief)**

**MOTION:** Council Member Gloria Torres/Council Member Mario Buchanan Jr. to approve the Consent Agenda as presented. Motion passed unanimously. The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Cruz	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

## **6. DISCUSSION AND POSSIBLE ACTION ITEMS:**

**6. Discussion and possible action on any and all matters regarding the authorization to process remainder of payment to Yuma County Water Users' Association for the construction of three (3) outlet headwalls within the Main Drain Right-of-Ways. (Eulogio Vera, Director of Public Works)**

Mr. Eulogio Vera, Director of Public Works, informed that the International Plaza project began approximately eight (8) months ago and as part of the project, they will upgrade the discharge lines into the main drain drainage that is generated in the International Plaza I subdivision. The city entered into a contract with the Yuma County Water Users' Association for them to do the work for \$21,295.14. An initial payment of \$12,000.00 was paid to purchase material, a remaining balance of \$9,295.14 is still owed.

**MOTION:** Council Member Matias Rosales/Council Member Jose Ponce to approve payment to the Yuma County Water Users' Association in the amount of \$9,295.14 to cover the pending balance of the project. Motion passed unanimously. The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. B. Discussion on any and all matters regarding a guaranty letter for the refinancing process of Greater Yuma Port Authority. (Monica Castro, Director of Finance)**

Ms. Monica Castro, Director of Finance, stated that Greater Yuma Port Authority is a non-profit organization and its objective is to promote and develop the new port of entry, its members are from government entities which includes City of San Luis, City of Yuma, Yuma County and the Cocopah Indian Tribe. Currently, GYPA is going through refinancing of a loan and have requested a guarantee letter from its members.

Ms. Buna George, Greater Yuma Port Authority Executive Director, explained that GYPA is going through a refinance and are asking its members for a letter of guarantor which the City of Yuma and Yuma County have already provided.

Council Member Matias Rosales commented that the Port Authority is finally disbursing the land as planned for the past ten (10) years, the debt is going down each year as parcel are being sold and hopefully will be out of this situation in the next five (5) years.

**MOTION:** Vice Mayor Maria Cecilia Cruz/Council Member Africa Luna-Carrasco to approve the guarantor letter as presented. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. C. Discussion and possible action on any and all matters regarding Resolution No. 2087. A resolution of the Mayor and City Council of the City of San Luis, Arizona adopting written procedures for public participation to provide effective, early and continuous public participation in the development and adoption of the amendment to the 2020 City of San Luis General Plan. (City of San Luis, Arizona) (Jose A. Guzman, Director of Planning and Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, explained that state law requires cities to adopt an updated General Plan every ten (10) years and as part of the update it also requires the public participation plan. This plan is for the San Luis 2040 update that he is working on and as part of the plan they already had two (2) workshops and the informational booth on July 4<sup>th</sup>. More than 100 surveys asking community members what they expect from the city in the next 20 years have been received.

**MOTION:** Council Member Jose Ponce/Council Member Mario Buchanan Jr. to approve and adopt Resolution No. 2087. Motion passed unanimously.  
The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. D. Discussion and possible action on any and all matters regarding a Memorandum of Understanding between the City of San Luis and Greater Yuma Port Authority for the proposed Lot Tie Case No. 2019-0336. (Joaquin Campa, Building Official)**

Mr. Jose Guzman, Director of Planning & Zoning, stated that this Memorandum of Understanding (MOU) is to allow for the lot split to be approved, some of the conditions that staff had, were to do a water loop system in the subdivision, dedication of the necessary right-of-way, and public improvements. Greater Yuma Port Authority (GYPA) already complied with the water loop system and are doing the dedication of the right-of-way. This MOU will make sure that the public improvements are done when this projects gets developed.

**MOTION:** Council Member Jose Ponce/Council Member Africa Luna-Carrasco to approve the MOU with GYPA as presented. Motion passed unanimously.  
The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

## **7. SUMMARY OF CURRENT EVENTS**

Council Member Gloria Torres reported that she attended an event at Comite De Bienestar and a certificate of appreciation was presented to the city for the help received.

Council Member Africa Luna-Carrasco reported that a few months ago the library director retired and she was appointed to be on the search committee for a new director, they already advertised within and nationally, the time line is from last week to October. Mayor Gerardo Sanchez thanked Council Member Africa Luna-Carrasco for being active in this committee and for the hard work done for the city and community. Vice Mayor Maria Cecilia Cruz reported that she attended several congressional office meeting with multiple congressmen in regards to the port of entry support and the city, they gave full support.

Mayor Gerardo Sanchez reported that he will be attending similar meetings in Phoenix and Tucson in regard to the port of entry and it is very important that full support is given to this project. This port of entry is the only port of entry in the presidential's budget and California and Texas are competing for it. The City of San Luis has the support of the Governor, City of Douglass, City of Nogales, multiple port cities and Mayors, Arizona Department of Transportation and state agencies.

Vice Mayor Maria Cecilia Cruz thanked Mr. Tadeo De La Hoya, City Manager, and Luis for attending the meeting and Luis Ramirez who are a crucial part to all the work Elected Officials have done. She added that she attended the grand opening of the Yuma Kidney and Dialysis Specialist Bio Family Clinic on the 18<sup>th</sup>, it is good news for San Luis.

Mayor Gerardo Sanchez mentioned that in the neurological aspect, it is very important as this is something that is lacking in the City of San Luis, he heard that a local clinic is also expanding therefore there is a possibility that there will be more providers, a cardiologist and an orthopedic place.

Council Member Jose Ponce reported he attended the San Luis Film Festival at the Cesar Chavez Cultural Center last Friday and got to know new people in this industry.

## **8. CALL TO THE PUBLIC**

Mr. Mark Concha, 1141 N. De La Vara Avenue, SLAZ, stated he is representing all those people who will be left without a job, there are quite a few people that stand behind Riedel Construction. He said he is not representing Riedel but those that will be without a job because the City Council only see one office but in reality it is an organization quite big. Approximately in November, he will be without a job along with other families that directly or indirectly depend on this company, which are approximately 300 people that mainly are the only income source in their homes.

Furthermore Mr. Concha added that the city wanted to implement certain things that do not have a place since approximately two (2) months ago a subdivision next to Santa Cecilia 3, to which a few of things were not implemented that are currently being asked for Santa Cecilia 3. Yet this has not been a problem with Ms. Riedel as she has fulfilled all the requirements and the city's whims. Also Ms. Riedel offered to connect County 24<sup>th</sup> from Avenue F to 10<sup>th</sup> Street and not only that, but the city maybe thought how will the city pay back Ms. Riedel. She also presented an effective plan for the city not to be in debt and help connect this route that is fundamental. The people that live on Avenue F are people that pay taxes just like all the other residents in San Luis and are not receiving the services they are supposed to as if there is an accident, specially during traffic times, which is during the time kids get out of school, it will be a lot easier for a person to die since the help will not get there on time. Avenue F does not count with a police nor fire substation. He stated that he can continue with the abuse of power that Mayor Gerardo Sanchez has committed against Ms. Riedel, and the rest of the City Council support him since the City Council has the power and right to stop the Mayor if he is not using his power the way he is supposed to. But yet, Mayor Gerardo Sanchez, was on television stating that the City of San Luis is one of the fastest growing cities in the State of Arizona, but you are stopping the growth since you are not operating in an effective manner.

Mr. David Lara, 1062 6<sup>th</sup> Drive, SLAZ, stated he wanted an email from each and every Council Member giving him a logical explanation on economic development. There is something that happened in San Luis again that happened many years ago when your son was a Council Member and that is purchasing from outside vendors for product that is more expensive and top of that the city has taken six (6) months to one (1) year to pay him. What happens with the city's residents if they do not pay their water bill? And yet the other vendor is getting paid really fast. He is not going to get any richer or poorer but how many other local vendors are going through the same thing. The city supports outside business owners.

Ms. Olivia Jenkins, 3766 E. Jet Street, SLAZ, former city employee for 34 years, stated she wanted to provide the City Council some information she feels is relevant to a discussion the City Council will be having in executive session and as she was approached regarding probably that same matter by other persons regarding what happened during the salary study and compensation study that she was involved with while she was a city employee. Ms. Jenkins added she will provide them with a written response but also wanted to for the record, make a clarification so the City Council can hear it from her. She was approached with the question what happened to the HR position, the HR Manager, the HR Director, her response is in relation to the question that she has been approached with the Human Resources Manager or Director position, at the time of the study the recommendation and the change was to title only, this request recommendation made by her under her capacity of HR Manager was to align the title for the HR Director with other Director positions that had been recommended for a title change. The title change for the HR Director did not change the pay rate, the job class, or the job description and/or responsibilities of that position.

Documents presented and submitted for adoption with the agenda item for July 9, 2018 Council Agenda are city records and at your disposition. If the pay grade or any other component of the position is not what it was adopted, that would be a modification that was done after January 31, 2019 when she retired. She added that anything that transpired during the study either are in emails, in CPS HR Consultants or in reports received from the consultant, perhaps only the consults now have that information as she was informed that the computer that was used by her while in HR had problems with the hard drive, it was damaged, fried and she is assuming that data was lost. So she finds it interesting that if that is what happened or perhaps that computer was removed voluntarily from that office and respectfully asked that her name and her children's family name is not used to place on blame or suspicion as to what she did while she was a city employee. If the City Council has any questions or concerns they are always welcome to contact her and ask her and asked the City Council to please not assume that she did or did not do things. She said she invited the City Council to have a conversation with her before she left, to clear any matters they might had any concerns with and she thinks they had a good conversation. She worked hard and long during her 34 years to gain respect and trust from her co-workers and she left hoping that that was not tainted, she still is a resident of San Luis, lives here and has family here.

Ms. Guillermina Fuentes, 1630 N. 9<sup>th</sup> Avenue, SLAZ, she reiterated her support to the City Council for the good work they are doing as Council Members if it was not like she would of not have supported them, the pilot program of defamation began against the City Council, but wanted to tell them that she is there and there have been a few scourges to the person that has been wanting to remove you, so if that person wants one more then enter once more. The group will support the City Council so don't throw off the towel Mayor as he is doing a good job they know what he is doing. So if there are black intentions from the individuals that only live and love living from conflict, she does not want to imagine the poor life they live.

Ms. Maria Robles, 1195 California Street, SLAZ, congratulated the City Council for the great job they are doing for the community and as a resident of the city for the past 30 years she has seen how different administrations work and she will always support the people that work and feels very proud of the City Council's work and reiterated her support with everything that they are doing because they are there to support the community and do show it with facts. She is simply a witness of what they are doing with the Latino group of cancer and that is what we all should be concentrating on things like this, in supporting to grow and be stronger.

Mr. Jose Manuel Guizar, 1425 Cabello Avenue, SLAZ, stated he is there to speak on behalf of all the people that work and live off from a minimum salary wage here in San Luis, AZ, that unfortunately it is not a good salary, he has been a resident of the city for 14 years and regardless of the problems there are between them, the employees cannot do anything, it is the City Council that needs to start working, the city is going down instead of going up. The roads are horrible, the traffic jams due to the schools and everything that was done regarding the line is worst.

He asked the Mayor and City Council to think about the families that work and do not say anything, during the summer they work 40 hours and have to work extra hours to live more or less comfortable. There are a lot of people that will be left without a job.

Mr. Jesse Lugo, Gadsden resident, democrat, stated that he is happy with the City Council who is recognized by the state, it does not matter who is in the City Council, there will always be problems, but the group supports the ones that got elected, yes there can be new roads but it all costs money. Not too long ago there were petitions circulating to place a police and fire sub-stations at Avenue F but the people did not support it, so now the people is screwed because there will be no police and fire sub-stations, therefore people need to support these type of petitions.

Mr. Augustine Tumbaga, 235 W. Beach Street, Somerton, AZ stated that one of the topics that has been discussed lately is Santa Cecilia 3 and he was one of the persons that put the deal together with Josh Meyers and put it together in phases and there is a process and he is surprised how San Luis has grown. The issues going on is something he believes can be resolved, he thinks staff is working on it and he has made an attempt with the individuals that own the land that are creating some of this problem, many months ago, he spoke to an individual about selling the property knowing the situation was there...40,000 acres, 50,000 acres taking it at a higher price, he spoke to him today and told him that he will do the 50,000, magically the number is now \$75,000.00 to potentially \$100,000.00 an acre. These are individuals not from this community or South County that creates a situation, a turmoil he sees going on and he realizes it is a plus that the community continues to grow, the census is coming soon and the numbers will help the city for more funding to come, but he foresees that outsiders that don't live close to this area don't care about this community are creating these problems because of things that were not done many years ago and now it falls on the current local governing body and developers. On a separate note, he added that the domestic violence home was sold and hopes to raise another \$30,000.00 little by little working with Vice Mayor Maria Cecilia Cruz some funds will be raised to have another domestic violence shelter in San Luis.

## **9. EXECUTIVE SESSION**

**Vote to hold an Executive Session pursuant to A.R.S. §§38-431.03(A) subsections (3) and (4)**

**Discussion and possible action on any and all matters regarding action to hold an executive session pursuant to A.R.S. §§38-431.03(A) subsections (3) and (4) for discussion or consultation for legal advice with the City's Attorneys in order to consider the Board Members' position and instruct the Attorneys regarding the employment contract for the recruitment of a future HR head. (Kay Marion Macuil, City Attorney and Justin Pierce, Outside Counsel/Employment Lawyer)**

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to go into Executive Session at approximately 7:48 p.m. Motion passed with six (6) aye votes and one (1) nay vote by Vice Mayor Maria Cecilia Cruz.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Nay
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

## 10. MOTION TO GO BACK INTO REGULAR SESSION

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to go back to Regular Session at approximately 8:55 p.m. Motion passed unanimously six (6) aye votes, Vice Mayor Maria Cecilia Cruz left the meeting immediately after the Mayor and City Council went into Executive Session at approximately 7:48 p.m.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	not present
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

## 11. ADJOURNMENT

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to adjourn the Regular Council meeting at approximately 8:55 p.m. Motion passed unanimously with six (6) aye votes.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	not present
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

APPROVED:

---

Gerardo Sanchez, Mayor

ATTEST:

---

Sonia Cornelio, City Clerk

### **CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING FOR THE CITY COUNCIL, SAN LUIS, ARIZONA HELD ON AUGUST 14, 2019. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

---

Sonia Cornelio, City Clerk



## AGENDA ITEM REVIEW FORM

### Regular City Council Meeting

5.B.

Meeting Date: 08/28/2019

---

#### Summary

#### **DISBURSEMENTS FROM AUGUST 3, 2019 THROUGH AUGUST 28, 2019.**

Total Disbursements \$ 725,530.67

(Seven Hundred Twenty-Five Thousand, Five Hundred Thirty Dollars and Sixty-Seven Cents)

---

#### Attachments

Disbursements

---



# City of San Luis

Finance Department

RECEIVED

2019 AUG 20 A 9:01

CITY OF SAN LUIS  
OFFICE OF THE CITY CLERK

**COUNCIL MEETING AUGUST 28, 2019**  
**Disbursement Reports from 8/3/2019 to 8/16/2019**

<u>Bank Accounts</u>	<u>Check Date</u>	<u>Amount</u>	<u>Schedule</u>
Payroll Check Account	8/5/2019	\$ 4,370.81	Schedule A
Payroll Check Account	8/6/2019	\$ 320,276.75	Schedule B
Accounts Payable Check Account	8/8/2019	\$ 211,925.28	Schedule C
Accounts Payable Check Account	8/15/2019	\$ 188,957.83	Schedule D

**Total Disbursements: \$ 725,530.67**

Please contact Ms. Monica Castro prior to the meeting if additional information is needed.

Prepared by Angelica V. Castro:

Verified by Director of Finance:

For Council approval on: \_\_\_\_\_

**Mayor:** \_\_\_\_\_

**Council:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Schedule A

# Pay Day Register

Pay Date Range 08/01/19 - 08/31/19

Pay Batch 201908M

Pay Batch 201908M Total

Employees in Pay Batch 7

Female Employees in Pay Batch 3

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
102 - SALARY	.0000	7,550.00	Gross	7,700.00	Dental Council	265.31 .00
806 - TELEPHONE STIPEND	.0000	150.00	Imputed Income		EODCRS - COUNCIL	108.00 1,800.00
Total	0.0000	\$7,700.00	FEDERAL TAX WITHHOLDING	114.73 5,550.86	EODCRS - DISABILITY	2.26 1,800.00
			SOCIAL SECURITY TAX	477.40 7,700.00	EODCRS/EORP LEGACY RATE	997.74 1,800.00
			MEDICARE	111.67 7,700.00	Health Council	6,693.88 .00
			STATE WITHHOLDING	151.60 5,550.86	Retirement Council EORP	3,532.23 5,750.00
			Council Retirement EORP	588.50 5,750.00	Vision Council	76.37 .00
			Dental Council	147.98 .00	Total	\$11,675.79
			EODCRS - COUNCIL	144.00 1,800.00	Workers' Comp	Gross Base
			EODCRS - DISABILITY	2.26 1,800.00	MUNICIPAL/ TOWN/	134.77 7,700.00
			GARNISHMENT	220.86 .00	Total	\$134.77
			Medical Council	1,216.20 .00	Direct Deposits	Amount
			MISCELLANEOUS	103.79 .00	1st Bank Yuma	728.70
			Vision Council	50.20 .00	Chase Bank	688.14
			Net	\$4,370.81 ✓	Federal Credit Union	918.15
					Sunbank	919.53
					WASHINGTON FEDERAL	751.40
					Wells Fargo	364.89
					Total	\$4,370.81
					Check	\$0.00

Prepared by:  
Debra Luna

Date:

Approved:  
Cortez



# Schedule B

## Pay Day Register

Pay Date Range 07/20/19 - 08/02/19

Pay Batch 201916

PSPRS POLICE DB RATE - TIER	2,861.93	24,565.92	BUILDING- NOC OPER BY	1,193.64	32,973.20
PSPRS POLICE DB RATE - TIER 2	998.18	8,568.03	BUS COMPANY AND DRIVERS	138.40	2,507.20
PSPRS POLICE DB RATE - TIER 3	1,392.02	14,004.28	CLERICAL OFFICE/ LIBRARY/	235.03	97,936.58
STANDARD LIFE ADDTNL	938.33	.00	Electrician	58.53	1,864.00
TRANSWESTERN MEXICAN	96.50	.00	FIREFIGHTERS & DRIVERS	3,797.34	107,879.74
U.S. MEX DENTAL - EE &	655.96	.00	GARBAGE/ ASH/ REFUSE	265.30	4,244.81
U.S. MEX DENTAL - EE &	63.48	.00	MUNICIPAL/ TOWN/	81.06	4,632.00
UNITED WAY	14.00	.00	PARKS- NOC ALL EMPLOYEES	470.01	15,161.28
US & MEX DENTAL= FAMILY	581.24	.00	POLICE OFFICERS	4,178.22	95,393.35
US & MEX HEALTH = C	6,291.60	.00	RECREATION- ALL EMPLOYEES/	216.11	15,774.88
US & MEX HEALTH = FAMILY	4,812.15	.00	SEWAGE DISPOSAL/ PLANT	690.85	20,083.02
US & MEX HEALTH = SP	749.00	.00	Street or Road Construction	1,311.42	16,331.44
VSP - VISION FAMILY	628.00	.00	WATERWORKS OPERATIONS	582.03	16,773.15
Net	<u>\$320,276.75</u> ✓		Total	<u>\$13,529.26</u>	

Direct Deposits	Amount
1st Bank Yuma	21,906.40
ACADEMY BANK	3,278.56
Bank of America	1,316.75
BANKCORP BANK	250.00
BBVA COMPASS	852.34
Charles Sch	200.00
Chase Bank	137,426.95
CHASE BANK CA	4,170.00
CHASE BANK MORGAN	892.08
chase centro	926.34
Federal Credit Union	38,838.23
FF CREDIT UNION	300.00
FIREFIGHTER FIRST CREDIT UNION	2,563.42
GREEN DOT BANK	888.87
National Bank	500.00
Navy Federal	9,913.58
NetSpend Corporation DD	120.00
NORTH ISLAND CREDIT UNION	1,027.55
Sunbank	1,550.21
USAA FEDERAL SAVING	1,734.52
WASHINGTON FEDERAL	902.76
Wells Fargo	60,754.12
WELLS FARGO ARKANSAS	1,537.67
Total	<u>\$291,850.35</u>
Check	\$28,426.40

Prepared by:  
Debora Luna

Date:

*CC*  
Approved

# Payment Register

From Payment Date: 8/5/2019 - To Payment Date: 8/8/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable Totals									
<b>Checks</b>									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		82			\$211,925.28	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Stopped		0			\$0.00	\$0.00	
		<b>Total</b>		<b>82</b>			<b>\$211,925.28</b>	<b>\$0.00</b>	
<b>All</b>									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		82			\$211,925.28	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Stopped		0			\$0.00	\$0.00	
		<b>Total</b>		<b>82</b>			<b>\$211,925.28</b>	<b>\$0.00</b>	
<b>Grand Totals:</b>									
<b>Checks</b>									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		82			\$211,925.28	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Stopped		0			\$0.00	\$0.00	
		<b>Total</b>		<b>82</b>			<b>\$211,925.28</b>	<b>\$0.00</b>	
<b>All</b>									
		Status		Count			Transaction Amount	Reconciled Amount	
		Open		82			\$211,925.28	\$0.00	
		Reconciled		0			\$0.00	\$0.00	
		Voided		0			\$0.00	\$0.00	
		Stopped		0			\$0.00	\$0.00	
		<b>Total</b>		<b>82</b>			<b>\$211,925.28</b>	<b>\$0.00</b>	

Prepared By:  
Maggie Dominguez  
Date: 8/8/19



# Payment Register

From Payment Date: 8/5/2019 - To Payment Date: 8/8/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
Check									
90560	08/05/2019	Open			Accounts Payable	DUENAS, DEREK	\$91.00		
90561	08/06/2019	Open			Accounts Payable	YUMA COUNTY RECORDER	\$389.00		
90562	08/06/2019	Open			Accounts Payable	YUMA COUNTY RECORDER	\$24,775.35		
90563	08/07/2019	Open			Accounts Payable	CALIFORNIA STATE DISBURSEMENT UNIT	\$252.91		
90564	08/07/2019	Open			Accounts Payable	CHARGO PA, GURSTEL	\$26.95		
90565	08/07/2019	Open			Accounts Payable	FOP/ALC	\$345.00		
90566	08/07/2019	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$100.00		
90567	08/07/2019	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$220.86		
90568	08/07/2019	Open			Accounts Payable	SAN LUIS POLICE OFFICERS ASSOC	\$405.00		
90569	08/07/2019	Open			Accounts Payable	SUPPORT PAYMENT CLEARINGHOUSE	\$4,376.78		
90570	08/07/2019	Open			Accounts Payable	UNITED WAY OF YUMA COUNTY INC.	\$14.00		
90571	08/07/2019	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS ASSOC	\$75.50		
90572	08/07/2019	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS- IAFF	\$800.00		
90573	08/07/2019	Open			Accounts Payable	YUMA COUNTY WATER USERS	\$1,799.48		
90574	08/07/2019	Open			Accounts Payable	YUMA COUNTY WATER USERS	\$60.00		
90575	08/08/2019	Open			Accounts Payable	4 IMPRINT	\$520.01		
90576	08/08/2019	Open			Accounts Payable	ALBERT HOLLER & ASSOCIATES	\$2,000.00		
90577	08/08/2019	Open			Accounts Payable	ALSCO, INC	\$229.77		
90578	08/08/2019	Open			Accounts Payable	ARIZONA PNEUMATIC SYSTEM	\$1,383.55		
90579	08/08/2019	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	\$4,409.29		
90580	08/08/2019	Open			Accounts Payable	CARDENAS, JUAN, A	\$180.00		
90581	08/08/2019	Open			Accounts Payable	CDWG	\$2,712.61		
90582	08/08/2019	Open			Accounts Payable	CENTERLINE SUPPLY WEST	\$4,789.08		
90583	08/08/2019	Open			Accounts Payable	CITY OF YUMA	\$35,084.10		
90584	08/08/2019	Open			Accounts Payable	CORDOVA, JOSE, MANUEL	\$36.00		
90585	08/08/2019	Open			Accounts Payable	CUEVAS, CHRISTIAN	\$75.00		
90586	08/08/2019	Open			Accounts Payable	DANA-KEPNER COMPANY INC.	\$12,984.10		
90587	08/08/2019	Open			Accounts Payable	DESERT DOCUMENT SHREDDERS, LLC	\$339.60		
90588	08/08/2019	Open			Accounts Payable	DESERT VALLEY SERVICES, INC	\$2,190.58		
90589	08/08/2019	Open			Accounts Payable	DESERT VETERINARY CLINIC PLC	\$623.54		
90590	08/08/2019	Open			Accounts Payable	DNK PLUMBING SUPPLY	\$104.32		
90591	08/08/2019	Open			Accounts Payable	ELLIOTT AUTO SUPPLY CO INC	\$749.83		
90592	08/08/2019	Open			Accounts Payable	EMAZON, JESUS	\$144.00		
90593	08/08/2019	Open			Accounts Payable	FRANCO, MARTIN, A	\$358.00		
90594	08/08/2019	Open			Accounts Payable	FRESH TERRA SERVICES LLC	\$4,230.00		
90595	08/08/2019	Open			Accounts Payable	GARCIA, OSCAR, EDUARDO	\$180.00		
90596	08/08/2019	Open			Accounts Payable	GILA ELECTRONIC	\$995.79		
90597	08/08/2019	Open			Accounts Payable	GLOBAL EQUIPMENT COMPANY INC.	\$1,091.00		
90598	08/08/2019	Open			Accounts Payable	GOVERNMENT FINANCE OFFICERS	\$550.00		
90599	08/08/2019	Open			Accounts Payable	GUTIERREZ, MANUEL	\$206.00		

# Payment Register

From Payment Date: 8/5/2019 - To Payment Date: 8/8/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
90600	08/08/2019	Open			Accounts Payable	HANSBERGER REGRIGERATION & ELECTRIC CO	\$1,170.75			
90601	08/08/2019	Open			Accounts Payable	HILL BROTHERS CHEMICAL CO.	\$5,245.38			
90602	08/08/2019	Open			Accounts Payable	KAMAN INDUSTRIAL TECHNOLOGIES	\$3,798.13			
90603	08/08/2019	Open			Accounts Payable	KUSTOM SIGNALS, INC	\$522.51			
90604	08/08/2019	Open			Accounts Payable	MASTER AUTO GLASS LLC	\$655.24			
90605	08/08/2019	Open			Accounts Payable	MCNEECE BROS. OIL COMPANY, INC	\$35,154.22			
90606	08/08/2019	Open			Accounts Payable	MEDINA, JOSE	\$216.00			
90607	08/08/2019	Open			Accounts Payable	NAVARRETE PAINTING LLC	\$3,340.40			
90608	08/08/2019	Open			Accounts Payable	O'REILLY AUTO PARTS	\$25.00			
90609	08/08/2019	Open			Accounts Payable	OMEGA INDUSTRIAL SUPPLY INC	\$723.58			
90610	08/08/2019	Open			Accounts Payable	ON TRACK OVERHEAD DOORS	\$709.70			
90611	08/08/2019	Open			Accounts Payable	PH&S PRODUCTS	\$1,056.00			
90612	08/08/2019	Open			Accounts Payable	POSITIVE PROMOTIONS	\$377.68			
90613	08/08/2019	Open			Accounts Payable	PPEP INC.	\$7,500.00			
90614	08/08/2019	Open			Accounts Payable	PURCELL TIRE CO.	\$950.97			
90615	08/08/2019	Open			Accounts Payable	QUINONEZ, FRANCISCO	\$100.00			
90616	08/08/2019	Open			Accounts Payable	RAMIREZ MUNGUIA, ARTURO, I	\$160.00			
90617	08/08/2019	Open			Accounts Payable	RDO EQUIPMENT CO.	\$103.97			
90618	08/08/2019	Open			Accounts Payable	REAL PURIFIED WATER LLC	\$42.00			
90619	08/08/2019	Open			Accounts Payable	SAN LUIS AIR CONDITIONING LLC	\$5,120.58			
90620	08/08/2019	Open			Accounts Payable	SAN LUIS SPEAR POINT SOLAR I, LLC	\$8,832.62			
90621	08/08/2019	Open			Accounts Payable	SILVA, JUAN, MANUEL	\$240.00			
90622	08/08/2019	Open			Accounts Payable	SIRCHIE FINGER PRINT LABORATORIES	\$685.25			
90623	08/08/2019	Open			Accounts Payable	SOUTHWEST ENTRANCES, INC	\$270.78			
90624	08/08/2019	Open			Accounts Payable	SPECIALTY SEWING SENTER, INC.	\$4,422.32			
90625	08/08/2019	Open			Accounts Payable	SPRAGUES SPORTS INC.	\$495.82			
90626	08/08/2019	Open			Accounts Payable	THOMPSON DESIGN ARCHITECTS P.C.	\$8,400.00			
90627	08/08/2019	Open			Accounts Payable	TORRES, CRISTIAN	\$40.00			
90628	08/08/2019	Open			Accounts Payable	TRI-TECH FORENSICS INC.	\$421.96			
90629	08/08/2019	Open			Accounts Payable	ULINE, INC.	\$170.36			
90630	08/08/2019	Open			Accounts Payable	VERIZON WIRELESS MESSAGING SVC	\$2,178.31			
90631	08/08/2019	Open			Accounts Payable	WESTERN SUN SYSTEMS, INC	\$1,500.00			
90632	08/08/2019	Open			Accounts Payable	YUMA AUTO REBUILDERS	\$620.14			
90633	08/08/2019	Open			Accounts Payable	YUMA CO. AIRPORT AUTHORITY INC	\$167.79			
90634	08/08/2019	Open			Accounts Payable	YUMA FARM & HOME SUPPLY INC.	\$370.56			
90635	08/08/2019	Open			Accounts Payable	YUMA NURSERY SUPPLY	\$1,969.65			
90636	08/08/2019	Open			Accounts Payable	YUMA PRINTING & GRAPHIC DEPT.	\$281.46			
90637	08/08/2019	Open			Accounts Payable	YUMA TRUCK PARTS	\$164.03			
90638	08/08/2019	Open			Accounts Payable	YUMA WINLECTRIC CO.	\$211.97			
90639	08/08/2019	Open			Accounts Payable	YUMA WINNELSON CO.	\$3,235.15			
90640	08/08/2019	Open			Accounts Payable	MILLER, DAMIAN	\$327.00			
90641	08/08/2019	Open			Accounts Payable	PERALTA, FRANCISCO	\$50.00			
Type Check Totals:							82 Transactions	\$211,925.28		

# Payment Register

From Payment Date: 8/12/2019 - To Payment Date: 8/15/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
90756	08/15/2019	Open			Accounts Payable	SANCHEZ, GERARDO	\$84.95		
90757	08/15/2019	Open			Accounts Payable	SANDOVAL, NANCY	\$435.00		
90758	08/15/2019	Open			Accounts Payable	SHUCK DRILLING COMPANY LLC	\$13,020.62		
90759	08/15/2019	Open			Accounts Payable	SIGN MASTERS	\$1,756.27		
90760	08/15/2019	Open			Accounts Payable	SOUTH YUMA COUNTY LANDFILL	\$14,352.84		
90761	08/15/2019	Open			Accounts Payable	URQUIJO, SALVADOR	\$101.00		
90762	08/15/2019	Open			Accounts Payable	YUMA FARM & HOME SUPPLY INC.	\$73.89		
90763	08/15/2019	Open			Accounts Payable	YUMA COUNTY WATER USERS	\$9,295.14		
Type Check Totals:									
1BYPAYABLE - 1st BY Accounts Payable Totals									
							122 Transactions	\$188,957.83	

Type Check Totals:  
1BYPAYABLE - 1st BY Accounts Payable Totals


Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	122	\$188,957.83	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>122</b>	<b>\$188,957.83</b>	<b>\$0.00</b>

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	122	\$188,957.83	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>122</b>	<b>\$188,957.83</b>	<b>\$0.00</b>

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	122	\$188,957.83	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>122</b>	<b>\$188,957.83</b>	<b>\$0.00</b>

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	122	\$188,957.83	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>122</b>	<b>\$188,957.83</b>	<b>\$0.00</b>

Prepared By:  
Maggie Dominguez  
Date: Maggie D.  
8/15/19  


# Payment Register

From Payment Date: 8/12/2019 - To Payment Date: 8/15/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
<u>Check</u>									
90642	08/14/2019	Open			Utility Management Refund	AYALA, JEANETTE, Y	\$101.77		
90643	08/14/2019	Open			Utility Management Refund	BOJORQUEZ, ROBERTO	\$108.87		
90644	08/14/2019	Open			Utility Management Refund	CARRILLO, JUAN & MARGARITA	\$108.64		
90645	08/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$18.37		
90646	08/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$15.79		
90647	08/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$15.78		
90648	08/14/2019	Open			Utility Management Refund	ENCINAS, RUBEN & SANDRA	\$115.57		
90649	08/14/2019	Open			Utility Management Refund	FELIX, EDITH J & GERARDO	\$27.19		
90650	08/14/2019	Open			Utility Management Refund	FUENTES, MIGUEL, A	\$20.05		
90651	08/14/2019	Open			Utility Management Refund	HERNANDEZ, ARMANDO & MARISOL M	\$5.23		
90652	08/14/2019	Open			Utility Management Refund	LOPEZ, CARLOS R & IRMA C	\$3.09		
90653	08/14/2019	Open			Utility Management Refund	LOPEZ, JOSE, A	\$170.88		
90654	08/14/2019	Open			Utility Management Refund	LOPEZ, SERGIO	\$185.46		
90655	08/14/2019	Open			Utility Management Refund	MARQUEZ, NOHEMI	\$214.45		
90656	08/14/2019	Open			Utility Management Refund	MOLINA, ALEJANDRA & CECILIA DE MOLINA	\$66.42		
90657	08/14/2019	Open			Utility Management Refund	MONTANO, MARIA G	\$51.30		
90658	08/14/2019	Open			Utility Management Refund	MORALES, ROSARIO & GUZMAN, KASSANDRA	\$122.81		
90659	08/14/2019	Open			Utility Management Refund	NM & ASSOCIATES LLC	\$30.20		
90660	08/14/2019	Open			Utility Management Refund	NM & ASSOCIATES LLC	\$116.07		
90661	08/14/2019	Open			Utility Management Refund	ORTEGA, CONSUELO	\$147.44		
90662	08/14/2019	Open			Utility Management Refund	PEREZ, ESPERANZA	\$85.15		
90663	08/14/2019	Open			Utility Management Refund	RAMIREZ, FERNANDO	\$86.10		
90664	08/14/2019	Open			Utility Management Refund	RIEDEL CONSTRUCTION INC	\$13.24		
90665	08/14/2019	Open			Utility Management Refund	RIVERA BAJO, RAMONA	\$170.52		
90666	08/14/2019	Open			Utility Management Refund	SANCHEZ, JULIA, C	\$82.66		

# Payment Register

From Payment Date: 8/12/2019 - To Payment Date: 8/15/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
90667	08/15/2019	Open			Accounts Payable	24-7 GET FIT SL, LLC	\$704.00		
90668	08/15/2019	Open			Accounts Payable	AHERN RENTALS, INC.	\$313.17		
90669	08/15/2019	Open			Accounts Payable	ALLUVIAL MEDIA LLC	\$1,250.00		
90670	08/15/2019	Open			Accounts Payable	ALONSO, FRANCIA	\$172.00		
90671	08/15/2019	Open			Accounts Payable	AMERICAN PLANNING ASSOCIATION	\$3,000.00		
90672	08/15/2019	Open			Accounts Payable	AMETZA ARIZONA LLC	\$308.32		
90673	08/15/2019	Open			Accounts Payable	ARIZONA MUNICIPAL RISK	\$12,259.00		
90674	08/15/2019	Open			Accounts Payable	ARIZONA PNEUMATIC SYSTEM	\$2,002.29		
90675	08/15/2019	Open			Accounts Payable	ARIZONA SECRETARY OF STATE	\$100.00		
90676	08/15/2019	Open			Accounts Payable	ARIZONA STATE TREASURER	\$27,795.25		
90677	08/15/2019	Open			Accounts Payable	ARIZONA STATE UNIVERSITY	\$4,031.30		
90678	08/15/2019	Open			Accounts Payable	ATLAS COMMERCIAL PRODUCTS	\$1,307.05		
90679	08/15/2019	Open			Accounts Payable	AUTOZONE STORES, INC	\$12.16		
90680	08/15/2019	Open			Accounts Payable	AZ STATE PRISON COMPLEX - YUMA	\$89.00		
90681	08/15/2019	Open			Accounts Payable	AZ STATE PRISON COMPLEX - YUMA	\$282.75		
90682	08/15/2019	Open			Accounts Payable	BKC & CONSULTING INC	\$1,995.00		
90683	08/15/2019	Open			Accounts Payable	BORDER GYM FITNESS LLC	\$668.00		
90684	08/15/2019	Open			Accounts Payable	CARBAJAL, EDGAR	\$172.00		
90685	08/15/2019	Open			Accounts Payable	CENTURYLINK	\$6,651.06		
90686	08/15/2019	Open			Accounts Payable	CITY OF PHOENIX	\$2,375.00		
90687	08/15/2019	Open			Accounts Payable	COURT ADMINISTRATOR	\$1,000.00		
90688	08/15/2019	Open			Accounts Payable	CRESTLINE SPECIALTIES INC.	\$1,009.98		
90689	08/15/2019	Open			Accounts Payable	D & H ELECTRIC INC.	\$1,750.00		
90690	08/15/2019	Open			Accounts Payable	DE LA HOYA, TADEO	\$172.00		
90691	08/15/2019	Open			Accounts Payable	DE LA HOYA, ARACELY	\$101.00		
90692	08/15/2019	Open			Accounts Payable	DUARTE, YIGAL	\$101.00		
90693	08/15/2019	Open			Accounts Payable	DUENAS, DEREK	\$182.00		
90694	08/15/2019	Open			Accounts Payable	ESPINOZA, JAVIER, A	\$60.00		
90695	08/15/2019	Open			Accounts Payable	FERNANDEZ, JENI	\$101.00		
90696	08/15/2019	Open			Accounts Payable	FRAGOZO, CRYSTAL	\$101.00		
90697	08/15/2019	Open			Accounts Payable	FRED PRYOR SEMINARS	\$199.00		
90698	08/15/2019	Open			Accounts Payable	GALAVIZ, LIZANDRO	\$101.00		
90699	08/15/2019	Open			Accounts Payable	GIMBUT, GLENN J.	\$172.00		
90700	08/15/2019	Open			Accounts Payable	GOVERNMENTJOBS.COM, INC	\$9,442.69		
90701	08/15/2019	Open			Accounts Payable	GUST ROSENFELD P.L.C.	\$4,493.21		
90702	08/15/2019	Open			Accounts Payable	HANSBERGER REGRIGERATION & ELECTRIC CO	\$5,497.63		
90703	08/15/2019	Open			Accounts Payable	JONES, MARY F.	\$98.00		
90704	08/15/2019	Open			Accounts Payable	JUAREZ, EDGAR	\$1,120.22		
90705	08/15/2019	Open			Accounts Payable	LABORIN, FERNANDO, L	\$250.00		
90706	08/15/2019	Open			Accounts Payable	LEGROS, BRIAN, SEAN	\$55.25		
90707	08/15/2019	Open			Accounts Payable	LEON, ALFREDO	\$101.00		
90708	08/15/2019	Open			Accounts Payable	MACHADO, IVAN & AIXIA GUTIERREZ	\$6,175.00		
90709	08/15/2019	Open			Accounts Payable	MASTER AUTO GLASS LLC	\$426.60		
90710	08/15/2019	Open			Accounts Payable	NAVARRO, CAROLINE	\$100.00		
90711	08/15/2019	Open			Accounts Payable	ON TRACK OVERHEAD DOORS	\$299.15		

# Payment Register

From Payment Date: 8/12/2019 - To Payment Date: 8/15/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
90712	08/15/2019	Open			Accounts Payable	PIERCE COLEMAN PLLC	\$1,500.00		
90713	08/15/2019	Open			Accounts Payable	PONCE, JOSE	\$172.00		
90714	08/15/2019	Open			Accounts Payable	PUBLIC SAFETY PERSONNEL RET SY	\$1,850.00		
90715	08/15/2019	Open			Accounts Payable	PURCELL TIRE CO.	\$628.49		
90716	08/15/2019	Open			Accounts Payable	RAMOS, MARIA, CECILIA	\$172.00		
90717	08/15/2019	Open			Accounts Payable	RDO EQUIPMENT CO.	\$711.37		
90718	08/15/2019	Open			Accounts Payable	REAL PURIFIED WATER LLC	\$42.00		
90719	08/15/2019	Open			Accounts Payable	REDBURN TIRE COMPANY	\$297.74		
90720	08/15/2019	Open			Accounts Payable	SABORI, MARIA	\$86.00		
90721	08/15/2019	Open			Accounts Payable	SAN LUIS AIR CONDITIONING LLC	\$80.00		
90722	08/15/2019	Open			Accounts Payable	SAN LUIS AZ ROTARY CLUB	\$153.00		
90723	08/15/2019	Open			Accounts Payable	SANCHEZ, GERARDO	\$10.00		
90724	08/15/2019	Open			Accounts Payable	SANTIAGO, JOSE V.	\$101.00		
90725	08/15/2019	Open			Accounts Payable	SIGN MASTERS	\$173.46		
90726	08/15/2019	Open			Accounts Payable	SMITH, RALPH E. SR.	\$1,120.00		
90727	08/15/2019	Open			Accounts Payable	SOUTH YUMA COUNTY LANDFILL	\$14,592.96		
90728	08/15/2019	Open			Accounts Payable	SOUTHWEST ENTRANCES, INC	\$569.00		
90729	08/15/2019	Open			Accounts Payable	STANDARD PRINTING COMPANY, INC	\$1,382.79		
90730	08/15/2019	Open			Accounts Payable	TORRES, GILBERTO	\$50.66		
90731	08/15/2019	Open			Accounts Payable	UNITED ROTARY BRUSH CORP	\$3,660.43		
90732	08/15/2019	Open			Accounts Payable	UNIVERSAL BACKGROUND SCREENING INC	\$575.46		
90733	08/15/2019	Open			Accounts Payable	US POST MASTER	\$2,754.60		
90734	08/15/2019	Open			Accounts Payable	VALENCIA, ADALBERTO	\$101.00		
90735	08/15/2019	Open			Accounts Payable	VASQUEZ, SYLVIA, YVONNE	\$81.00		
90736	08/15/2019	Open			Accounts Payable	VELAZQUEZ, OMAR	\$101.00		
90737	08/15/2019	Open			Accounts Payable	VERIZON WIRELESS MESSAGING SVC	\$7,133.59		
90738	08/15/2019	Open			Accounts Payable	WESTERN SUN SYSTEMS, INC	\$305.56		
90739	08/15/2019	Open			Accounts Payable	YUMA COUNTY ADULT DETENTION CENTER	\$14.84		
90740	08/15/2019	Open			Accounts Payable	YUMA COUNTY TREASURER	\$175.10		
90741	08/15/2019	Open			Accounts Payable	YUMA COUNTY WATER USERS	\$30.00		
90742	08/15/2019	Open			Accounts Payable	YUMA COUNTY WATER USERS	\$15.00		
90743	08/15/2019	Open			Accounts Payable	YUMA OFFICE EQUIPMENT	\$6,037.51		
90744	08/15/2019	Open			Accounts Payable	YUMA WINNELSON CO.	\$1,707.60		
90745	08/15/2019	Open			Accounts Payable	ARIZONA WESTERN COLLEGE	\$78.00		
90746	08/15/2019	Open			Accounts Payable	CISNEROS, JOSE, LUIS	\$172.00		
90747	08/15/2019	Open			Accounts Payable	CUEVAS, AXEL	\$133.07		
90748	08/15/2019	Open			Accounts Payable	EAP PREFERRED	\$551.76		
90749	08/15/2019	Open			Accounts Payable	GONZALEZ, BIANCA	\$50.00		
90750	08/15/2019	Open			Accounts Payable	HERRERA, GUILLERMO	\$285.00		
90751	08/15/2019	Open			Accounts Payable	INTERNATIONAL PUBLIC MANAGEMENT ASSOCIATION	\$1,078.00		
90752	08/15/2019	Open			Accounts Payable	JACOBO, CINTHIA	\$101.00		
90753	08/15/2019	Open			Accounts Payable	MARTINEZ, YESENIA	\$50.00		
90754	08/15/2019	Open			Accounts Payable	MENDEZ, ROSELA	\$50.00		
90755	08/15/2019	Open			Accounts Payable	PINNACLE MEDICAL GROUP AZ P.C	\$225.00		



## AGENDA ITEM REVIEW FORM

### Regular City Council Meeting

6.A.

**Meeting Date:** 08/28/2019

**Department Head:** Lizandro Galaviz, Director of Parks & Recreation, Parks & Recreation Department

**Submitted By:** Crystal Fragozo, Administrative Assistant, Parks & Recreation Department

**Action Requested:** Motion  
Public Hearing

---

#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding the recommendation of a Special Event Liquor License Application to the Arizona Department of Liquor Licenses and Control to authorize the San Luis Frontera Rotary Club to sell alcohol at the Founder's Day Celebration to be held Friday, October 04, 2019. **(Marcos Ramirez, Secretary of the San Luis Frontera Rotary Club)**

- A. Open public hearing
  - 1. Presentation by staff and/or applicant
  - 2. Call to the public on this item
- B. Close public hearing
- C. Action on Special Event Liquor License Application to the Arizona Department of Liquor Licenses & Control

#### SUMMARY:

The San Luis Frontera Rotary Club wishes to sell alcohol at the Founder's Day Celebration to be held on Friday, October 04, 2019, from 4:00 p.m. to 2:00 a.m. at the San Luis Joe Orduño Park.

#### RECOMMENDATION / SUGGESTED MOTION:

- A. I MOVE TO OPEN PUBLIC HEARING.**
  - 1. Presentation by staff and/or applicant**
  - 2. Call to the public on this item**
- B. I MOVE TO CLOSE PUBLIC HEARING**
- C. I MOVE TO RECOMMEND APPROVAL TO THE ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL THE APPLICATION FOR THE SPECIAL EVENT LIQUOR LICENSE OF THE SAN LUIS FRONTERA ROTARY CLUB AS PRESENTED.**

N/A

---

#### Fiscal Impact

<b>IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:</b>	NO
<b>CITY/STATE/FEDERAL FUNDS:</b>	N/A
<b>TOTAL:</b>	N/A
<b>BUDGETED AMOUNT:</b>	N/A
<b>AVAILABLE AMOUNT TO TRANSFER:</b>	N/A

**ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A**

**FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):**

There is no associated fiscal impact with this item.

---

**Attachments**

Special Event Liquor License - 2019 Founder's Day Celebration

---



Arizona Department of Liquor Licenses and Control  
 800 W Washington 5th Floor  
 Phoenix, AZ 85007-2934  
 www.azliquor.gov  
 (602) 542-5141

**FOR DLLC USE ONLY**

Received Date:
Job #:
CSR:
License #:

**APPLICATION FOR SPECIAL EVENT LICENSE**  
 Fees: \$25.00 per day for 1-10 days (consecutive) *Cash Checks or Money Orders Only*  
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S § 44-6852)

**IMPORTANT INFORMATION:** This document must be fully completed or it will be returned.  
 The Department of Liquor Licenses and Control must receive this application ten (10) business days prior to the event.

**SECTION 1** Applicant must be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: Ramirez Marcos 10/25/1988  
Last First Middle Date of Birth

2. Applicant's mailing address: PO BOX 13926 San Luis Arizona 85349  
Street City State Zip

3. Applicant's home/cell phone: (928) 285-3532 Applicant's business phone: (\_\_\_\_) \_\_\_\_\_

4. Applicant's email address: marcosramirez5550@gmail.com

**SECTION 2** Name of Organization, Candidate or Political Party/Gov.: San Luis Frontera Rotary Club

**SECTION 3** Non-Profit/IRS Tax Exempt Number: 86-0734186

**SECTION 4** Event Location: Joe Orduño Park  
 Event Address: 965 N Park Avenue, San Luis, Arizona 85349

**SECTION 5** Dates and Hours of Event. Days must be consecutive but may not exceed 10 consecutive days.  
 See A.R.S. § 4-244(15) and (17) for legal hours of service.

**PLEASE FILL OUT A SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY**

	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>10/4/2019</u>	<u>Friday</u>	<u>4:00 PM</u>	<u>2:00AM</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY 10:	_____	_____	_____	_____

**SECTION 6** What type of security and control measures will you take to prevent violations of liquor laws at this event?  
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

2 \_\_\_\_\_ Number of Police 3 \_\_\_\_\_ Number of Security Personnel  Fencing  Barriers

Explanation: Fencing will be placed around beer area. One entrance and one exit will be posted. Security will be at entrance and on exit. Signs will be posted.

**SECTION 7** Will this event be held on a currently licensed premise and within the already approved premises?  Yes  No  
(If yes, Local Governing Body Signature not required)

\_\_\_\_\_  
Name of Business License Number Phone (Include Area Code)

**SECTION 8** How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors? Please read R-19-318 for explanation and check one of the following boxes.

- Place license in non-use
- Dispense and serve all spirituous liquors under retailer's license
- Dispense and serve all spirituous liquors under special event
- Split premise between special event and retail location

**(IF USING RETAIL LICENSE, PLEASE SUBMIT A LETTER OF AGREEMENT FROM THE AGENT/OWNER OF THE LICENSED PREMISES TO SUSPEND OR RUN CONCURRENT WITH THE PERMANENT LICENSE DURING THE EVENT. IF THE SPECIAL EVENT IS ONLY USING A PORTION OF THE PREMISES, AGENT/OWNER WILL NEED TO SUSPEND THAT PORTION OF THE PREMISES.)**

**SECTION 9** What is the purpose of this event?

On-site consumption  Off-site (auction/wine/distilled spirits pull)  Both

**SECTION 10**

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?  
 Yes  No (If yes, attach explanation.)
2. How many special event days have been issued to this organization during the calendar year? 0  
(The number cannot exceed 10 days per year.)
3. Is the Organization using the services of a Licensed Contractor?  
 Yes  No If yes, please provide the following: Name of Licensed Contractor: \_\_\_\_\_
4. Is the organization using the services of a series 6, 7, 11, or 12 licensee to manage the sale or service of alcohol?  
 Yes  No If yes, please provide the following: Name of Licensee \_\_\_\_\_ License #: \_\_\_\_\_
5. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds. The organization applying must receive 25% of the gross revenues of the special event liquor sales. Attach an additional page if necessary.  
Name San Luis Frontera Rotary Club Percentage: 100%  
Address PO BOX 13926 San Luis Arizona 85349  
Name \_\_\_\_\_ Percentage: \_\_\_\_\_  
Address \_\_\_\_\_  
Street City State Zip

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

Note: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

**NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN AUCTION WINE OR DISTILLED SPIRITS PULL SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE.**

**SECTION 11** License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.

**ATTACH DIAGRAM**

If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local government before submission to the Department of Liquor Licenses and Control. Please contact the local governing board for additional application requirements and submission deadlines. Additional licensing fees may also be required before approval may be granted. For more information, please contact your local jurisdiction.

I, (Print Full Name) Marcos Ramirez, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: 

**LOCAL GOVERNING BOARD**

Date Received: \_\_\_\_\_

I, \_\_\_\_\_ (Government Official) \_\_\_\_\_ (Title) recommend  APPROVAL  DISAPPROVAL

On behalf of \_\_\_\_\_ (City, Town, County) \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

**DLLC USE ONLY**

APPROVAL  DISAPPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

**A.R.S. § 41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice**

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

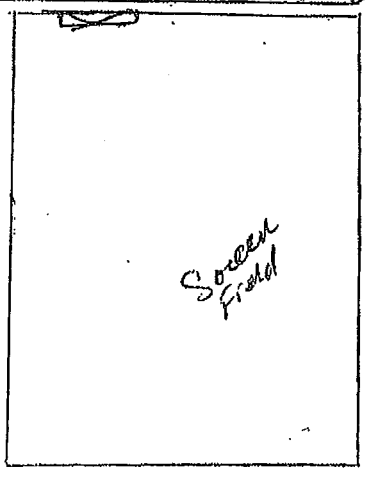
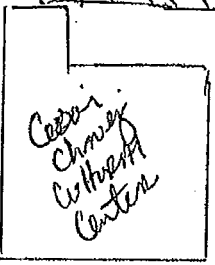
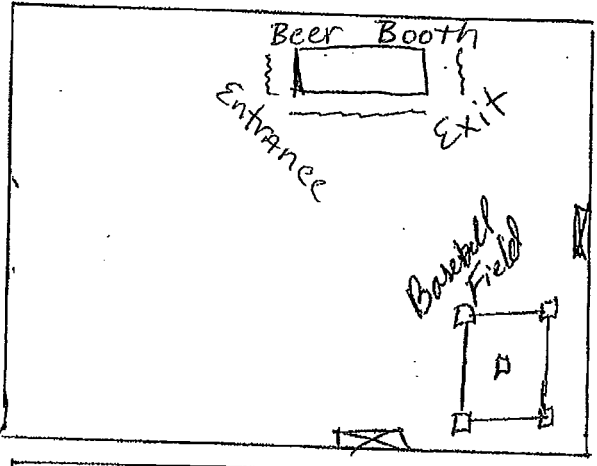
D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.

N ↑

JOE ORDUÑO PARK



US-95 HWY (MAIN STREET)

Park Avenue

JUAN SANCHEZ Blvd



Electronic Notice (e-Postcard)

Department of the Treasury  
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2018

Open to Public Inspection

A For the 2018 Calendar year, or tax year beginning 2018-07-01 and ending 2019-06-30

B Check if available

Terminated for Business

Gross receipts are normally \$50,000 or less

C Name of Organization: SAN LUIS FRONTERA ROTARY CLUB  
PO Box 13926, San Luis, AZ,  
US, 85349

D Employee Identification  
Number 86-0734186

E Website

F Name of Principal Officer: Mario Jauregui  
17520 South Avenue B,  
Somerton, AZ, US, 85350

**Privacy Act and Paperwork Reduction Act Notice:** We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

The organization is not required to provide information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. The rules governing the confidentiality of the Form 990-N is covered in code section 6104.

The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

**Note:** This image is provided for your records only. Do Not mail this page to the IRS. The IRS will not accept this filing via paper. You must file your Form 990-N (e-Postcard) electronically.



## Confirmation

[Home](#) | [Security Profile](#) | [Logout](#)

Your Form 990-N(e-Postcard) has been submitted to the IRS

- **Organization Name:** SAN LUIS FRONTERA ROTARY CLUB
- **EIN:** 860734186
- **Tax Year:** 2018
- **Tax Year Start Date:** 07-01-2018
- **Tax Year End Date:** 06-30-2019
- **Submission ID:** 10065520192133098820
- **Filing Status Date:** 08-01-2019
- **Filing Status:** Accepted

**MANAGE FORM 990-N SUBMISSIONS**

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 28 2019**

SAN LUIS FRONTERA ROTARY CLUB  
C/O ALICIA MUNOZ  
PO BOX 13926  
SAN LUIS, AZ 85349-6919

Employer Identification Number:  
86-0734186  
DLN:  
17053247327018  
Contact Person:  
KESROY C HENRY ID# 65003  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
June 30  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
November 15, 2010  
Contribution Deductibility:  
No  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(4). This letter could help resolve questions on your exempt status. Please keep it for your records.

Donors cannot deduct contributions they make to you under IRC Section 170(c)(2).

Based on the information you submitted in your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is retroactive to your date of revocation.

Our records show you were previously tax exempt as a subordinate under group exemption number 0573. Because you applied for and were granted your own individual tax-exempt status, you no longer rely on your affiliation with a parent organization for recognition of your tax exemption.

If, in the future, you choose to become a subordinate under a group ruling, you'll lose your individual recognition of tax-exempt status. Moreover, if you become a subordinate under a group ruling and your parent organization loses its tax-exempt status, you also will lose your exempt status. To reestablish your individual tax exemption after rejoining a group exemption, you'll be required to reapply and pay the appropriate user fee.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

Letter 948

SAN LUIS FRONTERA ROTARY CLUB

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-NC" in the search bar to view Publication 4221-NC, Compliance Guide for Tax-Exempt Organizations (Other than 501(c)(3) Public Charities and Private Foundations), which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

A handwritten signature in black ink that reads "Stephen A. Martin". The signature is written in a cursive style with a large initial 'S'.

Director, Exempt Organizations  
Rulings and Agreements



## AGENDA ITEM REVIEW FORM

### Regular City Council Meeting

6.B.

**Meeting Date:** 08/28/2019

**Department Head:** Kay Macuil, City Attorney, Attorney's Office

**Submitted By:** Kay Macuil, City Attorney, Attorney's Office

**Action Requested:** Motion  
Public Hearing

---

### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding the proposed update of the Land Use Assumptions and Infrastructure Improvement Plan, part of the process of reviewing development impact fees. (**Jose A. Guzman, Planning and Zoning Director; Monica Castro, Finance Director**)

- A. Open Public hearing
  - 1. Presentation by staff
  - 2. Call to the Public for public Comment on this item
- B. Close Public hearing
- C. Action possible direction to staff

### SUMMARY:

#### **Purpose of this Public Hearing**

Under A.R.S. § 9-463.05(C), this item is to provide an opportunity for the public to comment on the proposed updated Development Impact Fees, found in the attached Infrastructure Improvements and Development Fee Report. This study of the land use assumptions and the plan for future infrastructure improvements form the basis for reviewing the Development Impact Fees. The City Council adopted the Land Use Assumptions and Infrastructure Improve Plan contained in the report after notice and a public hearing. The developers pay development impact fees. The fees pay for some of the costs for infrastructure improvements and some of the associated costs. Under A.R.S. § 9-463.05(D)(3), the city must review Development impact fees every five (5) years. This public hearing is part of that review process.

#### **Infrastructure Improvements and Development Fee Report and Revenue Forecast**

Staff posted the attached Infrastructure Improvements and Development Fee Report (Report) to the city's website on December 20, 2018, where it has remained ever since. City Council declared it a public record on May 8, 2019, by Resolution No. 2073. Three (3) copies are on file with the City Clerk available for public inspection.

For this Public Hearing, the city's consultant, Ben Griffin of Tischler Bise, prepared Appendix A regarding revenue forecast. (A resolution to make Appendix A, a public record is another item on City Council's August 28, 2019, Agenda.) Staff posted Appendix A on the city's website on December 20, 2018 where it remains. The Report and Appendix A went to the developers attached to their notice emails.

#### **Notice of this Public Hearing**

In compliance with the statute, the city's staff posted notice of this public hearing on the city's website. In

addition, notice has been published in the newspaper, posted on the city's bulletin boards, letters and emails went out to the developers working in our area.

**City Council Action**

Under A.R.S. 9-463.05(C), the only action City Council may take at this time is to direct staff to either  
(1) proceed without change or  
(2) make specific changes to the proposed updated Development Impact Fees.

Under the statute, consideration for adoption of the Development Impact Fees must be after a thirty-day, wait-period. Consideration for adoption will be at a Special Meeting of City Council on October 2, 2019.

**RECOMMENDATION / SUGGESTED MOTION:**

**A. I MOVE TO OPEN PUBLIC HEARING.**

- 1. Staff presentation
- 2. Call to the Public for public comment on this item

**B. I MOVE TO CLOSE PUBLIC HEARING.**

**C. I MOVE TO DIRECT STAFF TO PROCEED WITHOUT CHANGE.**

or

**I MOVE TO DIRECT STAFF TO MAKE THE FOLLOWING CHANGES:**

N/A

**Fiscal Impact**

<b>IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:</b>	No
<b>CITY/STATE/FEDERAL FUNDS:</b>	N/A
<b>TOTAL:</b>	N/A
<b>BUDGETED AMOUNT:</b>	N/A
<b>AVAILABLE AMOUNT TO TRANSFER:</b>	N/A
<b>ACCT NAME &amp; GL#/REMAINING BALANCE BEFORE PURCHASE:</b>	N/A

**FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):**

This item is for City Council to receive public comment on the Development Impact Fees. At this point in the development fee review process, there is no fiscal impact. No final decision on the fees will be made at this public hearing.

**Attachments**

Infrastructure Improvement Plan & Related  
Appendix A - Revenue Forecast

**DRAFT**

**Infrastructure Improvements Plan,  
and Development Fee Report**

**Prepared for:  
San Luis, Arizona**

**December 19, 2018**



**4701 Sangamore Road**

**Suite S240**

**Bethesda, MD 20816**

**301.320.6900**

**[www.TischlerBise.com](http://www.TischlerBise.com)**

[PAGE INTENTIONALLY LEFT BLANK]

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>Arizona Development Fee Enabling Legislation .....</b>	<b>1</b>
Necessary Public Services .....	1
Infrastructure Improvements Plan.....	2
Qualified Professionals .....	3
Conceptual Development Fee Calculation .....	3
Evaluation of Credits/Offsets.....	3
<b>DEVELOPMENT FEE REPORT .....</b>	<b>4</b>
<b>Methodology.....</b>	<b>4</b>
<b>Development Fee Components.....</b>	<b>5</b>
<b>Proposed Development Fees .....</b>	<b>6</b>
<b>Current Development Fees .....</b>	<b>7</b>
<b>Difference Between Proposed and Current Development Fees .....</b>	<b>8</b>
<b>FIRE FACILITIES IIP .....</b>	<b>9</b>
Service Area .....	9
Proportionate Share.....	9
<b>Ratio of Service Unit to Development Unit .....</b>	<b>10</b>
<b>Analysis of Capacity, Usage, and Costs of Existing Public Services .....</b>	<b>11</b>
Fire Stations – Plan-Based.....	11
Fire Stations Planned Level of Service .....	12
Fire Apparatus – Incremental Expansion .....	13
Fire Apparatus Level of Service .....	13
Communications Equipment – Incremental Expansion .....	14
Communications Equipment Level of Service.....	14
IIP and Development Fee Report – Plan-Based .....	15
<b>Projected Service Units and Projected Demand for Services .....</b>	<b>15</b>
Fire Stations .....	16
Fire Apparatus.....	17
Communications Equipment.....	18
<b>Fire Facilities Development Fees.....</b>	<b>19</b>
Revenue Credit/Offset .....	19
Proposed Fire Facilities Development Fees .....	19
<b>Projected Fire Facilities Development Fee Revenue .....</b>	<b>20</b>
Projected Fire Facilities Development Fee Revenue.....	20
<b>GENERAL GOVERNMENT FACILITIES IIP .....</b>	<b>21</b>
Service Area .....	21
Proportionate Share.....	21
<b>Ratio of Service Unit to Development Unit .....</b>	<b>22</b>
<b>Analysis of Capacity, Usage, and Costs of Existing Public Services .....</b>	<b>22</b>
General Government Facilities – Cost Recovery .....	23
<b>Projected Demand for Services and Costs .....</b>	<b>23</b>
<b>General Government Facilities Development Fees .....</b>	<b>24</b>
Revenue Credit/Offset .....	24
Projected General Government Facilities Development Fees .....	24

<b>Projected General Government Facilities Development Fee Revenue .....</b>	<b>25</b>
<b>PARKS FACILITIES IIP.....</b>	<b>26</b>
Service Area .....	26
Proportionate Share.....	26
<b>Ratio of Service Unit to Development Unit .....</b>	<b>27</b>
<b>Analysis of Capacity, Usage, and Costs of Existing Public Services .....</b>	<b>27</b>
Community Park Land – Incremental Expansion .....	28
Community Park Land Level of Service .....	28
Community Park Amenities – Incremental Expansion .....	29
Community Park Amenities Level of Service.....	30
Neighborhood Park Amenities – Incremental Expansion .....	31
Community Park Amenities Level of Service.....	31
Development Fee Report – Plan-Based .....	32
<b>Projected Demand for Services and Costs .....</b>	<b>33</b>
Community Park Land.....	34
Community Park Amenities .....	35
Neighborhood Park Amenities.....	36
<b>Parks Facilities Development Fees .....</b>	<b>37</b>
Revenue Credit/Offset .....	37
Proposed Parks Facilities Development Fees.....	37
<b>Projected Parks Facilities Development Fee Revenue .....</b>	<b>38</b>
<b>POLICE FACILITIES IIP.....</b>	<b>39</b>
Service Area .....	39
Proportionate Share.....	39
<b>Ratio of Service Unit to Development Unit .....</b>	<b>40</b>
<b>Analysis of Capacity, Usage, and Costs of Existing Public Services .....</b>	<b>40</b>
Police Stations – Incremental Expansion .....	41
Police Station Level of Service .....	41
Police Vehicles – Incremental Expansion .....	42
Police Vehicle Level of Service .....	42
Communications Equipment – Incremental Expansion .....	43
Communications Equipment Level of Service.....	43
Development Fee Report – Plan-Based .....	44
<b>Projected Service Units and Projected Demand for Services .....</b>	<b>44</b>
Police Stations.....	45
Police Vehicles .....	46
Communications Equipment.....	47
<b>Police Facilities Development Fees .....</b>	<b>48</b>
Revenue Credit/Offset .....	48
Proposed Police Facilities Development Fees.....	48
<b>Projected Police Facilities Development Fee Revenue.....</b>	<b>50</b>
Projected Police Facilities Development Fee Revenue .....	50
<b>STREET FACILITIES IIP .....</b>	<b>51</b>
Service Area .....	51
Proportionate Share.....	51
<b>Ratio of Service Unit to Development Unit .....</b>	<b>52</b>
<b>Analysis of Capacity, Usage, and Costs of Existing Public Services .....</b>	<b>52</b>

---

<b>Level of Service and Ratio of Service Unit to Land Use .....</b>	<b>53</b>
Service Units .....	53
Trip Rate Adjustments .....	53
Adjustment for Commuting Patterns.....	53
Adjustment for Pass-By Trips .....	54
Trip Length Weighting Factor by Type of Land Use .....	54
<b>Projected Service Units, Demand, and Costs for Services .....</b>	<b>55</b>
Arterial Improvements – Incremental Expansion .....	57
Development Fee Report – Plan-Based .....	58
<b>Street Facilities Development Fees .....</b>	<b>59</b>
Revenue Credit/Offset .....	59
Proposed Street Facilities Development Fees.....	59
<b>Projected Street Facilities Development Fee Revenue .....</b>	<b>60</b>
Projected Street Facilities Development Fee Revenue .....	60
<b>WATER FACILITIES IIP .....</b>	<b>61</b>
Service Area .....	61
Proportionate Share.....	61
<b>Ratio of Service Unit to Development Unit .....</b>	<b>61</b>
<b>Analysis of Capacity, Usage, and Costs of Existing Public Services .....</b>	<b>62</b>
Existing Capacity and Usage.....	63
Water Demand.....	64
<b>Projected Service Units and Projected Demand for Services .....</b>	<b>65</b>
Water Production – Cost Recovery .....	66
Water Storage – Plan-Based .....	66
IIP and Development Fee Report – Plan-Based .....	67
<b>Water Facilities Development Fees.....</b>	<b>67</b>
Revenue Credit/Offset .....	67
Proposed Water Facilities Development Fees .....	67
<b>Projected Water Facilities Development Fee Revenue .....</b>	<b>69</b>
Projected Water Facilities Development Fee Revenue.....	69
<b>WASTEWATER FACILITIES IIP.....</b>	<b>70</b>
Service Area .....	70
Proportionate Share.....	70
<b>Ratio of Service Unit to Development Unit .....</b>	<b>70</b>
<b>Analysis of Capacity, Usage, and Costs of Existing Public Services .....</b>	<b>71</b>
Average Day Flows .....	72
<b>Projected Service Units and Projected Demand for Services .....</b>	<b>72</b>
Wastewater Treatment.....	73
IIP and Development Fee Report – Plan-Based .....	73
<b>Wastewater Facilities Development Fees .....</b>	<b>74</b>
Revenue Credit.....	74
Proposed Wastewater Facilities Development Fees.....	74
<b>Projected Wastewater Facilities Development Fee Revenue.....</b>	<b>76</b>
Projected Wastewater Facilities Development Fee Revenue .....	76
<b>APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES .....</b>	<b>77</b>
<b>APPENDIX B: PROFESSIONAL SERVICES.....</b>	<b>81</b>

<b>APPENDIX C: LAND USE ASSUMPTIONS.....</b>	<b>82</b>
<b>Summary of Growth Indicators.....</b>	<b>83</b>
<b>Residential Development .....</b>	<b>84</b>
Recent Residential Construction.....	84
Household Size.....	85
Population and Housing Unit Estimates.....	86
Population and Housing Unit Projections.....	86
<b>Nonresidential Development.....</b>	<b>87</b>
Employment Estimates .....	87
Nonresidential Square Footage Estimates.....	87
Employment and Nonresidential Floor Area Projections.....	88
<b>Average Weekday Vehicle Trips.....</b>	<b>89</b>
Trip Rate Adjustments .....	89
Commuter Trip Adjustment .....	89
Adjustment for Pass-By Trips .....	90
Estimated Residential Vehicle Trip Rates.....	90
Functional Population.....	91
<b>Development Projections .....</b>	<b>92</b>
<b>APPENDIX D: LAND USE DEFINITIONS.....</b>	<b>93</b>
<b>Residential Development .....</b>	<b>93</b>
<b>Nonresidential Development.....</b>	<b>94</b>

## **EXECUTIVE SUMMARY**

The City of San Luis, Arizona, contracted with TischlerBise to document land use assumptions, prepare the Infrastructure Improvements Plan (hereinafter referred to as the “IIP”), and update development fees within the San Luis Service Area pursuant to Arizona Revised Statutes (“ARS”) § 9-436.05 (hereafter referred to as the “Enabling Legislation”). Municipalities in Arizona may assess development fees to offset infrastructure costs to a municipality for necessary public services. The development fees must be based on an Infrastructure Improvements Plan and Land Use Assumptions. The IIP for each type of infrastructure is in the middle section of this document. The proposed development fees are displayed in the Development Fee Report in the next section.

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development’s proportionate share of infrastructure costs. Development fees may be used for infrastructure 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.

This update of San Luis’s Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

1. General Government Facilities
2. Fire Facilities
3. Parks Facilities
4. Police Facilities
5. Street Facilities
6. Water Facilities
7. Wastewater Facilities

This plan includes all necessary elements required to be in full compliance with SB 1525.

## **ARIZONA DEVELOPMENT FEE ENABLING LEGISLATION**

---

The Enabling Legislation governs how development fees are calculated for municipalities in Arizona.

### **Necessary Public Services**

Under the requirements of the Enabling Legislation, development fees may only be 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 on behalf of the municipality: water, wastewater, storm water, library, street, fire, police, and neighborhood parks and recreational. Additionally, a necessary public service includes any facility that was financed before June 1, 2011 and that meets the following requirements:

1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
2. After August 1, 2014, any development 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 IIP. For each necessary public service that is the subject of a development fee, by law, the IIP shall include the following seven elements:

1. A description of the existing necessary public services in the service area and the costs to 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.

## **Qualified Professionals**

The IIP must be developed by qualified professionals 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.” TischlerBise is a fiscal, economic, and planning consulting firm specializing in the cost of growth services. Our services include development fees, fiscal impact analysis, infrastructure financing analyses, user fee/cost of service studies, capital improvement plans, and fiscal software. TischlerBise has prepared over 800 development fee studies over the past 30 years for local governments across the United States.

## **Conceptual Development Fee Calculation**

In contrast to project-level improvements, development fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/ or park improvements.

## **Evaluation of Credits/Offsets**

Regardless of the methodology, a consideration of credits/offsets is integral to the development of a legally defensible development fee. There are two types of credits/offsets that should be addressed in development fee studies and ordinances. The first is a revenue credit/offset due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the development fee. This type of credit/offset is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the development fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

## DEVELOPMENT FEE REPORT

### METHODOLOGY

---

Development fees for the necessary public services made necessary by new development must be based on the same level of service (“LOS”) provided to existing development in the service area. There are three basic methodologies used to calculate development fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development 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, though, the calculation of development fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methods for calculating development fees and how those methods can be applied.

- **Cost Recovery** (past improvements) - 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.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion method documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), 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).

**DEVELOPMENT FEE COMPONENTS**

Figure 1 summarizes service areas, methodology, and infrastructure cost components for each development fee. Because San Luis plans to provide a uniform level of service for all types of infrastructure included in this IIP, the service area for all fee components is the City of San Luis.

**Figure 1: Proposed Development Fee Service Areas, Methods, and Cost Components**

Necessary Public Service	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Fire	Citywide	Apparatus, Communications Equipment	Fire Stations, Development Fee Report	N/A	Population, Jobs
General Government	Citywide	N/A	N/A	City Hall	Population, Jobs
Parks	Citywide	Community Park Land and Amenities, Neighborhood Park Amenities	Development Fee Report	N/A	Population, Jobs
Police	Citywide	Stations, Vehicles, Communications Equipment	Development Fee Report	N/A	Population, Vehicle Trips
Street	Citywide	Arterials	Development Fee Report	N/A	Vehicle Miles of Travel
Water	Citywide	N/A	Water Storage, Development Fee Report	Water Production	Gallons
Wastewater	Citywide	N/A	Wastewater Treatment, Development Fee Report	N/A	Gallons

**PROPOSED DEVELOPMENT FEES**

Development fees for residential development will be assessed per dwelling unit, based on the type of unit. Nonresidential development fees will be assessed per square foot of floor area (non-utility) or per meter (utility). Fees shown below represent the maximum allowable fees – development fees fund 100 percent of growth-related infrastructure.

San Luis may adopt fees that are less than the amounts shown; however, a reduction in development fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements, and/or a decrease in San Luis’ LOS standards. All costs in the Development Fee Report are in current dollars with no assumed inflation rate over time. If cost estimates change significantly over time, development fees should be recalibrated.

**Figure 2: Proposed Non-Utility Development Fees**

Residential Development	Development Fees per Unit					
Land Use	Fire	General Government	Parks	Police	Streets	Total
Single Family	\$562	\$308	\$753	\$446	\$1,709	\$3,778
Multi-Family	\$363	\$199	\$487	\$288	\$799	\$2,136

Nonresidential Development	Development Fees per 1,000 Square Feet					
Land Use	Fire	General Government	Parks	Police	Streets	Total
Industrial	\$433	\$238	\$127	\$135	\$378	\$1,311
Commercial	\$622	\$341	\$183	\$678	\$1,718	\$3,542
Institutional	\$247	\$136	\$73	\$350	\$982	\$1,788
Office & Other Services	\$789	\$433	\$232	\$265	\$743	\$2,462

**Figure 3: Proposed Utility Development Fees**

Residential Development	Development Fees per Meter		
Land Use	Water	Wastewater	Total
Single Family	\$542	\$912	\$1,454

Nonresidential Development	Development Fees per Meter		
Meter Size (inches)	Water	Wastewater	Total
0.75 Displacement	\$542	\$912	\$1,454
1.00 Displacement	\$905	\$1,523	\$2,428
1.50 Displacement	\$1,804	\$3,036	\$4,840
2.00 Compound	\$2,888	\$4,860	\$7,748
3.00 Compound	\$5,781	\$9,729	\$15,510
4.00 Compound	\$9,031	\$15,200	\$24,231
6.00 Compound	\$18,058	\$30,391	\$48,449
8.00 Compound	\$28,893	\$48,628	\$77,521

## CURRENT DEVELOPMENT FEES

San Luis’s current development fees are displayed below in Figure 4 and Figure 5.

**Figure 4: Current Non-Utility Development Fees**

Residential Development	Development Fees per Unit					
Land Use	Fire	General Government	Parks	Police	Streets	Total
Single Family	\$405	\$476	\$735	\$503	\$943	<b>\$3,062</b>
Multi-Family	\$365	\$428	\$662	\$452	\$801	<b>\$2,708</b>

Nonresidential Development	Development Fees per 1,000 Square Feet					
Land Use	Fire	General Government	Parks	Police	Streets	Total
Industrial	\$163	\$461	\$320	\$177	\$336	<b>\$1,457</b>
Commercial	\$659	\$399	\$277	\$716	\$1,231	<b>\$3,282</b>
Institutional	\$238	\$196	\$136	\$259	\$492	<b>\$1,321</b>
Office & Other Services	\$258	\$663	\$461	\$280	\$533	<b>\$2,195</b>

**Figure 5: Current Utility Development Fees**

Residential Development	Development Fees per Meter		
Land Use	Water	Wastewater	Total
Single Family	\$0	\$1,634	<b>\$1,634</b>

Nonresidential Development	Development Fees per Meter		
Meter Size (inches)	Water	Wastewater	Total
0.75 Displacement	\$0	\$1,634	<b>\$1,634</b>
1.00 Displacement	\$0	\$2,721	<b>\$2,721</b>
1.50 Displacement	\$0	\$5,412	<b>\$5,412</b>
2.00 Compound	\$0	\$8,654	<b>\$8,654</b>
3.00 Compound	\$0	\$17,311	<b>\$17,311</b>
4.00 Compound	\$0	\$27,039	<b>\$27,039</b>
6.00 Compound	\$0	\$54,048	<b>\$54,048</b>
8.00 Compound	\$0	\$86,472	<b>\$86,472</b>

## DIFFERENCE BETWEEN PROPOSED AND CURRENT DEVELOPMENT FEES

The differences between the proposed and current development fees are displayed below in Figure 6 and Figure 7.

**Figure 6: Difference Between Proposed and Current Non-Utility Development Fees**

Residential Development	Development Fees per Unit					
Land Use	Fire	General Government	Parks	Police	Streets	Total
Single Family	\$157	(\$168)	\$18	(\$57)	\$766	\$716
Multi-Family	(\$2)	(\$229)	(\$175)	(\$164)	(\$2)	(\$572)

Nonresidential Development	Development Fees per 1,000 Square Feet					
Land Use	Fire	General Government	Parks	Police	Streets	Total
Industrial	\$270	(\$223)	(\$193)	(\$42)	\$42	(\$146)
Commercial	(\$37)	(\$58)	(\$94)	(\$38)	\$487	\$260
Institutional	\$9	(\$60)	(\$63)	\$91	\$490	\$467
Office & Other Services	\$531	(\$230)	(\$229)	(\$15)	\$210	\$267

**Figure 7: Difference Between Proposed and Current Utility Development Fees**

Residential Development	Development Fees per Meter		
Land Use	Water	Wastewater	Total
Single Family	\$542	(\$722)	(\$180)

Nonresidential Development	Development Fees per Meter		
Meter Size (inches)	Water	Wastewater	Total
0.75 Displacement	\$542	(\$722)	(\$180)
1.00 Displacement	\$905	(\$1,198)	(\$293)
1.50 Displacement	\$1,804	(\$2,376)	(\$572)
2.00 Compound	\$2,888	(\$3,794)	(\$906)
3.00 Compound	\$5,781	(\$7,582)	(\$1,801)
4.00 Compound	\$9,031	(\$11,839)	(\$2,808)
6.00 Compound	\$18,058	(\$23,657)	(\$5,599)
8.00 Compound	\$28,893	(\$37,844)	(\$8,951)

## FIRE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Fire Facilities IIP:

*“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 police and firefighters from more than one station or substation.”*

The Fire Facilities IIP includes components for fire stations, apparatus, communications equipment, and the cost of preparing the Fire Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used to calculate the apparatus and communications equipment components of the Fire Facilities IIP and Development Fees. A plan-based methodology is used for fire stations and the Development Fee Report.

### Service Area

San Luis’s Fire Department strives to provide a uniform response time citywide, and its fire stations operate as an integrated network. Depending on the number and type of calls, apparatus can be dispatched citywide from any of the stations. As a result, the service area for the Fire Facilities IIP is citywide.

### 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 accommodate new development. The Fire Facilities IIP and related Development Fee Report will allocate the cost of public services between residential and nonresidential based on functional population.

For certain infrastructure facilities TischlerBise often uses “functional population” to establish the relative demand for infrastructure from both residential and nonresidential development. As shown in the Appendix C, functional population accounts for people living and working in a jurisdiction. Residents who do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents who work in San Luis are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside San Luis are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2015 functional population data, the most recent year available, the resulting proportionate share is 80 percent residential and 20 percent nonresidential.

## **RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT**

---

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.”*

Shown below, Figure F1 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays the persons per housing unit. For nonresidential development the table displays the number of employees per thousand square feet of floor area.

**Figure F1: Fire Facilities Ratio of Service Unit to Development Unit**

<b>Residential Development</b>	
<b>Land Use</b>	<b>Persons per Housing Unit<sup>1</sup></b>
Single Family	3.45
Multi-Family	2.23

<b>Nonresidential Development</b>	
<b>Land Use</b>	<b>Jobs per 1,000 Sq Ft<sup>1</sup></b>
Industrial	1.63
Commercial	2.34
Institutional	0.93
Office & Other Services	2.97

1. See Land Use Assumptions

**ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES**

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.”*

**Fire Stations – Plan-Based**

The City of San Luis plans to expand its current inventory of fire stations to serve existing and future development. Shown below in Figure F2, San Luis’s existing fire station includes 14,466 square feet. To allocate the proportionate share of demand for fire stations to residential and nonresidential development, this analysis uses functional population. San Luis’s existing level of service for residential development is 0.34069 square feet per person (14,466 square feet X 80 percent residential share / 33,969 persons), and the nonresidential level of service is 0.55596 square feet per job (14,466 square feet X 20 percent nonresidential share / 5,204 jobs).

**Figure F2: Existing Fire Stations**

Description	Square Feet
Fire Station #1	14,466
<b>Level-of-Service (LOS) Standards</b>	
Existing Square Feet	14,466
Residential	
Residential Share	80%
2018 Population	33,969
Square Feet per Person	0.34069
Nonresidential	
Nonresidential Share	20%
2018 Jobs	5,204
Square Feet per Job	0.55596

### Fire Stations Planned Level of Service

San Luis plans to spend \$2,500,000 to construct a 15,000-square-foot facility, Fire Station #2, by 2028 to serve all development in 2028. Upon completion of Fire Station #2, San Luis fire stations will include 29,466 square feet of floor area. To allocate the proportionate share of demand for fire stations to residential and nonresidential development, this analysis uses functional population. San Luis’s planned (2028) level of service for residential development in 2028 is 0.48814 square feet per person (29,466 square feet X 80 percent residential share / 48,291 persons), and the planned (2028) nonresidential level of service in 2028 is 0.79659 square feet per job (29,466 square feet X 20 percent nonresidential share / 7,398 jobs). Since the planned level of service exceeds the existing level of service, San Luis will need to identify funding from sources other than development fees to pay for existing development’s share of Fire Station #2 – a requirement of the Enabling Legislation to ensure future development receives the same level of service as existing development.

Based on San Luis Fire Department estimates for Fire Station #2, the cost is \$167 per square foot (\$2,500,000 / 15,000 square feet). The residential cost is \$81.36 per person (0.48814 square feet per person X \$167 per square foot) and the nonresidential cost is \$132.77 per job (0.79659 square feet per job X \$167 per square foot).

**Figure 8: Planned Fire Station Level of Service**

Description	Square Feet	Total Cost
Fire Station #2	15,000	\$2,500,000

Cost Allocation Factors	
Cost per Square Foot	\$167

Level-of-Service (LOS) Standards	
Existing Square Feet	14,466
Additional Square Feet	15,000
2028 Square Feet	29,466
Residential	
Residential Share	80%
2028 Population	48,291
Square Feet per Person	0.48814
<b>Cost per Person</b>	<b>\$81.36</b>
Nonresidential	
Nonresidential Share	20%
2028 Jobs	7,398
Square Feet per Job	0.79659
<b>Cost per Job</b>	<b>\$132.77</b>

Source: City of San Luis Fire Department.

**Fire Apparatus – Incremental Expansion**

Development fees will be used to expand San Luis Fire Department’s inventory of fire apparatus in order to serve future development. Figure F3 lists the current apparatus used by the San Luis Fire Department, and it includes 5 apparatus with a total replacement cost of approximately \$2,865,000. The replacement cost per unit is \$573,000 (\$2,865,000 / 5 apparatus).

**Figure F3: Existing Fire Apparatus and Equipment**

Description	Units	Unit Cost	Replacement Cost
Pumper	2	\$765,000	\$1,530,000
Ladder Truck	1	\$1,000,000	\$1,000,000
Rescue Vehicle	1	\$85,000	\$85,000
Special Ops Truck	1	\$250,000	\$250,000
<b>Total</b>	<b>5</b>	<b>\$573,000</b>	<b>\$2,865,000</b>

**Fire Apparatus Level of Service**

As previously discussed, functional population is used to allocate the proportionate share of demand to residential and nonresidential development. The existing LOS for residential development is 0.00012 apparatus per person (5 apparatus X 80 percent residential share / 33,969 persons), and the nonresidential level of service is 0.00019 apparatus per job (5 apparatus X 20 percent nonresidential share / 5,204 jobs). For fire apparatus, the residential cost is \$67.47 per person (0.00012 apparatus per person X \$573,000 per apparatus), and the nonresidential cost is \$110.11 (0.00019 units per job X \$573,000 per apparatus).

**Figure 9: Existing Fire Apparatus Level of Service**

Level-of-Service (LOS) Standards	
Existing Apparatus	5
Residential	
Residential Share	80%
2018 Population	33,969
Apparatus per Person	0.00012
<b>Cost per Person</b>	<b>\$67.47</b>
Nonresidential	
Nonresidential Share	20%
2018 Jobs	5,204
Apparatus per Job	0.00019
<b>Cost per Job</b>	<b>\$110.11</b>

Source: City of San Luis Fire Department.

**Communications Equipment – Incremental Expansion**

Development fees will be used to expand San Luis Fire Department’s inventory of communications equipment in order to serve future development. Figure F4 lists the current communications equipment used by the San Luis Fire Department, and it does not include communications equipment used by the San Luis Police Department. The existing inventory includes 45.5 units of communications equipment with a total replacement cost of \$532,000. The replacement cost per unit is \$11,692 (\$532,000 / 45.5 units).

**Figure F4: Existing Communications Equipment**

Description	Units	Unit Cost	Replacement Cost
Mobile Radios	10.0	\$6,000	\$60,000
Portable Radios	30.0	\$5,000	\$150,000
Console Radios	5.0	\$29,000	\$145,000
Communication Equipment	0.5	\$354,000	\$177,000
<b>Total</b>	<b>45.5</b>	<b>\$11,692</b>	<b>\$532,000</b>

**Communications Equipment Level of Service**

As previously discussed, functional population is used to allocate the proportionate share of demand to residential and nonresidential development. The existing LOS for residential development is 0.00107 units per person (45.5 units X 80 percent residential share / 33,969 persons), and the nonresidential level of service is 0.00175 units per job (45.5 units X 20 percent nonresidential share / 5,204 jobs). For communications equipment, the residential cost is \$12.53 per person (0.00107 units per person X \$11,692 per unit), and the nonresidential cost is \$20.45 (0.00175 units per job X \$11,692 per unit).

**Figure F5: Existing Communications Equipment Level of Service**

Level-of-Service (LOS) Standards	
Existing Units	45.5
Residential	
Residential Share	80%
2018 Population	33,969
Units per Person	0.00107
<b>Cost per Person</b>	<b>\$12.53</b>
Nonresidential	
Nonresidential Share	20%
2018 Jobs	5,204
Units per Job	0.00175
<b>Cost per Job</b>	<b>\$20.45</b>

Source: City of San Luis Fire Department.

### IIP and Development Fee Report – Plan-Based

The cost to prepare the Fire Facilities IIP and development fees totals \$11,500. San Luis plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$1.41 per person and \$2.30 per job.

Figure F6: IIP and Development Fee Report

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Parks	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Police	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Vehicle Trips	20,185	24,057	3,872	\$0.59
Street	\$11,960	Residential Nonresidential	100%	VMT	216,030	257,566	41,536	\$0.29
Water	\$11,500	Residential Nonresidential	100%	Gallons	4,837,095	5,767,509	930,414	\$0.01
Wastewater	\$11,500	Residential Nonresidential	100%	Gallons	1,777,266	2,119,122	341,856	\$0.03
Total	\$69,460							

### PROJECTED SERVICE UNITS AND PROJECTED DEMAND FOR SERVICES

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.”*

The *Land Use Assumptions* document projects an additional 14,322 persons and 2,194 jobs over the next 10 years, as shown in Figure F7.

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.”*

Based on projected residential and nonresidential development over the next 10 years, and the level-of-service analysis discussed in this section, San Luis needs to construct approximately 8,700 square feet of fire stations, acquire approximately 2 fire apparatus, and acquire approximately 19 units of communications equipment to serve future development.

## Fire Stations

Shown in Figure F7, San Luis' population is projected to increase by 14,322 persons by 2028, and employment is projected to increase by 2,194 jobs during the same period. Using the planned (2028) LOS, future development will demand 8,739 additional square feet of fire stations. Based on the average cost of \$167 per square foot, the growth-related expenditure on fire stations is \$1.5 million (8,739 square feet X \$167 per square foot). Based on the planned (2028) LOS, San Luis should have 20,727 square feet of fire stations in the 2018 base year. Since San Luis has only 14,466 square feet of fire facilities, existing development will be required to fund 6,261 square feet of Fire Station #2. Therefore, existing development's share of Fire Station #2 is approximately \$1.0 million (6,261 square feet X \$167 per square foot).

**Figure F7: Projected Demand for Fire Stations**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Square Foot
Fire Stations	0.48814 Square Feet	per Person	\$167
	0.79659 Square Feet	per Job	

Need for Fire Stations					
Year	Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
2018	33,969	5,204	16,582	4,145	20,727
2019	35,187	5,390	17,176	4,294	21,470
2020	36,447	5,583	17,791	4,447	22,239
2021	37,753	5,783	18,429	4,607	23,035
2022	39,102	5,990	19,087	4,772	23,859
2023	40,503	6,205	19,771	4,943	24,714
2024	41,954	6,427	20,479	5,120	25,599
2025	43,454	6,657	21,212	5,303	26,515
2026	45,010	6,895	21,971	5,493	27,464
2027	46,623	7,142	22,759	5,689	28,448
2028	48,291	7,398	23,573	5,893	29,466
10-Yr Increase	14,322	2,194	6,991	1,748	8,739

<b>Growth-Related Expenditures</b>	<b>\$1,165,192</b>	<b>\$291,288</b>	<b>\$1,456,480</b>
------------------------------------	--------------------	------------------	--------------------

**Fire Apparatus**

Shown in Figure F8, San Luis’ population is projected to increase by 14,322 persons by 2028, and employment is projected to increase by 2,194 jobs during the same period. Using the 2018 LOS, future development will demand 2.1 additional apparatus. Based on the average cost of \$573,000 per unit, the growth-related expenditure on apparatus is \$1.2 million (2.1 units X \$573,000).

**Figure F8: Projected Demand for Fire Apparatus**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.00012 Apparatus	per Person	\$573,000
	0.00019 Apparatus	per Job	

Need for Fire Apparatus					
Year	Population	Jobs	Residential Apparatus	Nonresidential Apparatus	Total Apparatus
2018	33,969	5,204	4.0	1.0	5.0
2019	35,187	5,390	4.1	1.0	5.2
2020	36,447	5,583	4.3	1.1	5.4
2021	37,753	5,783	4.4	1.1	5.6
2022	39,102	5,990	4.6	1.2	5.8
2023	40,503	6,205	4.8	1.2	6.0
2024	41,954	6,427	4.9	1.2	6.2
2025	43,454	6,657	5.1	1.3	6.4
2026	45,010	6,895	5.3	1.3	6.6
2027	46,623	7,142	5.5	1.4	6.9
2028	48,291	7,398	5.7	1.4	7.1
10-Yr Increase	14,322	2,194	1.7	0.4	2.1

<b>Growth-Related Expenditures</b>	<b>\$966,352</b>	<b>\$241,576</b>	<b>\$1,207,928</b>
------------------------------------	------------------	------------------	--------------------

### Communications Equipment

Shown in Figure F9, San Luis' population is projected to increase by 14,322 persons by 2028, and employment is projected to increase by 2,194 jobs during the same period. Using the 2018 LOS, future development will demand 19.2 additional units of communications equipment. Based on the average cost of \$11,692 per unit, the growth-related expenditure on communications equipment is \$224,313 (19.2 units X \$11,692).

**Figure F9: Projected Demand for Communications Equipment**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Communications Equipment	0.00107 Units	per Person	\$11,692
	0.00175 Units	per Job	

Need for Communications Equipment					
Year	Population	Jobs	Residential Units	Nonresidential Units	Total Units
2018	33,969	5,204	36.4	9.1	45.5
2019	35,187	5,390	37.7	9.4	47.1
2020	36,447	5,583	39.1	9.8	48.8
2021	37,753	5,783	40.5	10.1	50.6
2022	39,102	5,990	41.9	10.5	52.4
2023	40,503	6,205	43.4	10.9	54.3
2024	41,954	6,427	45.0	11.2	56.2
2025	43,454	6,657	46.6	11.6	58.2
2026	45,010	6,895	48.2	12.1	60.3
2027	46,623	7,142	50.0	12.5	62.4
2028	48,291	7,398	51.7	12.9	64.7
10-Yr Increase	14,322	2,194	15.4	3.8	19.2

<b>Growth-Related Expenditures</b>	<b>\$179,455</b>	<b>\$44,858</b>	<b>\$224,313</b>
------------------------------------	------------------	-----------------	------------------

## FIRE FACILITIES DEVELOPMENT FEES

### Revenue Credit/Offset

A revenue credit/offset is not necessary for Fire Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

### Proposed Fire Facilities Development Fees

Infrastructure components and cost factors for Fire Facilities are summarized in the upper portion of Figure F10. The cost per service unit is \$162.77 per person and \$265.62 per job. Figure F10 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Fire Facilities development fees for residential development are assessed according to the number of persons per housing unit. The single-family fee of \$562 is calculated using a cost per service unit of \$162.77 per person multiplied by a demand unit of 3.45 persons per housing unit.

Nonresidential development fees are assessed according to the number of jobs per 1,000 square feet of floor area. The fee of \$622 per 1,000 square feet of commercial development is derived from a cost per service unit of \$265.62 per job multiplied by a demand unit of 2.34 jobs per 1,000 square feet.

**Figure F10: Schedule of Fire Facilities Development Fees**

Fee Component	Cost per Person	Cost per Job
Fire Station	\$81.36	\$132.77
Fire Apparatus	\$67.47	\$110.11
Communications Equipment	\$12.53	\$20.45
Development Fee Report	\$1.41	\$2.30
<b>Total</b>	<b>\$162.77</b>	<b>\$265.62</b>

Residential Development	Development Fees per Unit			
Land Use	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees <sup>2</sup>	Increase / Decrease
Single Family	3.45	<b>\$562</b>	\$405	\$157
Multi-Family	2.23	<b>\$363</b>	\$365	(\$2)

Nonresidential Development	Development Fees per 1,000 Square Feet			
Land Use	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees <sup>2</sup>	Increase / Decrease
Industrial	1.63	<b>\$433</b>	\$163	\$270
Commercial	2.34	<b>\$622</b>	\$659	(\$37)
Institutional	0.93	<b>\$247</b>	\$238	\$9
Office & Other Services	2.97	<b>\$789</b>	\$258	\$531

1. See Land Use Assumptions
2. Fire share of current Public Safety Fees.

**PROJECTED FIRE FACILITIES DEVELOPMENT FEE REVENUE**

Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

**Projected Fire Facilities Development Fee Revenue**

Projected fee revenue shown in Figure F11 is based on the development projections in the *Land Use Assumptions* document and the updated Fire Facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$2.899 million over the next 10 years is approximately equal to the projected growth-related cost of fire infrastructure (\$2.900 million). Existing development’s share of Fire Station #2 is approximately \$1.043 million and should be funded with revenue other than development fees.

**Figure F11: Projected Fire Facilities Development Fee Revenue**

Fee Component	Growth Share	Existing Share	Total
Fire Station	\$1,456,479	\$1,043,521	\$2,500,000
Fire Apparatus	\$1,207,928	\$0	\$1,207,928
Communications Equipment	\$224,313	\$0	\$224,313
Development Fee Report	\$11,500	\$0	\$11,500
<b>Total</b>	<b>\$2,900,220</b>	<b>\$1,043,521</b>	<b>\$3,943,741</b>

		Residential Units \$536 per unit	Industrial \$433 per 1,000 sq. ft.	Commercial \$622 per 1,000 sq. ft.	Institutional \$247 per 1,000 sq. ft.	Office & Other \$789 per 1,000 sq. ft.
Year		Hsg Unit	KSF	KSF		KSF
Base	2018	10,325	390	524	1,465	668
Year 1	2019	10,695	404	542	1,518	692
Year 2	2020	11,078	418	562	1,572	717
Year 3	2021	11,475	433	582	1,629	742
Year 4	2022	11,885	449	602	1,687	769
Year 5	2023	12,311	465	624	1,747	796
Year 6	2024	12,752	482	646	1,810	825
Year 7	2025	13,208	499	670	1,875	854
Year 8	2026	13,681	517	693	1,942	885
Year 9	2027	14,171	535	718	2,012	917
Year 10	2028	14,678	554	744	2,084	949
10-Yr Increase		4,353	164	220	619	281
Projected Revenue		\$2,320,110	\$70,672	\$136,095	\$152,188	\$220,633

<b>Projected Fee Revenue</b>	<b>\$2,899,697</b>
<b>Total Expenditures</b>	<b>\$3,943,741</b>
<b>Existing Development Share</b>	<b>\$1,044,044</b>

## GENERAL GOVERNMENT FACILITIES IIP

ARS § 9-463.05 (T)(7)(h) defines the facilities and assets that can be included in the General Government Facilities IIP:

*“any facility that was financed and that meets all of the requirements prescribed in Subsection R of this section.”*

ARS § 9-463.05 (R) states:

*“A municipality may continue to assess a development fee adopted before January 1, 2012 for any facility that was financed before June 1, 2011 if:*

- 1. Development fees were pledged to repay debt service obligations related to the construction of the facility.*
- 2. After August 1, 2014, any development fees collected under this subsection 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.”*

The General Government Facilities IIP includes a component for facilities financed before June 1, 2011. San Luis issued bonds in 2005 to finance its City Hall and issued a bond in 2014 to refund the 2005 bond. The cost recovery method is used to repay future development’s share of the remaining principal and interest.

### Service Area

San Luis provides a uniform level of service and equal access to City Hall within the city limits. As a result, the service area for the General Government Facilities IIP is citywide.

### 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 accommodate new development. The General Government Facilities IIP and development fees will allocate the cost of public services between residential and nonresidential based on functional population. As shown in the *Land Use Assumptions* document, residential development generates 80 percent of demand and nonresidential development generates the remaining 20 percent of demand.

**RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT**

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.”*

Figure GG1Error! Reference source not found. displays the demand indicators for residential and nonresidential land uses. For residential development the table displays the persons per housing unit. For nonresidential development the table displays the number of jobs per thousand square feet of floor area.

**Figure GG1: General Government Facilities Ratio of Service Unit to Development Unit**

Residential Development	
Land Use	Persons per Housing Unit <sup>1</sup>
Single Family	3.45
Multi-Family	2.23

Nonresidential Development	
Land Use	Jobs per 1,000 Sq Ft <sup>1</sup>
Industrial	1.63
Commercial	2.34
Institutional	0.93
Office & Other Services	2.97

1. See Land Use Assumptions

**ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES**

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.”*

**General Government Facilities – Cost Recovery**

San Luis issued bonds to finance its City Hall in 2005 and issued a bond in 2014 to refund the 2005 debt, so the development fees will be used solely for the repayment of principal and interest. San Luis plans to retire the City Hall debt in 2038, and City Hall is projected to serve both existing and future development. Therefore, remaining principal and interest costs are allocated to total projected residential and nonresidential development in 2038. San Luis’s population in 2038 is projected to be 68,649 persons of whom 33,969 are from existing development with the remaining 34,680 persons from future development. Total employment in 2038 is projected to be 10,516 jobs. Existing employment is estimated to equal 5,204 jobs, and the projected employment increase equals 5,312 jobs from future development. For both residential and nonresidential development, the growth share (future development’s share) equals 50.5 percent of total development in 2038.

Based on remaining principal and interest of \$7.67 million, the residential cost is \$89.38 per person (\$7,672,619 X 80 percent residential share X 50.5 percent growth share / 34,680 population increase) and the nonresidential cost is \$145.88 per job (\$7,672,619 X 20 percent nonresidential share X 50.5 percent growth share / 5,312 employment increase).

**Figure GG2: Planned Level of Service**

Description	Year of Debt Obligation <sup>1</sup>	Year of Final Payment	Remaining Principal and Interest
2014 Series Bond (City Hall Share)	2014	2038	\$ 7,672,619

Development Type	Proportionate Share	Proportionate Cost	Growth Share <sup>2</sup>	Growth Cost	2018 - 2038 Demand Unit Increase	Cost per Demand Unit
Residential	80%	\$6,138,095	50.5%	\$3,099,738	34,680 persons	<b>\$89.38 per person</b>
Nonresidential	20%	\$1,534,524	50.5%	\$774,934	5,312 jobs	<b>\$145.88 per job</b>
Total		\$7,672,619	50.5%	\$3,874,672		

1. Original debt issued in 2005. Refunding bond issued in 2014.

2. Residential Growth Share (50.5%) is 1 - (33,969 residents in 2018/ 68,649 residents in 2038). Nonresidential Growth Share (50.5%) is 1 - (5,204 jobs in 2018/ 10,516 jobs in 2038).

**PROJECTED DEMAND FOR SERVICES AND COSTS**

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.”*

As shown in the *Land Use Assumptions* document, population is expected to increase by an additional 34,680 persons and employment is expected to increase by 5,312 jobs over the next 20 years.

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.”*

## GENERAL GOVERNMENT FACILITIES DEVELOPMENT FEES

### Revenue Credit/Offset

A revenue credit/offset is not necessary for General Government Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

### Projected General Government Facilities Development Fees

Infrastructure components and cost factors for General Government Facilities are summarized in the upper portion of Figure GG3. The cost per service unit for General Government Facilities is \$89.38 per person and \$145.88 per job. Figure GG3 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

General Government Facilities development fees for residential development are assessed according to the number of persons per housing unit. The single-family fee of \$308 is calculated using a cost per service unit of \$89.38 per person multiplied by a demand unit of 3.45 persons per housing unit.

Nonresidential development fees are assessed using jobs as the service unit. The fee of \$341 per 1,000 square feet of commercial development is derived from a cost per service unit of \$145.88 per job multiplied by a demand unit of 2.34 jobs per 1,000 square feet.

**Figure GG3: Schedule of General Government Facilities Development Fees**

Fee Component	Cost per Person	Cost per Job
City Hall Debt	\$89.38	\$145.88
Total	\$89.38	\$145.88

Residential Development	Development Fees per Unit			
Land Use	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Single Family	3.45	\$308	\$476	(\$168)
Multi-Family	2.23	\$199	\$428	(\$229)

Nonresidential Development	Development Fees per 1,000 Square Feet			
Land Use	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Industrial	1.63	\$238	\$461	(\$223)
Commercial	2.34	\$341	\$399	(\$58)
Institutional	0.93	\$136	\$196	(\$60)
Office & Other Services	2.97	\$433	\$663	(\$230)

1. See Land Use Assumptions

**PROJECTED GENERAL GOVERNMENT FACILITIES DEVELOPMENT FEE REVENUE**

Appendix A contains the forecast of revenues required by Arizona’s enabling legislation (ARS § 9-463.05(E)(7)).

In accordance with state law, this report includes an IIP for General Government Facilities needed to accommodate new development. Projected fee revenue shown in Figure GG4 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for General Government Facilities. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease, along with development fee revenue. Anticipated 10-year development fee revenue of \$1.60 million is approximately equal to the projected growth-related cost of City Hall debt (\$1.60 million) during the next 10 years. Existing development’s share will need to be funded with other sources of revenue.

**Figure GG4: Projected General Government Facilities Development Fee Revenue**

Fee Component	Growth Share	Existing Share	Total
City Hall Debt	\$3,874,672	\$3,797,947	\$7,672,619
<b>Total</b>	<b>\$3,874,672</b>	<b>\$3,797,947</b>	<b>\$7,672,619</b>

		Residential Units \$294 per unit	Industrial \$238 per 1,000 sq. ft.	Commercial \$341 per 1,000 sq. ft.	Institutional \$136 per 1,000 sq. ft.	Office & Other \$433 per 1,000 sq. ft.
Year		Hsg Unit	KSF	KSF		KSF
Base	2018	10,325	390	524	1,465	668
Year 1	2019	10,695	404	542	1,518	692
Year 2	2020	11,078	418	562	1,572	717
Year 3	2021	11,475	433	582	1,629	742
Year 4	2022	11,885	449	602	1,687	769
Year 5	2023	12,311	465	624	1,747	796
Year 6	2024	12,752	482	646	1,810	825
Year 7	2025	13,208	499	670	1,875	854
Year 8	2026	13,681	517	693	1,942	885
Year 9	2027	14,171	535	718	2,012	917
Year 10	2028	14,678	554	744	2,084	949
10-Year Increase		4,353	164	220	619	281
Projected Revenue		\$1,280,044	\$38,997	\$75,099	\$83,979	\$121,747

<b>Projected Fee Revenue</b>	<b>\$1,599,866</b>
<b>Total Expenditures</b>	<b>\$7,672,619</b>

## **PARKS FACILITIES IIP**

ARS § 9-463.05 (T)(7)(g) defines the facilities and assets that can be included in the Parks Facilities IIP:

*“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.”*

The Parks Facilities IIP includes components for community park land, community park amenities, neighborhood park amenities, and the cost of preparing the Parks Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used to calculate the community park land, community park amenities, and neighborhood park amenities components. A plan-based methodology is used for the Development Fee Report.

### **Service Area**

San Luis plans to provide a uniform level of service and equal access to parks and recreational facilities within the city limits. The parks and recreation programs are structured and provided to make full use of San Luis’ total inventory of facilities. As a result, the service area for the Parks Facilities IIP is citywide.

### **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 accommodate new development. The Parks Facilities IIP and development fees will allocate the cost of public services between residential and nonresidential based on daytime population. According to the U.S. Census Bureau’s OnTheMap web application, there were 2,655 inflow commuters traveling to San Luis for work in 2015. The proportionate share is based on cumulative impact days per year with residents potentially impacting parks and recreational facilities 365 days per year. Inflow commuters potentially impact park and recreational facilities 250 days per year, assuming 5 workdays per week multiplied by 50 weeks per year. For parks and recreational facilities, residential development generates 95 percent of demand and nonresidential development generates the remaining five percent of demand.

**Figure PR1: Daytime Population**

Land Use	Population / Inflow Commuters <sup>1</sup>	Annual Impact Days per Capita <sup>2</sup>	Cumulative Annual Impact Days	Proportionate Share
Residential	33,969	365	12,398,685	95%
Nonresidential	2,655	250	663,750	5%

1. Inflow commuters from Inflow/ Outflow Analysis, OnTheMap Web Application 6.5, U.S. Census Bureau.

2. Residential: 365 Days per Year, Nonresidential: 5 Days per Week x 50 Weeks per Year

**RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT**

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.”*

Figure PR2 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays the persons per housing unit. For nonresidential development the table displays the number of jobs per thousand square feet of floor area.

**Figure PR2: Parks Facilities Ratio of Service Unit to Development Unit**

Residential Development	
Land Use	Persons per Housing Unit <sup>1</sup>
Single Family	3.45
Multi-Family	2.23

Nonresidential Development	
Land Use	Jobs per 1,000 Sq Ft <sup>1</sup>
Industrial	1.63
Commercial	2.34
Institutional	0.93
Office & Other Services	2.97

1. See Land Use Assumptions

**ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES**

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.”*

### **Community Park Land – Incremental Expansion**

San Luis plans to maintain its current LOS for community park land over the next 10 years. Shown below in Figure PR3, San Luis’ existing community parks include 33.1 acres of land. The definition of necessary public services for parks and recreational facilities includes parks or facilities on real property up to 30 acres in area, or parks and facilities larger than 30 acres if the facilities provide a direct benefit to the development. All of San Luis’ community parks are less than 30 acres.

**Figure PR3: Existing Community Park Land**

Description	Acres
Friendship Park	6.5
Joe Cabello Park	3.1
Joe Orduño Park	16.7
Moctezuma Park	6.8
Total	33.1

### **Community Park Land Level of Service**

To allocate the proportionate share of demand for developed park land to residential and nonresidential development, this analysis uses daytime population shown in Figure PR1. San Luis’ existing LOS for residential development is approximately 0.00092 acres of community park land per person (33.1 acres of community park land X 95 percent residential share / 33,969 persons). For nonresidential development, the existing LOS is approximately 0.00032 acres of community park land per job (33.1 acres of community park land X 5 percent nonresidential share / 5,204 jobs).

Shown in Figure PR4, San Luis plans to spend \$2.2 million to acquire 30 acres of community park land, therefore, this analysis uses \$73,333 per acre of community park land. The residential cost of community park land is \$67.83 per person (0.00092 acres of community park land per person X \$73,333 per acre of community park land) and the nonresidential cost of community park land is \$23.70 per job (0.00032 acres of community park land per job X \$73,333 per acre of community park land).

Figure PR4: Existing Community Park Land Level of Service

Cost Allocation Factors	
Cost per Acre - Land Acquisition <sup>1</sup>	\$73,333

Level-of-Service (LOS) Standards	
Total Acres	33.1
Residential	
Residential Share	95%
2018 Population	33,969
Total Acres per Person	0.00092
<b>Cost per Person</b>	<b>\$67.83</b>
Nonresidential	
Nonresidential Share	5%
2018 Jobs	5,204
Total Acres per Job	0.00032
<b>Cost per Job</b>	<b>\$23.70</b>

Description	Acres <sup>1</sup>	Cost per Acre	Total Cost <sup>1</sup>
Land	30	\$73,333	\$2,200,000
Amenities	30	\$92,167	\$2,765,000
Total	30	\$165,500	\$4,965,000

1. City of San Luis Parks and Recreation Department

### Community Park Amenities - Incremental Expansion

San Luis will use development fees to expand its inventory of community park amenities. The current inventory of community park amenities, shown below in Figure PR5, includes 33.1 acres of amenities.

Figure PR5: Existing Community Park Amenities

Description	Acres
Friendship Park	6.5
Joe Cabello Park	3.1
Joe Orduño Park	16.7
Moctezuma Park	6.8
Total	33.1

### Community Park Amenities Level of Service

As previously discussed, daytime population is used to allocate the proportionate share of demand to residential and nonresidential development. San Luis’ existing community park amenity level of service for residential development is 0.00092 acres of amenities per person (33.1 acres of amenities X 95 percent residential share / 33,969 persons). The nonresidential level of service is 0.00032 acres of amenities per job (33.1 acres of amenities X 5 percent nonresidential share / 5,204 jobs).

Shown in Figure PR6, San Luis plans to spend \$2.765 million to construct amenities on 30 acres of community park land, therefore, this analysis uses \$92,167 per acre of community park amenities. The community park amenities cost for residential development is \$85.25 per person (0.00092 acres of amenities per person X \$92,167 per acre of amenities). The community park amenities cost for nonresidential development is \$29.79 per job (0.00032 acres of amenities per job X \$92,167 per amenity).

**Figure PR6: Existing Community Park Amenities Level of Service**

Cost Allocation Factors	
Cost per Acre - Amenities <sup>1</sup>	\$92,167

Level-of-Service (LOS) Standards	
Developed Acres	33.1
Residential	
Residential Share	95%
2018 Population	33,969
Developed Acres per Person	0.00092
<b>Cost per Person</b>	<b>\$85.25</b>
Nonresidential	
Nonresidential Share	5%
2018 Jobs	5,204
Developed Acres per Job	0.00032
<b>Cost per Job</b>	<b>\$29.79</b>

#### Cost Basis from Planned Community / Regional Park

Description	Acres <sup>1</sup>	Cost per Acre	Total Cost <sup>1</sup>
Land	30	\$73,333	\$2,200,000
Amenities	30	\$92,167	\$2,765,000
<b>Total</b>	<b>30</b>	<b>\$165,500</b>	<b>\$4,965,000</b>

1. City of San Luis Parks and Recreation Department

### Neighborhood Park Amenities – Incremental Expansion

San Luis will use development fees to expand its inventory of neighborhood park amenities. Since San Luis receives most land for neighborhood parks through land dedications for storm drainage, this analysis excludes the cost of land acquisition for neighborhood parks. The current inventory of neighborhood park amenities includes 28 amenities with a replacement cost of \$2.28 million. Neighborhood park amenities are distributed across 36.4 acres of neighborhood park land; therefore, neighborhood park amenities cost \$62,637 per acre (\$2,280,000 replacement cost / 36.4 acres of neighborhood park land).

**Figure PR7: Existing Neighborhood Park Amenities**

Description	Units <sup>1</sup>	Unit Cost	Replacement Cost <sup>1</sup>
Playground	26	\$80,000	\$2,080,000
Skate Park	2	\$100,000	\$200,000
<b>Total</b>	<b>28</b>	<b>\$81,429</b>	<b>\$2,280,000</b>

Cost Allocation Factors	
Replacement Cost	\$2,280,000
Acres of Amenities <sup>1</sup>	36.4
Cost per Acre - Amenities	\$62,637

1. City of San Luis Parks and Recreation Department

### Community Park Amenities Level of Service

As previously discussed, daytime population is used to allocate the proportionate share of demand to residential and nonresidential development. San Luis’ existing neighborhood park amenity level of service for residential development is 0.00102 acres of amenities per person (36.4 acres of amenities X 95 percent residential share / 33,969 persons). The nonresidential level of service is 0.00036 acres of amenities per job (36.4 acres of amenities X 5 percent nonresidential share / 5,204 jobs).

Shown in Figure PR7, San Luis spends \$62,637 per acre for neighborhood park amenities. The neighborhood park amenities cost for residential development is \$63.71 per person (0.00102 acres of amenities per person X \$62,637 per acre of amenities). The neighborhood park amenities cost for nonresidential development is \$22.26 per job (0.00036 acres of amenities per job X \$62,637 per amenity).

**Figure PR8: Existing Neighborhood Park Amenities Level of Service**

Cost Allocation Factors	
Cost per Acre - Land Acquisition	\$0
Cost per Acre - Amenities <sup>1</sup>	\$62,637
Total Cost per Acre	\$62,637

Level-of-Service (LOS) Standards	
Existing Developed Acres	36.4
Residential	
Residential Share	95%
2018 Population	33,969
Developed Acres per Person	0.00102
<b>Cost per Person</b>	<b>\$63.71</b>
Nonresidential	
Nonresidential Share	5%
2018 Jobs	5,204
Developed Acres per Job	0.00036
<b>Cost per Job</b>	<b>\$22.26</b>

1. City of San Luis Parks and Recreation Department

### Development Fee Report – Plan-Based

The cost to prepare the Parks Facilities IIP and development fees totals \$11,500. San Luis plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new development from the *Land Use Assumptions* document, the cost is \$1.41 per person and \$2.30 per job.

**Figure PR9: IIP and Development Fee Report**

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Parks	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Police	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Vehicle Trips	20,185	24,057	3,872	\$0.59
Street	\$11,960	Residential	100%	VMT	216,030	257,566	41,536	\$0.29
		Nonresidential						
Water	\$11,500	Residential	100%	Gallons	4,837,095	5,767,509	930,414	\$0.01
		Nonresidential						
Wastewater	\$11,500	Residential	100%	Gallons	1,777,266	2,119,122	341,856	\$0.03
		Nonresidential						
Total	\$69,460							

## **PROJECTED DEMAND FOR SERVICES AND COSTS**

---

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.”*

The *Land Use Assumptions* document projects an additional 14,322 persons and 2,194 jobs over the next 10 years, as shown in Figure PR10.

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.”*

Based on projected residential and nonresidential development over the next 10 years, and the level-of-service analysis discussed in this section, San Luis needs to acquire and construct approximately 14 acres of community park land and amenities, and construct approximately 15 acres of neighborhood park amenities to serve future development.

### Community Park Land

San Luis plans to maintain its current community park land level of service over the next 10 years. Based on a projected population increase of 14,322 persons, San Luis’s future residential development demands 13.2 additional acres of community park land (14,322 additional persons X 0.00092 acres per person). Future nonresidential development demands 0.7 additional acres of community park land (2,194 additional jobs X 0.00032 acres per job) over the next 10 years. Future development demands 13.9 additional acres of community park land over the next 10 years at a cost of approximately \$1.0 million.

**Figure PR10: Projected Demand for Community Park Land**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Community Park Land	0.00092 Acres	per Person	\$73,333
	0.00032 Acres	per Job	

Need for Community Parks					
Year	Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
2,018	33,969	5,204	31.4	1.7	33.1
2,019	35,187	5,390	32.5	1.7	34.3
2,020	36,447	5,583	33.7	1.8	35.5
2,021	37,753	5,783	34.9	1.9	36.8
2,022	39,102	5,990	36.2	1.9	38.1
2,023	40,503	6,205	37.5	2.0	39.5
2,024	41,954	6,427	38.8	2.1	40.9
2,025	43,454	6,657	40.2	2.2	42.3
2,026	45,010	6,895	41.6	2.2	43.9
2,027	46,623	7,142	43.1	2.3	45.4
2,028	48,291	7,398	44.7	2.4	47.1
10-Yr Increase	14,322	2,194	13.2	0.7	13.9

<b>Growth-Related Expenditures</b>	<b>\$971,461</b>	<b>\$51,998</b>	<b>\$1,023,459</b>
------------------------------------	------------------	-----------------	--------------------

**Community Park Amenities**

San Luis also plans to maintain its current community park amenities level of service over the next 10 years. Based on a projected population increase of 14,322 persons, San Luis’s future residential development demands 13.2 additional acres of community park amenities (14,322 additional persons X 0.00092 acres of amenities per person). Future nonresidential development demands 0.7 additional acres of community park amenities (2,194 additional jobs X 0.00032 acres of park amenities per job) over the next 10 years. Future development demands 13.9 additional acres of community park amenities over the next 10 years at a cost of approximately \$1.3 million.

**Figure PR11: Projected Demand for Community Park Amenities**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Community Park Amenities	0.00092 Developed Acres	per Person	\$92,167
	0.00032 Developed Acres	per Job	

Need for Community Park Amenities					
Year	Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
2,018	33,969	5,204	31.4	1.7	33.1
2,019	35,187	5,390	32.5	1.7	34.3
2,020	36,447	5,583	33.7	1.8	35.5
2,021	37,753	5,783	34.9	1.9	36.8
2,022	39,102	5,990	36.2	1.9	38.1
2,023	40,503	6,205	37.5	2.0	39.5
2,024	41,954	6,427	38.8	2.1	40.9
2,025	43,454	6,657	40.2	2.2	42.3
2,026	45,010	6,895	41.6	2.2	43.9
2,027	46,623	7,142	43.1	2.3	45.4
2,028	48,291	7,398	44.7	2.4	47.1
10-Yr Increase	14,322	2,194	13.2	0.7	13.9

<b>Growth-Related Expenditures</b>	<b>\$1,220,951</b>	<b>\$65,359</b>	<b>\$1,286,310</b>
------------------------------------	--------------------	-----------------	--------------------

### Neighborhood Park Amenities

San Luis also plans to maintain its current neighborhood park amenities level of service over the next 10 years. Based on a projected population increase of 14,322 persons, San Luis’s future residential development demands 14.6 additional acres of neighborhood park amenities (14,322 additional persons X 0.00102 acres of amenities per person). Future nonresidential development demands 0.8 additional acres of neighborhood park amenities (2,194 additional jobs X 0.00036 acres of park amenities per job) over the next 10 years. Future development demands 15.4 additional acres of neighborhood park amenities over the next 10 years at a cost of approximately \$961,000.

**Figure PR12: Projected Demand for Neighborhood Park Amenities**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Neighborhood Park Amenities	0.00102 Developed Acres	per Person	\$62,637
	0.00036 Developed Acres	per Job	

Need for Neighborhood Park Amenities					
Year	Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
2,018	33,969	5,204	34.6	1.8	36.4
2,019	35,187	5,390	35.8	1.9	37.7
2,020	36,447	5,583	37.1	2.0	39.1
2,021	37,753	5,783	38.4	2.1	40.5
2,022	39,102	5,990	39.8	2.1	41.9
2,023	40,503	6,205	41.2	2.2	43.4
2,024	41,954	6,427	42.7	2.3	45.0
2,025	43,454	6,657	44.2	2.4	46.6
2,026	45,010	6,895	45.8	2.5	48.2
2,027	46,623	7,142	47.4	2.5	50.0
2,028	48,291	7,398	49.1	2.6	51.7
10-Yr Increase	14,322	2,194	14.6	0.8	15.4

<b>Growth-Related Expenditures</b>	<b>\$912,455</b>	<b>\$48,838</b>	<b>\$961,293</b>
------------------------------------	------------------	-----------------	------------------

## PARKS FACILITIES DEVELOPMENT FEES

### Revenue Credit/Offset

A revenue credit/offset is not necessary for Parks Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

### Proposed Parks Facilities Development Fees

Infrastructure components and cost factors for Parks Facilities are summarized in the upper portion of Figure PR13. The cost per service unit for Parks Facilities is \$218.20 per person and \$78.05 per job. Figure PR13 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Parks Facilities development fees for residential development are assessed according to the number of persons per housing unit. For example, the single-family fee of \$753 is calculated using a cost per service unit of \$218.20 per person multiplied by a demand unit of 3.45 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of \$183 per 1,000 square feet of commercial development is derived from a cost per service unit of \$78.05 per job multiplied by a demand unit of 2.34 jobs per 1,000 square feet.

**Figure PR13: Schedule of Parks Facilities Development Fees**

Fee Component	Cost per Person	Cost per Job
Community Park Land	\$67.83	\$23.70
Community Park Amenities	\$85.25	\$29.79
Neighborhood Park Amenities	\$63.71	\$22.26
Development Fee Report	\$1.41	\$2.30
<b>Total</b>	<b>\$218.20</b>	<b>\$78.05</b>

Residential Development	Development Fees per Unit			
Land Use	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Single Family	3.45	<b>\$753</b>	\$735	\$18
Multi-Family	2.23	<b>\$487</b>	\$662	(\$175)

Nonresidential Development	Development Fees per 1,000 Square Feet			
Land Use	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Industrial	1.63	<b>\$127</b>	\$320	(\$193)
Commercial	2.34	<b>\$183</b>	\$277	(\$94)
Institutional	0.93	<b>\$73</b>	\$136	(\$63)
Office & Other Service	2.97	<b>\$232</b>	\$461	(\$229)

1. See Land Use Assumptions

**PROJECTED PARKS FACILITIES DEVELOPMENT FEE REVENUE**

Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

In accordance with state law, this report includes an IIP for Parks Facilities needed to accommodate new development. Projected fee revenue shown in Figure PR14 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for Parks Facilities. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease, along with development fee revenue. Anticipated development fee revenue of \$3.3 million is approximately equal to the projected growth-related cost of parks facilities (\$3.3 million).

**Figure PR14: Projected Parks Facilities Development Fee Revenue**

Fee Component	Growth Share	Existing Share	Total
Community Park Land	\$1,023,459	\$0	\$1,023,459
Community Park Amenities	\$1,286,310	\$0	\$1,286,310
Neighborhood Park Amenities	\$961,293	\$0	\$961,293
Development Fee Report	\$11,500	\$0	\$11,500
<b>Total</b>	<b>\$3,282,562</b>	<b>\$0</b>	<b>\$3,282,562</b>

		Residential Units \$718 per unit	Industrial \$127 per 1,000 sq. ft.	Commercial \$183 per 1,000 sq. ft.	Institutional \$73 per 1,000 sq. ft.	Office & Other \$232 per 1,000 sq. ft.
Year		Hsg Unit	KSF	KSF		KSF
Base	2018	10,325	390	524	1,465	668
Year 1	2019	10,695	404	542	1,518	692
Year 2	2020	11,078	418	562	1,572	717
Year 3	2021	11,475	433	582	1,629	742
Year 4	2022	11,885	449	602	1,687	769
Year 5	2023	12,311	465	624	1,747	796
Year 6	2024	12,752	482	646	1,810	825
Year 7	2025	13,208	499	670	1,875	854
Year 8	2026	13,681	517	693	1,942	885
Year 9	2027	14,171	535	718	2,012	917
Year 10	2028	14,678	554	744	2,084	949
10-Yr Increase		4,353	164	220	619	281
Projected Revenue		\$3,113,943	\$20,531	\$39,534	\$44,210	\$64,093

<b>Projected Fee Revenue</b>	<b>\$3,282,311</b>
<b>Total Expenditures</b>	<b>\$3,282,562</b>

## POLICE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Police Facilities IIP:

*“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.”*

The Police Facilities IIP includes components for police stations, vehicles, communications equipment, and the cost of preparing the Police Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used to calculate the components for stations, vehicles, and communications equipment. A plan-based methodology is used for the Development Fee Report.

### Service Area

San Luis’s Police Department strives to provide a uniform response time citywide. As a result, the service area for the Police Facilities IIP is citywide.

### 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 accommodate new development. The Police Facilities IIP and development fees are assessed on both residential and nonresidential development based on functional population shown in the *Land Use Assumptions* document. Based on 2015 functional population data, residential development accounts for approximately 80 percent of demand for police services and nonresidential development is responsible for the remaining 20 percent.

**RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT**

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.”*

Figure P1 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays the persons per housing unit. For nonresidential development the table displays the number of vehicle trips generated per thousand square feet of floor area.

**Figure P1: Police Facilities Ratio of Service Unit to Development Unit**

Residential Development	
Land Use	Persons per Housing Unit <sup>1</sup>
Single Family	3.45
Multi-Family	2.23

Nonresidential Development	
Land Use	Avg Wkdy Veh Trips <sup>1</sup>
Industrial	2.48
Commercial	12.46
Institutional	6.44
Office & Other Service	4.87

1. See Land Use Assumptions

**ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES**

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.”*

**Police Stations – Incremental Expansion**

San Luis plans to use development fees to expand its current inventory of police stations to serve future development. Shown below in Figure P2, San Luis’ existing police station includes 19,856 square feet. This is San Luis’s only police station, and a substation will be needed as the east side of San Luis becomes more developed.

**Figure P2: Existing Police Stations**

Description	Square Feet
Police Station #1	19,856
<b>Total</b>	<b>19,856</b>

**Police Station Level of Service**

Functional population provides the proportionate share of demand for police stations from residential and nonresidential development. San Luis’ existing level of service for residential development is 0.46763 square feet per person (19,856 square feet X 80 percent residential share / 33,696 persons). The nonresidential level of service is 0.19674 square feet per vehicle trip (19,856 square feet X 20 percent nonresidential share / 20,185 vehicle trips). Using estimates for the planned police substation, the cost is \$167 per square foot (\$1,118,900 / 6,700 square feet). The residential cost is \$78.09 per person (0.46763 square feet per person X \$167 per square foot), and the nonresidential cost is \$32.86 per vehicle trip (0.19674 square feet per vehicle trip X \$167 per square foot).

**Figure P3: Existing Police Station Level of Service**

Level-of-Service (LOS) Standards	
Existing Square Feet	19,856
Residential	
Residential Share	80%
2018 Population	33,969
Square Feet per Person	0.46763
<b>Cost per Person</b>	<b>\$78.09</b>
Nonresidential	
Nonresidential Share	20%
2018 Vehicle Trips	20,185
Square Feet per Vehicle Trip	0.19674
<b>Cost per Vehicle Trip</b>	<b>\$32.86</b>

**Cost Basis from Planned Stations**

Description	Square Feet <sup>1</sup>	Total Cost <sup>1</sup>
New Substation	6,700	\$1,118,900

1. City of San Luis Police Department.

### Police Vehicles – Incremental Expansion

Development fees will be used to expand San Luis’ inventory of police vehicles. Figure P4 lists the current vehicles used by San Luis’s Police Department – 37 vehicles representing a replacement cost of approximately \$1.58 million.

**Figure P4: Existing Police Vehicles**

Description	Units	Unit Cost	Replacement Cost
Patrol Vehicles	25	\$48,000	\$1,200,000
Motor Unit Vehicles	4	\$32,000	\$128,000
K-9 Vehicles	2	\$37,000	\$74,000
Detective Vehicles	4	\$27,000	\$108,000
Command Staff Vehicles	2	\$37,000	\$74,000
<b>Total</b>	<b>37</b>	<b>\$42,811</b>	<b>\$1,584,000</b>

### Police Vehicle Level of Service

Functional population is used to allocate the proportionate share of demand to residential and nonresidential development. San Luis’ existing level of service for residential development is 0.00087 vehicles per person (37 vehicles X 80 percent residential share / 33,969 persons). The nonresidential level of service is 0.00037 vehicles per vehicle trip (37 vehicles X 20 percent nonresidential share / 20,185 vehicle trips). The residential cost is \$37.30 per person (\$42,811 per vehicle X 0.00087 vehicles per person), and the nonresidential cost is \$15.69 per vehicle trip (\$42,811 per vehicle X 0.00037 vehicles per vehicle trip).

**Figure P5: Existing Police Vehicle Level of Service**

Cost Allocation Factors	
Cost per Vehicle	\$42,811

Level-of-Service (LOS) Standards	
Existing Vehicles	37
Residential	
Residential Share	80%
2018 Population	33,969
Units per Person	0.00087
<b>Cost per Person</b>	<b>\$37.30</b>
Nonresidential	
Nonresidential Share	20%
2018 Vehicle Trips	20,185
Units per Vehicle Trip	0.00037
<b>Cost per Vehicle Trip</b>	<b>\$15.69</b>

Source: City of San Luis Police Department.

### Communications Equipment – Incremental Expansion

Development fees will be used to expand San Luis’ inventory of communications equipment. Figure P6 lists the current communications equipment used by San Luis’ Police Department and does not include communications equipment used by San Luis’ Fire Department. San Luis currently has 43.5 units of communications equipment representing a replacement cost of \$531,000 (\$12,207 per unit).

**Figure P6: Existing Communications Equipment**

Description	Units	Unit Cost	Replacement Cost
Mobile Radios	12.0	\$5,000	\$60,000
Portable Radios	25.0	\$5,000	\$125,000
Radio Console 5000	2.0	\$29,000	\$58,000
Digital Video Recorders	3.0	\$23,000	\$69,000
Radio Console 7500	1.0	\$42,000	\$42,000
Communication Equipment	0.5	\$354,000	\$177,000
<b>Total</b>	<b>43.5</b>	<b>\$12,207</b>	<b>\$531,000</b>

### Communications Equipment Level of Service

Communications equipment costs are allocated according to functional population – 80 percent to residential development and 20 percent to nonresidential development. San Luis’ existing level of service for residential development is 0.00102 units per person (43.5 units X 80 percent residential share / 33,969 persons). The nonresidential level of service is 0.00043 units per vehicle trip (43.5 units X 20 percent nonresidential share / 20,185 vehicle trips). The residential cost is \$12.51 per person (\$12,207 per unit X 0.00102 units per person), and the nonresidential cost is \$5.26 per vehicle trip (\$12,207 per unit X 0.00043 units per vehicle trip).

**Figure P7: Existing Communications Equipment Level of Service**

Cost Allocation Factors	
Cost per Unit	\$12,207

Level-of-Service (LOS) Standards	
Existing Units	43.5
Residential	
Residential Share	80%
2018 Population	33,969
Units per Person	0.00102
<b>Cost per Person</b>	<b>\$12.51</b>
Nonresidential	
Nonresidential Share	20%
2018 Vehicle Trips	20,185
Units per Vehicle Trip	0.00043
<b>Cost per Vehicle Trip</b>	<b>\$5.26</b>

Source: City of San Luis Police Department.

## Development Fee Report – Plan-Based

The cost to prepare the Police Facilities IIP and related Development Fee Report totals \$11,500. San Luis plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$1.41 per person and \$0.59 per vehicle trip.

**Figure P8: IIP and Development Fee Report**

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Parks	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Police	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Vehicle Trips	20,185	24,057	3,872	\$0.59
Street	\$11,960	Residential Nonresidential	100%	VMT	216,030	257,566	41,536	\$0.29
Water	\$11,500	Residential Nonresidential	100%	Gallons	4,837,095	5,767,509	930,414	\$0.01
Wastewater	\$11,500	Residential Nonresidential	100%	Gallons	1,777,266	2,119,122	341,856	\$0.03
Total	\$69,460							

## PROJECTED SERVICE UNITS AND PROJECTED DEMAND FOR SERVICES

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.”*

As shown in the *Land Use Assumptions* document, San Luis expects an additional 14,322 persons and 8,503 nonresidential vehicle trips over the next 10 years.

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.”*

Based on projected residential and nonresidential development over the next 10 years, and the level-of-service analysis discussed in this section, San Luis needs to construct approximately 8,400 square feet of police facilities, acquire approximately 16 additional vehicles, and acquire approximately 18 additional units of communications equipment to serve future development.

**Police Stations**

Over the next 10 years, San Luis’ population is projected to increase by 14,322 persons and nonresidential vehicle trips are projected to increase by 8,503. Using the 2018 LOS standards shown at the top of Figure P9, future residential development generates demand for 6,697 additional square feet of police stations (0.46763 square feet per person X 14,322 additional persons), and future nonresidential development generates demand for 1,673 additional square feet of police stations (0.19674 square feet per vehicle trip X 8,053 additional vehicle trips). The 10-year demand for additional police stations equals 8,370 square feet at a cost of approximately \$1.40 million.

**Figure P9: Projected Demand for Police Stations**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Stations	0.46763 Units	per Person	\$167
	0.19674 Units	per Vehicle Trip	

Need for Police Stations					
Year	Population	Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
2018	33,969	20,185	15,885	3,971	19,856
2019	35,187	20,902	16,454	4,112	20,567
2020	36,447	21,656	17,044	4,261	21,304
2021	37,753	22,431	17,654	4,413	22,067
2022	39,102	23,225	18,285	4,569	22,854
2023	40,503	24,057	18,940	4,733	23,673
2024	41,954	24,920	19,619	4,903	24,522
2025	43,454	25,821	20,320	5,080	25,400
2026	45,010	26,735	21,048	5,260	26,308
2027	46,623	27,698	21,802	5,449	27,251
2028	48,291	28,688	22,582	5,644	28,226
10-Yr Increase	14,322	8,503	6,697	1,673	8,370

<b>Growth-Related Expenditures</b>	<b>\$1,118,405</b>	<b>\$279,415</b>	<b>\$1,397,820</b>
------------------------------------	--------------------	------------------	--------------------

**Police Vehicles**

Shown in Figure P10, population is projected to increase by 14,322 persons by 2028, and nonresidential trips will increase by 8,503 trips during the same period. Using the 2018 LOS standards shown in Figure P10, future residential development generates demand for 12.5 additional vehicles (0.00087 vehicles per person X 14,322 additional persons), and future nonresidential development generates demand for 3.1 additional vehicles (0.00037 vehicles per vehicle trip X 8,503 additional vehicle trips). The 10-year demand for additional police vehicles equals 15.6 vehicles at a cost of approximately \$670,000.

**Figure P10: Projected Demand for Police Vehicles**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.00087 Units	per Person	\$42,811
	0.00037 Units	per Vehicle Trip	

Need for Police Vehicles					
Year	Population	Vehicle Trips	Residential Units	Nonresidential Units	Total Units
2018	33,969	20,185	29.6	7.4	37.0
2019	35,187	20,902	30.7	7.7	38.3
2020	36,447	21,656	31.8	7.9	39.7
2021	37,753	22,431	32.9	8.2	41.1
2022	39,102	23,225	34.1	8.5	42.6
2023	40,503	24,057	35.3	8.8	44.1
2024	41,954	24,920	36.6	9.1	45.7
2025	43,454	25,821	37.9	9.5	47.3
2026	45,010	26,735	39.2	9.8	49.0
2027	46,623	27,698	40.6	10.2	50.8
2028	48,291	28,688	42.1	10.5	52.6
10-Yr Increase	14,322	8,503	12.5	3.1	15.6

<b>Growth-Related Expenditures</b>	<b>\$534,211</b>	<b>\$133,415</b>	<b>\$667,626</b>
------------------------------------	------------------	------------------	------------------

**Communications Equipment**

As shown in Figure P11, population and nonresidential trips drive the need for communications equipment. Based on the development projections in the *Land Use Assumptions* document, San Luis will need approximately 18 additional units of communications equipment over the next 10 years [(0.00102 units per person X 14,322 additional persons) + (0.00043 units per vehicle trip X 8,503 additional vehicle trips). The 10-year, growth-related capital cost associated with these additional units of communications equipment is \$223,895.

**Figure P11: Projected Demand for Communications Equipment**

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Communications Equipment	0.00102 Units	per Person	\$12,207
	0.00043 Units	per Vehicle Trip	

Need for Police Communications Equipment					
Year	Population	Vehicle Trips	Residential Units	Nonresidential Units	Total Units
2018	33,969	20,185	34.8	8.7	43.5
2019	35,187	20,902	36.0	9.0	45.1
2020	36,447	21,656	37.3	9.3	46.7
2021	37,753	22,431	38.7	9.7	48.3
2022	39,102	23,225	40.1	10.0	50.1
2023	40,503	24,057	41.5	10.4	51.9
2024	41,954	24,920	43.0	10.7	53.7
2025	43,454	25,821	44.5	11.1	55.6
2026	45,010	26,735	46.1	11.5	57.6
2027	46,623	27,698	47.8	11.9	59.7
2028	48,291	28,688	49.5	12.4	61.8
10-Yr Increase	14,322	8,503	14.7	3.7	18.3

<b>Growth-Related Expenditures</b>	<b>\$179,168</b>	<b>\$44,727</b>	<b>\$223,895</b>
------------------------------------	------------------	-----------------	------------------

## **POLICE FACILITIES DEVELOPMENT FEES**

---

### **Revenue Credit/Offset**

A revenue credit/offset is not necessary for Police Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

### **Proposed Police Facilities Development Fees**

Figure P12 displays the ratio of a service unit to various types of land uses for residential and nonresidential development. Police Facilities development fees for residential development are assessed according to the number of persons per housing unit. Nonresidential development fees are calculated using vehicle trips as the service unit. The multipliers for each land use, which include average weekday vehicle trips ends per thousand square feet and a trip adjustment factor, are shown below. The cost per service unit for Police Facilities is \$129.31 per person and \$54.40 per vehicle trip.

Development fees for residential development are determined by type of housing unit. For example, the single-family fee of \$446 is calculated using a cost per service unit of \$129.31 per person multiplied by the demand unit of 3.45 persons per housing unit.

Nonresidential development fees are calculated using vehicle trips as the service unit. Trip generation rates are from the reference book Trip Generation published by the Institute of Transportation Engineers (ITE 10th Edition 2017). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate development 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 percent.

For commercial development, the trip adjustment factor is less than 50 percent because retail development and some services attract vehicles as they pass by on arterial and collector 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 the average shopping center, the ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends. These factors are shown to derive inbound vehicle trips for each type of nonresidential land use.

The fee of \$678 per 1,000 square feet of commercial development is derived from a cost per service unit of \$54.40 per vehicle trip, multiplied by a demand unit of 37.75 average weekday vehicle trip ends per 1,000 square feet, multiplied by a trip rate adjustment factor of 33 percent.

Figure P12: Schedule of Police Facilities Development Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Police Station	\$78.09	\$32.86
Vehicles	\$37.30	\$15.69
Communications Equipment	\$12.51	\$5.26
Development Fee Report	\$1.41	\$0.59
<b>Total</b>	<b>\$129.31</b>	<b>\$54.40</b>

Residential Development		Development Fees per Unit		
Land Use	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees <sup>2</sup>	Increase / Decrease
Single Family	3.45	\$446	\$503	(\$57)
Multi-Family	2.23	\$288	\$452	(\$164)

Nonresidential Development		Development Fees per 1,000 Square Feet			
Land Use	Avg Wkdy Veh Trip Ends <sup>1</sup>	Trip Rate Adjustment	Proposed Fees	Current Fees <sup>2</sup>	Increase / Decrease
Industrial	4.96	50%	\$135	\$177	(\$42)
Commercial	37.75	33%	\$678	\$716	(\$38)
Institutional	19.52	33%	\$350	\$259	\$91
Office & Other Service	9.74	50%	\$265	\$280	(\$15)

1. See Land Use Assumptions

2. Police share of current Public Safety Fees.

**PROJECTED POLICE FACILITIES DEVELOPMENT FEE REVENUE**

Appendix A contains revenue forecasts required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

**Projected Police Facilities Development Fee Revenue**

Projected fee revenue shown in Figure P13 is based on the development projections in the *Land Use Assumptions* document and the updated Police Facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$2.3 million over the next 10 years is approximately equal to the projected growth-related cost of police facilities (\$2.3 million).

**Figure P13: Projected Revenue from Police Facilities Development Fees**

Fee Component	Growth Share	Existing Share	Total
Police Station	\$1,397,820	\$0	\$1,397,820
Vehicles and Equipment	\$667,626	\$0	\$667,626
Communications Equipment	\$223,895	\$0	\$223,895
Development Fee Report	\$11,500	\$0	\$11,500
<b>Total</b>	<b>\$2,300,841</b>	<b>\$0</b>	<b>\$2,300,841</b>

		Residential Units \$425 per unit	Industrial \$135 per 1,000 sq. ft.	Commercial \$678 per 1,000 sq. ft.	Institutional \$350 per 1,000 sq. ft.	Office & Other \$265 per 1,000 sq. ft.
Year		Hsg Unit	KSF	KSF		KSF
Base	2018	10,325	390	524	1,465	668
Year 1	2019	10,695	404	542	1,518	692
Year 2	2020	11,078	418	562	1,572	717
Year 3	2021	11,475	433	582	1,629	742
Year 4	2022	11,885	449	602	1,687	769
Year 5	2023	12,311	465	624	1,747	796
Year 6	2024	12,752	482	646	1,810	825
Year 7	2025	13,208	499	670	1,875	854
Year 8	2026	13,681	517	693	1,942	885
Year 9	2027	14,171	535	718	2,012	917
Year 10	2028	14,678	554	744	2,084	949
10-Yr Increase		4,353	164	220	619	281
Projected Revenue		\$1,840,916	\$21,995	\$148,209	\$215,631	\$74,005

<b>Projected Fee Revenue</b>	<b>\$2,300,757</b>
<b>Total Expenditures</b>	<b>\$2,300,841</b>

## **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.”*

The Street Facilities IIP includes components for arterial improvements and the cost of professional services for preparing the Street Facilities IIP and related Development Fee Report. The incremental expansion methodology is used for arterial improvements, and the plan-based methodology is used for the related Development Fee Report.

### **Service Area**

San Luis’ arterial street network is designed to efficiently move traffic throughout the city; therefore, the service area for the Street Facilities IIP and Development Fees is citywide.

### **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. Trip generation rates and trip adjustment factors are used to determine the proportionate impact of residential, commercial, office, and industrial land uses San Luis’ street network.

## **RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT**

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.”*

Figure S1 displays the demand indicators for residential and nonresidential land uses. For residential development the table displays VMT generated per housing unit. For nonresidential development the table displays VMT generated per thousand square feet of floor area.

**Figure S1: Street Facilities Ratio of Service Unit to Development Unit**

Residential Development		per Unit			
Land Use	AWVTE per Unit <sup>1</sup>	Trip Adj Factor <sup>1</sup>	Trip Length Weight Factor <sup>1</sup>	Average Miles per Trip	Vehicle Miles of Travel
Single Family	10.90	62%	1.21	2.325	19.01
Multi-Family	5.10	62%	1.21	2.325	8.90

Nonresidential Development		per 1,000 Square Feet			
Land Use	AWVTE per 1,000 Sq Ft <sup>1</sup>	Trip Adj Factor <sup>1</sup>	Trip Length Weight Factor <sup>1</sup>	Average Miles per Trip	Vehicle Miles of Travel
Industrial	4.96	50%	0.73	2.325	4.21
Commercial	37.75	33%	0.66	2.325	19.12
Institutional	19.52	33%	0.73	2.325	10.93
Office & Other Services	9.74	50%	0.73	2.325	8.27

1. See Land Use Assumptions

## **ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES**

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.”*

The existing public services included in the Street Facilities IIP are 24 lane miles of arterials.

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 daily lane capacity used in this analysis is 9,000, which is the roadway capacity of a two-lane rural arterial, found in the City of San Luis Small Area Transportation Study.

## LEVEL OF SERVICE AND RATIO OF SERVICE UNIT TO LAND USE

### Service Units

San Luis will use average weekday vehicle trip ends as the service units for documenting existing level-of-service standards and allocating the costs of future improvements. Components used to determine the service units and input variables are discussed, including trip generation rates, adjustments for commuting patterns and pass-by trips, and trip length weighting factors.

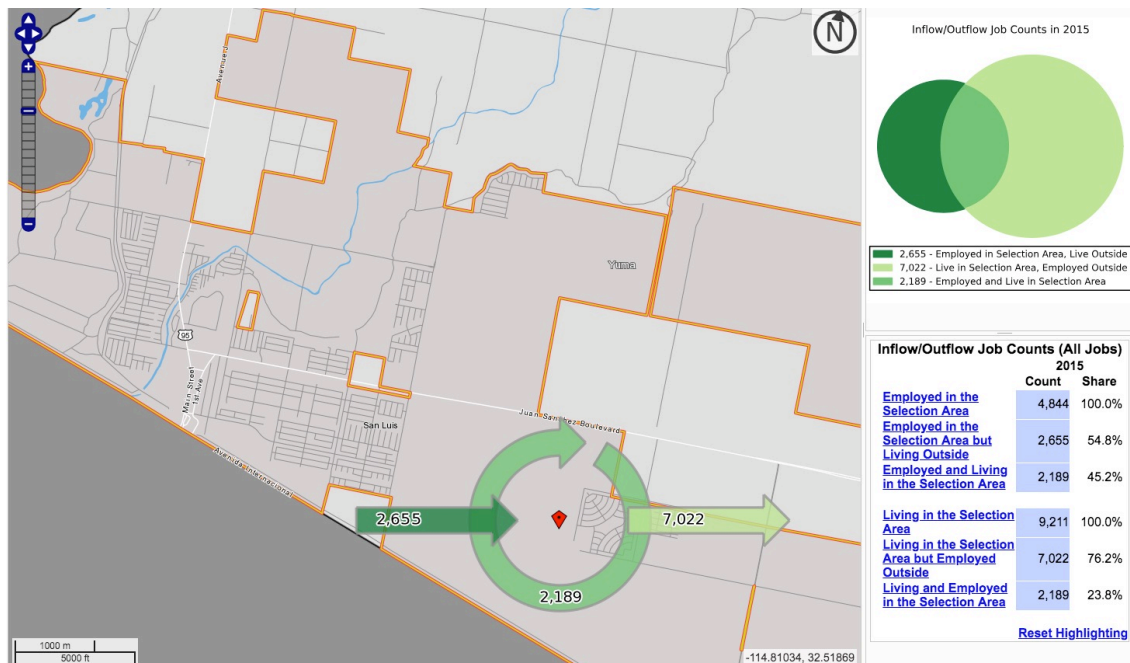
### Trip Rate Adjustments

San Luis’s Street Facilities Development Fees use average weekday trip generation rates from the reference book *Trip Generation* published by the Institute of Transportation Engineers (ITE 2017). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To calculate Street Facilities Development 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 percent. As discussed further below, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

### Adjustment for Commuting Patterns

Residential development has a trip adjustment factor of 65 percent to account for commuters leaving San Luis for work. According to the 2009 National Household Travel Survey, weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure S2, the Census Bureau’s web application OnTheMap indicates 76.2 percent of resident workers traveled outside San Luis for work in 2015. In combination, these factors ( $0.31 \times 0.50 \times 0.756 = 0.118$ ) support the additional 12 percent allocation of trips to residential development.

**Figure S2: Inflow / Outflow Analysis**



### **Adjustment for Pass-By Trips**

For commercial development, the trip adjustment factor is less than 50 percent because retail development attracts vehicles as they pass by on arterial and collector 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 the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

### **Trip Length Weighting Factor by Type of Land Use**

The Street Facilities Development Fees methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 6 of the 2009 National Household Travel Survey, vehicle trips from residential development are approximately 121 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 66 percent of the average trip length while other nonresidential development typically accounts for trips that are 73 percent of the average for all trips.

**PROJECTED SERVICE UNITS, DEMAND, AND COSTS FOR SERVICES**

TischlerBise created an aggregate travel model to convert development units within San Luis to project vehicle trips and vehicle miles of travel. Figure S3 summarizes the input variables used in the aggregate travel demand model.

**Figure S3: Input Variables for Travel Demand Model**

Development Type	ITE Code	Weekday VTE	Dev Unit	Trip Adj	Trip Length Wt Factor
Single Family	210	10.90	HU	62%	121%
Multi-Family	221	5.10	HU	62%	121%
Industrial	110	4.96	KSF	50%	73%
Commercial	820	37.75	KSF	33%	66%
Institutional	520	19.52	KSF	33%	73%
Office & Other Service	710	9.74	KSF	50%	73%

Avg Trip Length (miles)	2.325
Vehicle Capacity Per Lane	9,000

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.”*

Projected development in San Luis over the next 10 years, and the corresponding need for additional lane miles of arterials, are shown in Figure S4. Trip generation rates and trip adjustment factors convert projected development into average weekday vehicle trips. As shown in Figure S4, future development in San Luis will generate 35,903 additional vehicle trips.

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.”*

The travel demand model inputs are used to derive level of service in Vehicle Miles of Travel and future needs of lane miles. A Vehicle Mile of Travel (VMT) is a measurement unit equal to one vehicle traveling one mile. In the aggregate, VMT is the product of vehicle trips multiplied by the average trip length. Based on estimates shown in Figure S4, existing infrastructure standards using the average trip length of 2.325 miles in San Luis are 1.11 lane miles per 10,000 VMT (24.0 arterial lane miles / (216,030 VMT / 10,000)).

As shown on the lower right side of Figure S4, future development generates an additional 91,070 VMT over the next 10 years. To maintain the existing infrastructure standards, San Luis needs 10.12 additional lane miles of arterials to accommodate projected development over the next 10 years.

**Figure S4: Projected Travel Demand**

Development Type		ITE Code	Weekday VTE	Dev Unit	Trip Adj	Trip Length Wt Factor	
Single Family		210	10.90	HU	62%	121%	
Multi-Family		221	5.10	HU	62%	121%	
Industrial		110	4.96	KSF	50%	73%	
Commercial		820	37.75	KSF	33%	66%	
Institutional		520	19.52	KSF	33%	73%	
Office & Other Service		710	9.74	KSF	50%	73%	

Avg Trip Length (miles)	2.325
Vehicle Capacity Per Lane	9,000

		2018	2019	2020	2021	2022	2023	2028	10-Year Increase
		Base	1	2	3	4	5	10	
Development Base	Single-Family Units	8,994	9,316	9,650	9,996	10,353	10,724	12,786	3,792
	Multi-Family Units	1,331	1,379	1,428	1,479	1,532	1,587	1,892	561
	Industrial KSF	390	404	418	433	449	465	554	164
	Commercial KSF	524	542	562	582	602	624	744	220
	Institutional KSF	1,465	1,518	1,572	1,629	1,687	1,747	2,084	619
	Office & Other Service KSF	668	692	717	742	769	796	949	281
Average Weekday Vehicle Trips	Single-Family Trips	60,781	62,958	65,215	67,553	69,966	72,473	86,408	25,626
	Multi-Family Trips	4,209	4,360	4,515	4,677	4,844	5,018	5,983	1,774
	Residential Trips	64,990	67,318	69,730	72,230	74,810	77,491	92,390	27,400
	Industrial Trips	967	1,002	1,037	1,074	1,114	1,153	1,374	407
	Commercial Trips	6,528	6,752	7,001	7,250	7,499	7,773	9,268	2,741
	Institutional Trips	9,437	9,778	10,126	10,493	10,867	11,253	13,424	3,987
	Office & Other Service Trips	3,253	3,370	3,492	3,614	3,745	3,877	4,622	1,368
	Nonresidential Trips	20,185	20,902	21,656	22,431	23,225	24,057	28,688	8,503
Total Vehicle Trips	85,175	88,220	91,386	94,661	98,035	101,548	121,079	35,903	
Demand	<b>Vehicle Miles of Travel (VMT)</b>	<b>216,030</b>	<b>223,760</b>	<b>231,784</b>	<b>240,091</b>	<b>248,657</b>	<b>257,566</b>	<b>307,100</b>	<b>91,070</b>
	<b>Arterial Lane Miles Cumulative)</b>	<b>24.00</b>	<b>24.86</b>	<b>25.75</b>	<b>26.68</b>	<b>27.63</b>	<b>28.62</b>	<b>34.12</b>	<b>10.12</b>
	Annual Lane Miles (Annual)		0.86	0.89	0.93	0.95	0.99	1.18	
10-Year VMT Increase									42.2%

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.”*

**Arterial Improvements – Incremental Expansion**

San Luis’ current level of service for arterials is 1.11 lane miles per 10,000 VMT (24 lane miles / (216,030 VMT / 10,000)), and San Luis plans to maintain this level of service over the next 10 years. As shown in Figure S4, San Luis needs to construct 10.12 additional lane miles of arterials to maintain this standard over the next 10 years ((91,070 additional VMT / 10,000) X 1.11 lane miles per 10,000 VMT).

Shown below in Figure S5, San Luis’ staff identified 23 lane miles of potential arterial improvements with an average cost of \$806,087 per lane mile (\$18,540,000 / 23 lane miles). San Luis may use development fees to fund 10.12 lane miles of the arterial improvements included in Figure S5. The cost per VMT for arterial improvements is \$89.58 (\$806,087 per lane mile X 10.12 additional lane miles / 91,070 additional VMT).

**Figure S5: Planned Arterial Improvements**

Project	Lane Miles	Eligible Cost
Juan Sanchez Blvd (Ave E to Main St)	8	\$11,440,000
Juan Sanchez and 4th St Intersection Project	3	\$1,100,000
Juan Sanchez and 6th St Intersection Project	1	\$500,000
10th Ave Widening (Juan Sanchez to Co 22nd)	3	\$1,500,000
Co 24th St Paving Project	3	\$1,500,000
Co 22nd St and Sidewinder Rd Intersection	1	\$500,000
Co 22nd St Widening (Sidewinder Rd to Main St)	4	\$2,000,000
<b>Total</b>	<b>23</b>	<b>\$18,540,000</b>

Source: City of San Luis Public Works Dept.

Cost per Lane Mile	\$806,087
10-Year Demand for Additional Lane Miles	10.12
10-Year Cost for Additional Lane Miles	\$8,157,600
10-Year VMT Increase	91,070
<b>Cost per VMT</b>	<b>\$89.58</b>

**Development Fee Report – Plan-Based**

The cost to prepare the Street Facilities IIP and related Development Fee Report totals \$11,960. San Luis plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new development from the *Land Use Assumptions* document, the cost is \$0.29 per VMT.

**Figure S6: IIP and Development Fee Report**

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Parks	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Police	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Vehicle Trips	20,185	24,057	3,872	\$0.59
Street	\$11,960	Residential Nonresidential	100%	VMT	216,030	257,566	41,536	\$0.29
Water	\$11,500	Residential Nonresidential	100%	Gallons	4,837,095	5,767,509	930,414	\$0.01
Wastewater	\$11,500	Residential Nonresidential	100%	Gallons	1,777,266	2,119,122	341,856	\$0.03
Total	\$69,460							

## STREET FACILITIES DEVELOPMENT FEES

### Revenue Credit/Offset

A revenue credit/offset is not necessary for the Street Facilities development fees, because costs generated by projected development exceed revenues generated by projected development. Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

### Proposed Street Facilities Development Fees

Infrastructure standards and cost factors for Street Facilities are summarized in the upper portion of Figure S7. The cost per service unit is \$89.87 per vehicle mile of travel. Figure S7 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Street Facilities development fees for residential development are assessed according to VMT generated per unit. The single-family fee of \$1,709 is calculated using a cost per service unit of \$89.87 per VMT multiplied by 10.90 average weekday vehicle trip ends, multiplied by 62 percent trip adjustment factor, multiplied by 2.325 miles per trip, multiplied by 121 percent trip length adjustment.

Nonresidential development fees are calculated using VMT as the service unit. The fee of \$1,718 per 1,000 square feet of commercial development is derived from a cost per service unit of \$89.87 per VMT multiplied by 37.75 average weekday vehicle trip ends, multiplied by 33 percent trip adjustment factor, multiplied by 2.325 miles per trip, multiplied by 66 percent trip length adjustment.

**Figure S7: Schedule of Street Facilities Development Fees**

Fee Component	Cost per VMT
Arterial Improvements	\$89.58
Development Fee Report	\$0.29
<b>Total</b>	<b>\$89.87</b>

Avg Trip Length (miles)	2.325
-------------------------	-------

Residential Development		Development Fees per Unit				
Land Use	AWVTE per Unit <sup>1</sup>	Trip Adj Factor <sup>1</sup>	Trip Length Weight Factor <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Single Family	10.90	62%	1.21	\$1,709	\$943	\$766
Multi-Family	5.10	62%	1.21	\$799	\$801	(\$2)

Nonresidential Development		Development Fees per 1,000 Square Feet				
Land Use	AWVTE per 1,000 Sq Ft <sup>1</sup>	Trip Adj Factor <sup>1</sup>	Trip Length Weight Factor <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Industrial	4.96	50%	0.73	\$378	\$336	\$42
Commercial	37.75	33%	0.66	\$1,718	\$1,231	\$487
Institutional	19.52	33%	0.73	\$982	\$492	\$490
Office & Other Services	9.74	50%	0.73	\$743	\$533	\$210

1. See Land Use Assumptions

## PROJECTED STREET FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

### Projected Street Facilities Development Fee Revenue

Projected fee revenue shown in Figure S8 is based on the development projections in the *Land Use Assumptions* document and the updated Street Facilities development fees. If development occurs at a faster rate than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs at a slower rate than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$8.13 million over the next 10 years is approximately equal to the projected growth-related cost of street facilities (\$8.17 million).

**Figure S8: Projected Street Facilities Development Fee Revenue**

		Fee Component	Growth Share	Existing Share	Total
		Arterial Improvements	\$8,157,600	\$0	\$8,157,600
		Development Fee Report	\$11,960	\$0	\$11,960
		<b>Total</b>	<b>\$8,169,560</b>	<b>\$0</b>	<b>\$8,169,560</b>

		Residential Units \$1,583 per unit	Industrial \$378 per 1,000 sq. ft.	Commercial \$1,718 per 1,000 sq. ft.	Institutional \$982 per 1,000 sq. ft.	Office & Other \$743 per 1,000 sq. ft.
Year		Hsg Unit	KSF	KSF	KSF	KSF
Base	2018	10,325	390	524	1,465	668
Year 1	2019	10,695	404	542	1,518	692
Year 2	2020	11,078	418	562	1,572	717
Year 3	2021	11,475	433	582	1,629	742
Year 4	2022	11,885	449	602	1,687	769
Year 5	2023	12,311	465	624	1,747	796
Year 6	2024	12,752	482	646	1,810	825
Year 7	2025	13,208	499	670	1,875	854
Year 8	2026	13,681	517	693	1,942	885
Year 9	2027	14,171	535	718	2,012	917
Year 10	2028	14,678	554	744	2,084	949
10-Yr Increase		4,353	164	220	619	281
Projected Revenue		\$6,879,229	\$61,926	\$377,266	\$607,098	\$208,358

<b>Projected Fee Revenue</b>	<b>\$8,133,877</b>
<b>Total Expenditures</b>	<b>\$8,169,560</b>

## WATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(a) defines facilities and assets that 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 Water Facilities IIP includes components for existing water production, water storage, and the cost of preparing the Wastewater Facilities IIP and development fees. The cost recovery methodology is used for water production. The plan-based methodology is used for water storage and the Development Fee Report.

### Service Area

The service area for the Water Facilities IIP is citywide.

### 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. The water fees assessed pursuant to the Water Facilities IIP and related Development Fee Report are assessed on both residential and nonresidential development. City staff provided water demand to differentiate demand for water facilities from residential and nonresidential development. In 2018, residential water customers accounted for approximately 94 percent of total customers and 68 percent of max day demand. Nonresidential customers accounted for approximately six percent of total customers and 32 percent of max day demand.

### RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

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.”*

Residential Water Facilities development fees are assessed per meter, based on max day gallons per connection. Development fees assume a residential unit in a multi-unit structure with a single meter would be served by a 0.75-inch meter. If not, then the corresponding meter size and capacity ratio shown below would be used to establish a ratio of service unit to land use.

For nonresidential Water Facilities development fees, capacity ratios by meter size are the appropriate demand indicator for water facilities. Capacity ratios equate 0.75-inch meters to the max day gallons per average single-family residential unit. Utilizing max day gallons is the most efficient way to show a direct relationship between development units, usage, and system capacity. The nonresidential Water Facilities development fees are calculated by multiplying the number of gallons per residential unit by the capacity ratio for the corresponding size and type of water meter, which are provided by the American Water Works Association (2017) and shown in Figure W1.

**Figure W1: Water Facilities Ratio of Service Unit to Development Unit**

Demand Indicators	
Residential Gallons per Max Day	510

Meter Size (inches)		Capacity Ratio <sup>1</sup>
0.75	Displacement	1.00
1.00	Displacement	1.67
1.50	Displacement	3.33
2.00	Compound	5.33
3.00	Compound	10.67
4.00	Compound	16.67
6.00	Compound	33.33
8.00	Compound	53.33

1. AWWA, Principles of Water Rates, Fees, and Charges, M1.

### **ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES**

---

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.”*

**Existing Capacity and Usage**

San Luis has seven well sites with a total capacity of 9.94 MGD. Production facilities for the water system should have sufficient capacity to meet the demands of the maximum day of the year. According to the City of San Luis Public Works Department, 2018 average day consumption is approximately 3.22 MGD. Using peaking factors from the San Luis Water System Master Plan (2016), max day demand is 1.5 times greater than average day demand. Applying the max day peaking factor to the average day demand of 3.22 MGD results in max day demand of 4.84 MGD – leaving 5.10 MGD of excess capacity in San Luis’ water production facilities to serve future development (9.94 MGD – 4.84 MGD).

**Figure W2: Well Capacity**

Existing Wells	Capacity (MGD)	Max Day Usage (MGD)	Remaining (MGD)
Well Site 1	0.29	4.84	5.10
Well Site 2	0.43		
Well Site 3	1.44		
Well Site 4	1.44		
Well Site 5	0.00		
Well Site 6	3.17		
Well Site 7	3.17		
<b>Total</b>	<b>9.94</b>	<b>4.84</b>	<b>5.10</b>

Source: City of San Luis Public Works.

## Water Demand

The following factors are used to differentiate the demand for water infrastructure between residential and nonresidential development. In 2018, average day water demand totaled 3.22 MGD. Residential water customers accounted for approximately 2.20 MGD of average day demand, and nonresidential water customers accounted for the remaining 1.03 MGD. Since this analysis uses max day demand to more accurately assess demand for water infrastructure to future development, Figure W3 shows the conversion of average day demand to max day demand using peaking factors from the San Luis Water System Master Plan (2016). Based on the analysis in the master plan, max day demand is 1.5 times greater than average day demand.

The existing level of service for water infrastructure is based on max demand in 2018. The current level of service for residential development for water service is approximately 510 gallons per connection per day. For nonresidential connections, water demand averages 4,029 gallons per connection per day. Each nonresidential connection averages approximately 13.5 jobs, and the projected increase in jobs drives the demand for water capacity from nonresidential development.

**Figure W3: Water Demand Factors**

Land Use	Avg Gallons per Day <sup>1</sup>	2018 Connections	Gallons per Day per Connection
Residential	2,190,620	6,443	340
Nonresidential	1,034,110	385	2,686
Total	3,224,730	6,828	

1. Average of water use in 2018, provided by the City of San Luis. Nonresidential includes Commercial, Government, Schools, and City.

Land Use	Max Gallons per Day <sup>1</sup>	2018 Connections	Gallons per Day per Connection
Residential	3,285,930	6,443	<b>510</b>
Nonresidential	1,551,165	385	4,029
Total	4,837,095	6,828	

1. Max Day Demand = Average Day Demand X 1.5, San Luis Water System Master Plan 2016.

**PROJECTED SERVICE UNITS AND PROJECTED DEMAND FOR SERVICES**

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.”*

Over the next 10 years, it is projected there will be an increase of 2,879 connections. Accordingly, the projected water demand increases by 2,039,311 max day gallons during the same period.

**Figure W4: Projected Water Demand**

Water Demand Projections								
Year	Residential Connections	Nonresidential Connections	Total Connections	Residential Gallons	Nonresidential Gallons	Average Day Gallons	Max Day Gallons	
Base 2018	6,443	385	6,828	2,190,620	1,034,110	3,224,730	4,837,095	
Year 1 2019	6,674	399	7,073	2,269,122	1,071,071	3,340,193	5,010,289	
Year 2 2020	6,913	413	7,326	2,350,381	1,109,423	3,459,804	5,189,706	
Year 3 2021	7,161	428	7,588	2,434,612	1,149,166	3,583,777	5,375,666	
Year 4 2022	7,416	443	7,860	2,521,600	1,190,300	3,711,899	5,567,849	
Year 5 2023	7,682	459	8,141	2,611,983	1,233,023	3,845,006	5,767,509	
Year 6 2024	7,957	475	8,433	2,705,548	1,277,138	3,982,686	5,974,029	
Year 7 2025	8,242	492	8,735	2,802,296	1,322,842	4,125,138	6,187,708	
Year 8 2026	8,537	510	9,047	2,902,651	1,370,136	4,272,787	6,409,181	
Year 9 2027	8,843	528	9,371	3,006,613	1,419,219	4,425,831	6,638,747	
Year 10 2028	9,159	547	9,707	3,114,181	1,470,090	4,584,271	6,876,406	
10-Yr Increase	2,716	162	2,879	923,561	435,980	1,359,541	2,039,311	

### Water Production – Cost Recovery

As shown in Figure W2, San Luis’ water production facilities have 5.10 MGD of available capacity to serve future development. San Luis installed iron and manganese filters to increase water production capacity within the water system by 1.728 MGD, and development fees will be used to pay for future development’s share of the production capacity created by the iron and manganese filters. Based on a cost of \$2.3 million and additional capacity of 1.728 MGD, the cost of water production is \$1.33 per gallon of capacity.

San Luis included \$1.0 million of funding for the iron and manganese filters during its most recent rate study, so it is necessary to provide a credit for this potential double payment. Allocating \$1.0 million of rate revenue to 1,728,000 gallons of capacity provides a credit of \$0.58 per gallon.

**Figure W5: Water Production Cost Allocation Factors**

Project	Total Capacity	Total Cost	Cost per Gallon
Iron and Manganese Filters	1,728,000	\$2,300,000	\$1.33

Water Rate Revenue Credit	
Cost Supported by Rates	\$1,000,000
Total Capacity (Gallons)	1,728,000
Rate Credit per Gallon	(\$0.58)

### Water Storage – Plan-Based

San Luis plans to construct a new water storage tank with 1.0 MG of capacity to serve future development. Shown below in Figure W6, San Luis staff identified a growth-related water storage tank with a cost of \$1.3 million. When allocated to the planned capacity of 1.0 MG, the cost is \$1.30 per gallon of capacity.

San Luis included \$1.0 million of funding for the water storage tank during its most recent rate study, so it is necessary to provide a credit for this potential double payment. Allocating \$1.0 million of rate revenue to 1,000,000 gallons of capacity provides a credit of \$1.00 per gallon.

**Figure W6: Water Storage Cost Allocation Factors**

Project	Total Capacity	Total Cost	Cost per Gallon
Water Storage Tank	1,000,000	\$1,300,000	\$1.30

Water Rate Revenue Credit	
Cost Supported by Rates	\$1,000,000
Total Capacity (Gallons)	1,000,000
Rate Credit per Gallon	(\$1.00)

## IIP and Development Fee Report – Plan-Based

The cost to prepare the Water Facilities IIP and development fees totals \$11,500. San Luis plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$0.01 per gallon.

**Figure W7: IIP and Development Fee Report**

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	
Parks	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	
Police	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Vehicle Trips	20,185	24,057	3,872	
Street	\$11,960	Residential Nonresidential	100%	VMT	216,030	257,566	41,536	\$0.29
Water	\$11,500	Residential Nonresidential	100%	Gallons	4,837,095	5,767,509	930,414	\$0.01
Wastewater	\$11,500	Residential Nonresidential	100%	Gallons	1,777,266	2,119,122	341,856	\$0.03
Total	\$69,460							

## WATER FACILITIES DEVELOPMENT FEES

### Revenue Credit/Offset

A revenue credit/offset is necessary for the Water Facilities development fees, because costs include projects funded with water rate revenue. Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

### Proposed Water Facilities Development Fees

Infrastructure components and cost factors for Water Facilities are summarized in the upper portion of Figure W8. The cost per service unit is \$1.06 per gallon. Figure W8 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Residential Water Facilities development fees are assessed on a per meter basis, based on max day demand – approximately 510 gallons. Development fees assume a residential unit in a multi-unit structure with a single meter would be served by a 0.75-inch meter. If not, then the corresponding meter size and capacity ratio shown below would be used to establish a ratio of service unit to land use. The single-family fee of \$542 is calculated using a cost per service unit of \$1.06 per gallon multiplied by max day demand per residential unit of approximately 510 gallons.

For nonresidential Water Facilities development fees, capacity ratios by meter size are the appropriate demand indicator for Water Facilities. Capacity ratios equate 0.75-inch meters to the max day demand per residential unit. Utilizing max day demand is the most efficient way to show a direct relationship between development units, usage, and system capacity. The nonresidential Water Facilities development fees are calculated by multiplying the max day demand per residential unit by the capacity ratio for the corresponding size and type of water meter, which are provided by the American Water Works Association (2017) and shown below in Figure W8. The fee for a 1.0-inch meter, \$905, is calculated using a cost per service unit of \$1.06 per gallon multiplied by max day demand per residential unit of approximately 510 gallons, multiplied by the capacity ratio of 1.67.

**Figure W8: Schedule of Water Facilities Development Fees**

Demand Indicators	
Residential Gallons per Max Day	510
Cost Factors per Gallon of Capacity	
Water Production	\$1.33
Water Production Rate Credit	(\$0.58)
Water Storage	\$1.30
Water Storage Rate Credit	(\$1.00)
Development Fee Report	\$0.01
<b>Total Cost per Gallon of Capacity</b>	<b>\$1.06</b>

Residential Development	Development Fees per Meter		
Land Use	Proposed Fees	Current Fees	Increase / Decrease
Single Family	\$542	\$0	\$542

Nonresidential Development		Development Fees per Meter			
Meter Size (inches)	Capacity Ratio <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease	
0.75 Displacement	1.00	\$542	\$0	\$542	
1.00 Displacement	1.67	\$905	\$0	\$905	
1.50 Displacement	3.33	\$1,804	\$0	\$1,804	
2.00 Compound	5.33	\$2,888	\$0	\$2,888	
3.00 Compound	10.67	\$5,781	\$0	\$5,781	
4.00 Compound	16.67	\$9,031	\$0	\$9,031	
6.00 Compound	33.33	\$18,058	\$0	\$18,058	
8.00 Compound	53.33	\$28,893	\$0	\$28,893	

1. AWWA, Principles of Water Rates, Fees, and Charges, M1.

**PROJECTED WATER FACILITIES DEVELOPMENT FEE REVENUE**

Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

**Projected Water Facilities Development Fee Revenue**

Projected fee revenue shown in Figure W9 is based on the development projections in the *Land Use Assumptions* document and the updated Water Facilities development fees. If development occurs at a faster rate than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs at a slower rate than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Anticipated development fee revenue of approximately \$2.16 million over the next 10 years exceeds the projected growth-related cost of water facilities (\$1.61 million). San Luis should include additional water facilities or stop collecting Water Facilities development fees when no additional capacity exists in the water production and water storage facilities included in the Water Facilities IIP.

**Figure W9: Projected Water Facilities Development Fee Revenue**

Fee Component	Growth Share
Water Production	\$2,300,000
Water Production Credit	(\$1,000,000)
Water Storage	\$1,300,000
Water Storage Credit	(\$1,000,000)
Development Fee Report	\$11,500
<b>Total</b>	<b>\$1,611,500</b>

Year		\$1.06 per gallon Gallons
Base	2018	4,837,095
Year 1	2019	5,010,289
Year 2	2020	5,189,706
Year 3	2021	5,375,666
Year 4	2022	5,567,849
Year 5	2023	5,767,509
Year 6	2024	5,974,029
Year 7	2025	6,187,708
Year 8	2026	6,409,181
Year 9	2027	6,638,747
Year 10	2028	6,876,406
10-Yr Increase		2,039,311
<b>Projected Revenue</b>		<b>\$2,155,301</b>

## **WASTEWATER FACILITIES IIP**

ARS § 9-463.05 (T)(7)(b) defines facilities and assets that 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 Wastewater Facilities IIP includes components for treatment and the cost of preparing the Wastewater Facilities IIP and related Development Fee Report. The plan-based methodology is used for the treatment component and the Development Fee Report.

### **Service Area**

The service area for the Wastewater Facilities IIP is citywide.

### **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. The Wastewater Facilities IIP is based, and development fees are assessed, on both residential and nonresidential development. City staff provided wastewater flows to differentiate demand for wastewater facilities from residential and nonresidential development. In 2018, residential wastewater customers accounted for approximately 96 percent of total customers and 73 percent of average day flows. Nonresidential customers accounted for approximately four percent of total customers and 27 percent of average day flows.

### **RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT**

---

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.”*

Residential Wastewater Facilities development fees are assessed on a per meter basis, based on average day gallons per connection. Development fees assume a residential unit in a multi-unit structure with a single meter would be served by a 0.75-inch meter. If not, then the corresponding meter size and capacity ratio shown below would be used to establish a ratio of service unit to land use.

For nonresidential Wastewater Facilities development fees, capacity ratios by meter size are the appropriate demand indicator for Wastewater Facilities. Capacity ratios equate 0.75-inch meters to the average day gallons per average single-family residential unit. Utilizing average day gallons is the most efficient way to show a direct relationship between development units, usage, and system capacity. The nonresidential Wastewater Facilities development fees are calculated by multiplying the number of gallons per single-family unit by the capacity ratio for the corresponding size and type of water meter, which are provided by the American Water Works Association (2017) and shown below in Figure WW1.

Figure WW1: Wastewater Facilities Ratio of Service Unit to Development Unit

Demand Indicators		
Residential Gallons per Average Day		207

Meter Size (inches)		Capacity Ratio <sup>1</sup>
0.75	Displacement	1.00
1.00	Displacement	1.67
1.50	Displacement	3.33
2.00	Compound	5.33
3.00	Compound	10.67
4.00	Compound	16.67
6.00	Compound	33.33
8.00	Compound	53.33

1. AWWA, Principles of Water Rates, Fees, and Charges, M1.

**ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES**

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.”*

San Luis has two wastewater treatment plants. The West Wastewater Treatment Plant has a total capacity of 1.50 MGD and generally receives wastewater flows from development on the west side of San Luis. The East Mesa Wastewater Treatment Plant has a total capacity of 1.00 MGD and generally receives wastewater flows from development on the east side of San Luis and any flows the West Wastewater Treatment Plant cannot treat. The total capacity of citywide wastewater treatment is 2.50 MGD, but San Luis can only use 80 percent of the total capacity under existing Arizona law. According to the City of San Luis Public Works Department, current usage is approximately 1.78 MGD, leaving 0.72 MGD of excess capacity to serve growth.

Figure WW2: Wastewater Treatment Plant Capacity

Facility	Capacity (MGD)	Average Day Flows (MGD)	Remaining (MGD)
East Mesa Wastewater Treatment Plant	1.00	0.28	0.72
West Wastewater Treatment Plant	1.50	1.50	0.00
<b>Total</b>	<b>2.50</b>	<b>1.78</b>	<b>0.72</b>

Source: City of San Luis Public Works Department

### Average Day Flows

The following factors are used to differentiate the demand for wastewater infrastructure between residential and nonresidential development. The existing level of service for wastewater infrastructure is based on average flows in 2018. The current level of service for residential development for wastewater service is 207 average day gallons per connection. For nonresidential connections, wastewater flows average 1,842 average day gallons per connection. Each nonresidential connection averages approximately 20 jobs, and the projected increase in jobs drives the demand for wastewater capacity from nonresidential development.

**Figure WW3: Wastewater Flow Factors**

Land Use	Avg Gallons per Day <sup>1</sup>	2018 Connections	Gallons per Day per Connection
Residential	1,302,030	6,290	207
Nonresidential	475,236	258	1,842
Total	1,777,266	6,548	

1. Average Gallons per Day based on approximate usage provided by City of San Luis. Division between residential and nonresidential based on portions of City of San Luis water usage in 2018.

### PROJECTED SERVICE UNITS AND PROJECTED DEMAND FOR SERVICES

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.”*

Over the next 10 years, it is projected there will be an increase of 2,761 connections and 749,292 gallons.

**Figure WW4: Projected Wastewater Flows**

Wastewater Flow Projections							
Year	Residential Connections	Nonresidential Connections	Total Connections	Residential Gallons	Nonresidential Gallons	Total Gallons	
Base 2018	6,290	258	6,548	1,302,030	475,236	1,777,266	
Year 1 2019	6,515	267	6,783	1,348,689	492,222	1,840,910	
Year 2 2020	6,749	277	7,026	1,396,987	509,847	1,906,834	
Year 3 2021	6,991	287	7,277	1,447,050	528,111	1,975,161	
Year 4 2022	7,240	297	7,537	1,498,753	547,015	2,045,768	
Year 5 2023	7,500	308	7,807	1,552,474	566,649	2,119,122	
Year 6 2024	7,769	319	8,087	1,608,086	586,922	2,195,008	
Year 7 2025	8,046	330	8,376	1,665,590	607,926	2,273,515	
Year 8 2026	8,334	342	8,676	1,725,237	629,660	2,354,897	
Year 9 2027	8,633	354	8,987	1,787,028	652,217	2,439,245	
Year 10 2028	8,942	367	9,309	1,850,963	675,595	2,526,558	
10-Yr Increase	2,652	109	2,761	548,933	200,359	749,292	

### Wastewater Treatment

San Luis plans to expand its wastewater treatment capacity with 1.60 MGD of capacity to serve future development. Shown below in Figure WW5, San Luis plans to spend \$10.0 million on the planned wastewater treatment plant expansion. When allocated to the planned capacity of 1.60 MGD, the cost is \$6.25 per gallon of capacity.

San Luis included \$3.0 million of funding for the wastewater treatment plant expansion during its most recent rate study, so it is necessary to provide a credit for this potential double payment. Allocating \$3.0 million of rate revenue to 1.60 MGD of capacity provides a credit of \$1.88 per gallon.

**Figure WW5: Wastewater Treatment Cost Allocation Factors**

Description	Capacity <sup>1</sup>	Cost	Cost per Gallon
Wastewater Treatment Plant Expansion	1,600,000	\$10,000,000	\$6.25

1. Represents 80 percent of 2.0 MGD capacity.

Water Rate Revenue Credit	
Cost Supported by Rates	\$3,000,000
Total Capacity (Gallons)	1,600,000
Rate Credit per Gallon	(\$1.88)

### IIP and Development Fee Report – Plan-Based

The cost to prepare the Wastewater Facilities IIP and related Development Fee Report totals \$11,500. San Luis plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$0.03 per gallon.

**Figure WW6: IIP and Development Fee Report**

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Parks	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Police	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Vehicle Trips	20,185	24,057	3,872	\$0.59
Street	\$11,960	Residential Nonresidential	100%	VMT	216,030	257,566	41,536	\$0.29
Water	\$11,500	Residential Nonresidential	100%	Gallons	4,837,095	5,767,509	930,414	\$0.01
Wastewater	\$11,500	Residential Nonresidential	100%	Gallons	1,777,266	2,119,122	341,856	\$0.03
Total	\$69,460							

## **WASTEWATER FACILITIES DEVELOPMENT FEES**

---

### **Revenue Credit**

A revenue credit is necessary for the Wastewater Facilities development fees, because costs include projects funded with sewer rate revenue. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

### **Proposed Wastewater Facilities Development Fees**

Infrastructure components and cost factors for Wastewater Facilities are summarized in the upper portion of Figure WW7. The cost per service unit is \$4.41 per gallon. Figure WW7 displays the ratio of a service unit to various types of land uses for residential and nonresidential development.

Residential Wastewater Facilities development fees are assessed on a per meter basis, based on average day flows – approximately 207 gallons. Development fees assume a residential unit in a multi-unit structure with a single meter would be served by a 0.75-inch meter. If not, then the corresponding meter size and capacity ratio shown below would be used to establish a ratio of service unit to land use. The single-family fee of \$912 is calculated using a cost per service unit of \$4.41 per gallon multiplied by average day flows per residential unit of approximately 207 gallons.

For nonresidential Wastewater Facilities development fees, capacity ratios by meter size are the appropriate demand indicator for Wastewater Facilities. Capacity ratios equate 0.75-inch meters to the average day flows per residential unit. Utilizing average day flows is the most efficient way to show a direct relationship between development units, usage, and system capacity. The nonresidential Wastewater Facilities development fees are calculated by multiplying the average day flows per residential unit by the capacity ratio for the corresponding size and type of water meter, which are provided by the American Water Works Association (2017) and shown in Figure WW7. The fee for a 1.0-inch meter, \$1,523, is calculated using a cost per service unit of \$4.41 per gallon multiplied by average day flows per residential unit of approximately 207 gallons, multiplied by the capacity ratio of 1.67.

**Figure WW7: Schedule of Wastewater Facilities Development Fees**

Demand Indicators	
Residential Gallons per Average Day	207
Cost Factors per Gallon of Capacity	
Wastewater Treatment	\$6.25
Wastewater Treatment Rate Credit	(\$1.88)
Development Fee Report	\$0.03
<b>Total Cost per Gallon of Capacity</b>	<b>\$4.41</b>

Residential Development	Development Fees per Meter		
Land Use	Proposed Fees	Current Fees	Increase / Decrease
Single Family	\$912	\$1,634	(\$722)

Nonresidential			Development Fees per Meter		
Meter Size (inches)	Capacity Ratio <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease	
0.75 Displacement	1.00	\$912	\$1,634	(\$722)	
1.00 Displacement	1.67	\$1,523	\$2,721	(\$1,198)	
1.50 Displacement	3.33	\$3,036	\$5,412	(\$2,376)	
2.00 Compound	5.33	\$4,860	\$8,654	(\$3,794)	
3.00 Compound	10.67	\$9,729	\$17,311	(\$7,582)	
4.00 Compound	16.67	\$15,200	\$27,039	(\$11,839)	
6.00 Compound	33.33	\$30,391	\$54,048	(\$23,657)	
8.00 Compound	53.33	\$48,628	\$86,472	(\$37,844)	

1. AWWA, Principles of Water Rates, Fees, and Charges, M1.

**PROJECTED WASTEWATER FACILITIES DEVELOPMENT FEE REVENUE**

Appendix A contains the forecast of revenues required by Arizona’s Enabling Legislation (ARS § 9-463.05(E)(7)).

**Projected Wastewater Facilities Development Fee Revenue**

Projected fee revenue shown in Figure WW8 is based on the development projections in the *Land Use Assumptions* document and the updated Wastewater Facilities development fees. If development occurs at a faster rate than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs at a slower rate than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Over the next 10 years, anticipated development fee revenue equals approximately \$3.3 million.

**Figure WW8: Projected Wastewater Facilities Development Fee Revenue**

Fee Component	Growth Share
Wastewater Treatment	\$10,000,000
Wastewater Treatment Credit	(\$3,000,000)
Development Fee Report	\$11,500
<b>Total</b>	<b>\$7,011,500</b>

Year		\$4.41 per gallon Gallons
Base	2018	1,777,266
Year 1	2019	1,840,910
Year 2	2020	1,906,834
Year 3	2021	1,975,161
Year 4	2022	2,045,768
Year 5	2023	2,119,122
Year 6	2024	2,195,008
Year 7	2025	2,273,515
Year 8	2026	2,354,897
Year 9	2027	2,439,245
Year 10	2028	2,526,558
10-Yr Increase		749,292
<b>Projected Revenue</b>		<b>\$3,288,409</b>

**APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES**

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.”*

ARS 9-463.05(B)(12) states:

*“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.”*

San Luis does not have a higher than normal construction excise tax rate; therefore, the required offset described above is not applicable. The required forecast of non-development fee revenue from identified sources that can be attributed to new development over the next five years is summarized in Figure A1. These funds are available for capital investments; however, the City of San Luis directs these revenues to non-development fee eligible capital needs including maintenance, repair, and replacement. The forecast of revenues beyond 2019 was derived from a linear regression analysis. Historical revenue data from 2015 through 2019, obtained from the City of San Luis, were correlated to population and job growth. Projected population plus jobs, from the Land Use Assumptions, is the independent variable that drives each revenue forecast.

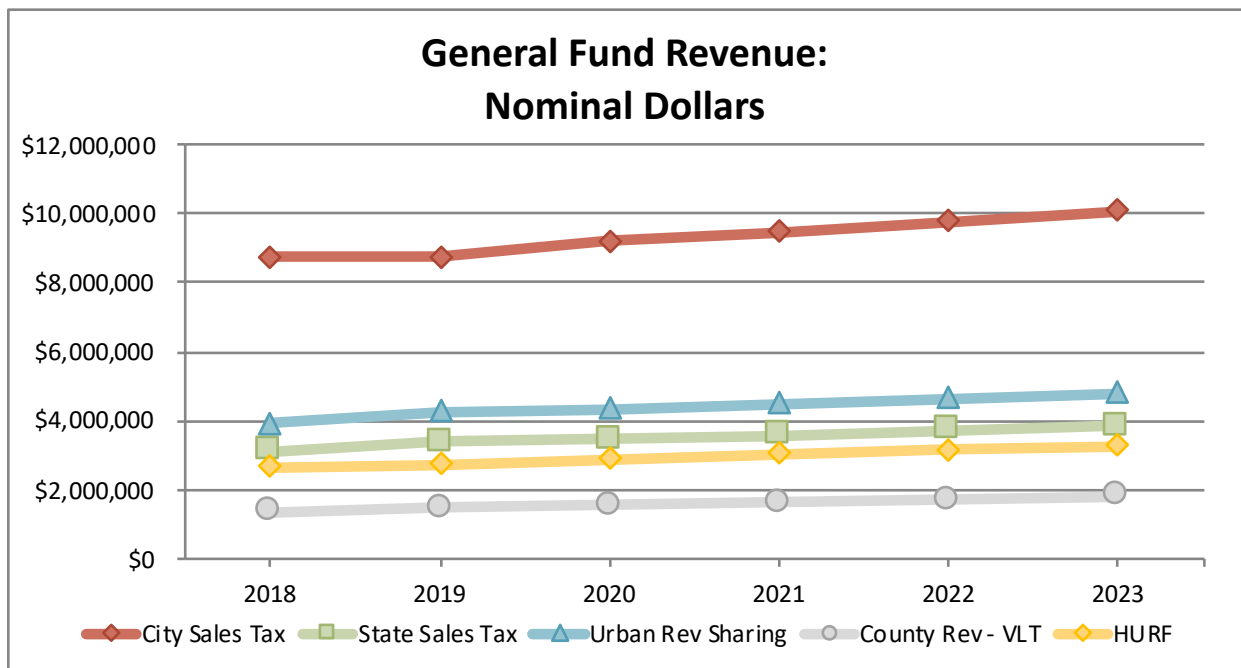
**Figure A1: Revenue Projections**

General Fund	2018	2019	2020	2021	2022	2023
City Sales Tax	\$8,725,400	\$8,725,400	\$9,184,840	\$9,477,378	\$9,779,629	\$10,093,535
State Sales Tax	\$3,130,230	\$3,409,700	\$3,477,516	\$3,604,808	\$3,736,327	\$3,872,917
Urban Rev Sharing	\$3,929,200	\$4,294,480	\$4,359,156	\$4,499,299	\$4,644,096	\$4,794,476
County Rev - VLT	\$1,372,270	\$1,490,800	\$1,565,887	\$1,649,187	\$1,735,252	\$1,824,635
HURF	\$2,691,590	\$2,760,000	\$2,922,042	\$3,043,490	\$3,168,970	\$3,299,288
Enterprise Fund	2018	2019	2020	2021	2022	2023
Water Revenue	\$4,644,880	\$4,645,200	\$4,889,959	\$5,062,981	\$5,241,748	\$5,427,408
Wastewater Revenue	\$3,989,690	\$3,981,000	\$4,142,701	\$4,253,745	\$4,368,475	\$4,487,629

Only revenue generated by future development that is dedicated to growth-related capital improvements needs to be considered in determining the extent of the burden imposed by future development. Offsets against development fees are warranted in the following cases: (1) new development will be paying taxes or fees used to retire debt on existing facilities serving existing development; (2) new development will be paying taxes or fees used to fund an existing deficiency, or (3) new development will be paying taxes or fees that are dedicated for growth-related improvements. The analysis provided in the individual sections of this report identified no need for offsets against the proposed development fees.

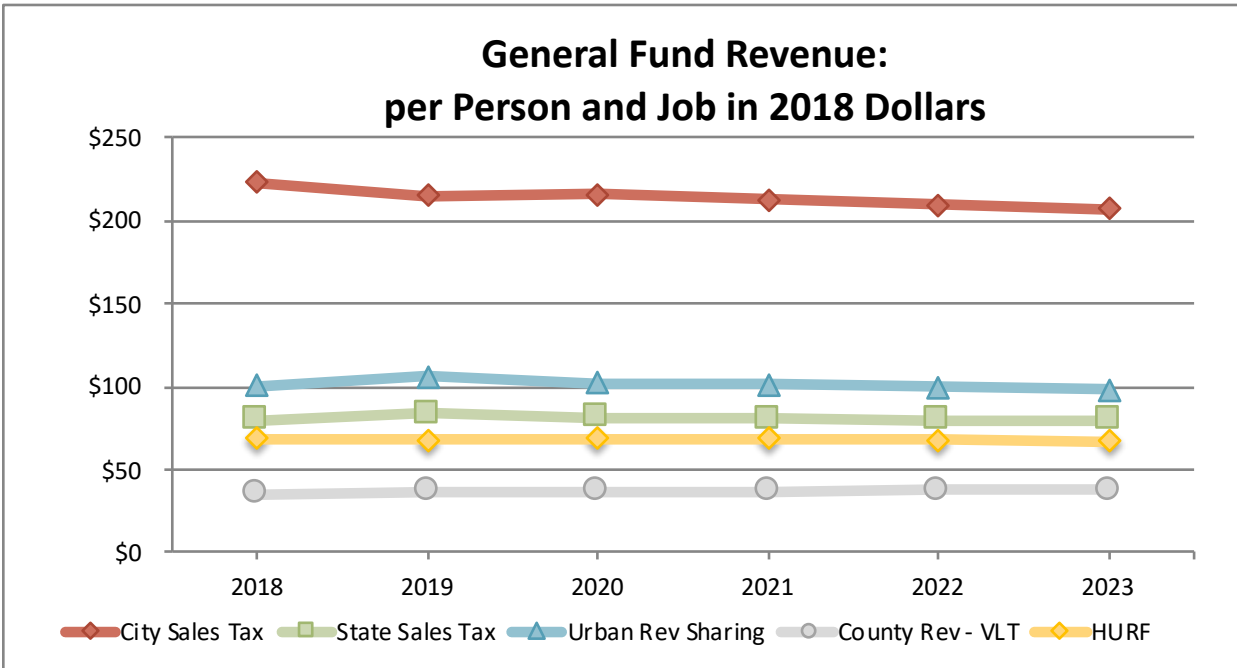
The graph in Figure A2 gives the impression that all General Fund revenues are expected to increase over the next five years. When nominal dollars are converted to constant 2018 dollars, to account for inflation, and then divided by population and jobs, the results are somewhat different.

**Figure A2: General Fund Revenue in Nominal Dollars**



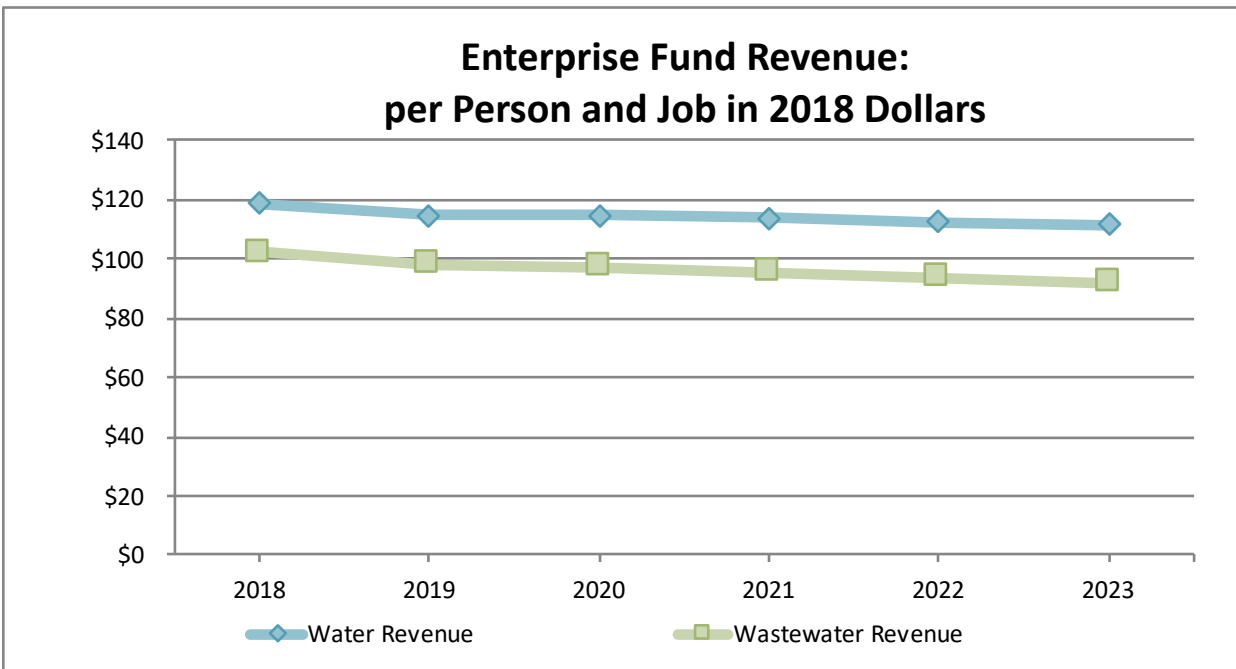
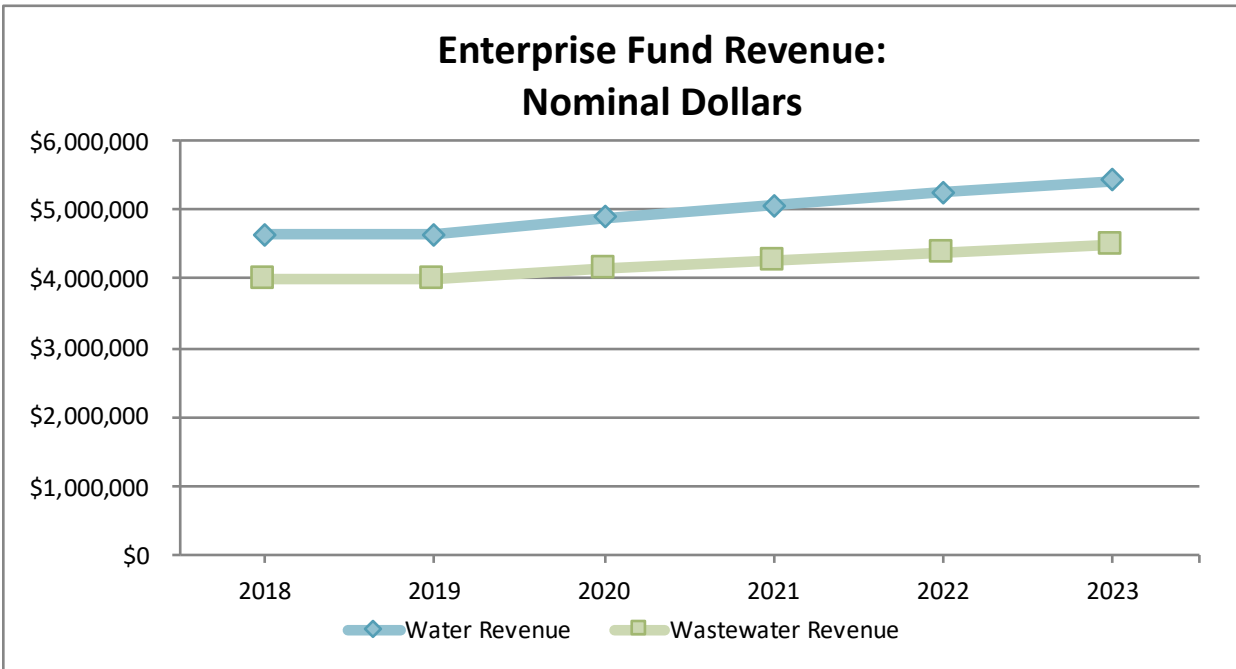
As shown in Figure A3, city sales tax revenue and urban revenue sharing revenue, in constant 2018 dollars, are projected to decline relative to population and job growth. State sales tax revenue, county revenue – VLT, and HURF revenue, in constant 2018 dollars, are projected to remain constant. These funds are available for capital investments; however, the City of San Luis directs these revenues to non-development fee eligible capital needs including maintenance, repair, and replacement. In other words, there is no General Fund surplus available for growth-related capital improvements.

**Figure A3: General Fund Revenue in 2018 Dollars**



Finally, the top of Figure A4 displays historical and projected revenues from the Water and Wastewater Enterprise Funds in nominal dollars – this excludes transfers from other funds. Revenues include connection fees, water/sewer sales, interest earned, and miscellaneous revenues. The bottom part of Figure A4 shows the revenue per person and job in 2018 dollars, which results in a projected decrease per person and job. There is no Enterprise Fund surplus available for growth-related capital improvements.

**Figure A4: Enterprise Fund Revenue**



**APPENDIX B: PROFESSIONAL SERVICES**

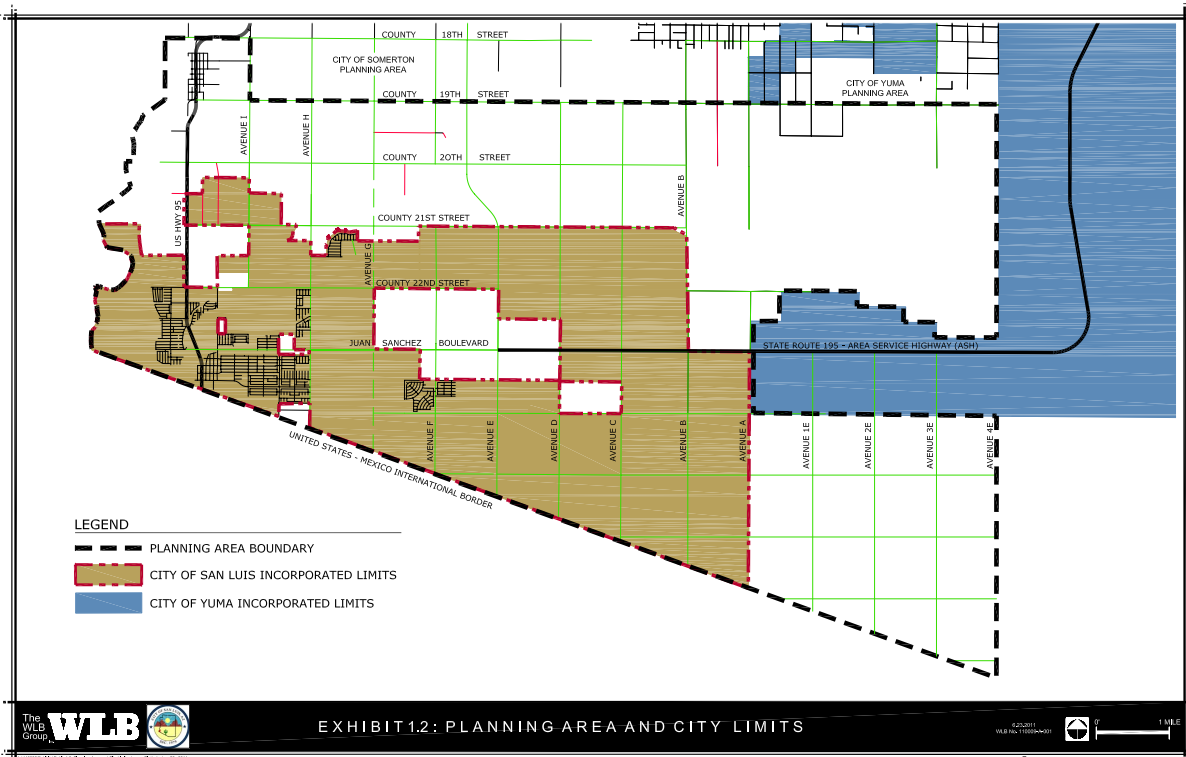
As stated in Arizona’s development fee enabling legislation, “a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvements plan” (see ARS § 9-463.05.A). Because development fees must be updated at least every five years, the cost of professional services is allocated to the projected increase in service units, over five years (see Figure B1). Qualified professionals must develop 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”.

**Figure B1: Cost of Professional Services**

Necessary Public Service	Cost	Assessed Against	Proportionate Share	Demand Unit	2018	2023	Change	Cost per Demand Unit
Fire	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Parks	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Jobs	5,204	6,205	1,001	\$2.30
Police	\$11,500	Residential	80%	Population	33,969	40,503	6,534	\$1.41
		Nonresidential	20%	Vehicle Trips	20,185	24,057	3,872	\$0.59
Street	\$11,960	Residential	100%	VMT	216,030	257,566	41,536	\$0.29
		Nonresidential						
Water	\$11,500	Residential	100%	Gallons	4,837,095	5,767,509	930,414	\$0.01
		Nonresidential						
Wastewater	\$11,500	Residential	100%	Gallons	1,777,266	2,119,122	341,856	\$0.03
		Nonresidential						
Total	\$69,460							

## APPENDIX C: LAND USE ASSUMPTIONS

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for areas within the boundaries of the City of San Luis. The map below illustrates the area within the City of San Luis Service Area boundaries.



Arizona’s Development Fee Act requires the preparation of Land Use Assumptions, which are defined in Arizona Revised Statutes § 9-463.05(T)(6) 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.”*

The City of San Luis, Arizona retained TischlerBise to analyze the impacts of development on its capital facilities and to calculate development fees based on that analysis. TischlerBise prepared current demographic estimates and future development projections for both residential and nonresidential development that will be used in the Infrastructure Improvements Plan (IIP) and calculation of the development fees. Current demographic data estimates for 2018 are used in calculating levels of service (LOS) provided to existing development in the City of San Luis. Although long-range projections are necessary for planning infrastructure systems, a shorter time frame of five to ten years is critical for the development fee analysis.

Arizona’s Development Fee Act requires fees to be updated at least every five years and limits the IIP to a maximum of 10 years. Therefore, the use of a very long-range “build-out” analysis is no longer acceptable for deriving development fees in Arizona municipalities.

## **SUMMARY OF GROWTH INDICATORS**

---

Key land use assumptions for the City of San Luis development fee study are population, housing units, and employment projections. Based on discussions with staff, TischlerBise projects population using Arizona Department of Administration compound annual growth rates for 2015-2030. TischlerBise derives housing unit estimates by converting annual population increases to housing units using persons per housing unit factors. For nonresidential development, the base year employment estimate is calculated based on 2015 estimates from the U.S. Census Bureau's OnTheMap web application. The 2015 jobs per housing unit ratio is applied to the housing unit projections to project future employment. The employment projections are converted into floor area based on average square feet per job multipliers. The projections contained in this document provide the foundation for the Development Fee Report. These metrics are the service units and demand indicators used in the Development Fee Report.

Development projections and growth rates are summarized in Figure C11. These projections will be used to estimate development fee revenue and to indicate the anticipated need for growth-related infrastructure. However, development fees methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts. If actual development is slower than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, San Luis will receive an increase in fee revenue, but will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

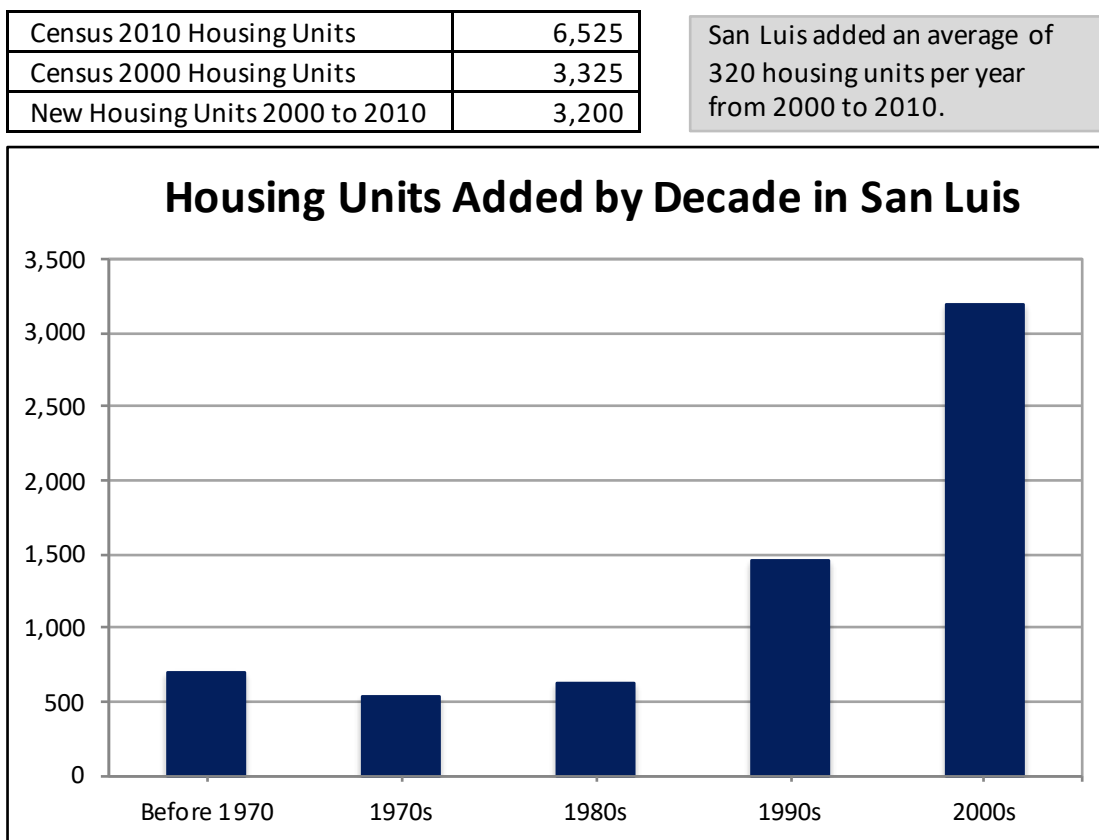
## RESIDENTIAL DEVELOPMENT

Current estimates and future projections of residential development are detailed in this section including population and housing units by type.

### Recent Residential Construction

Development fees require an analysis of current levels of service. For residential development, current levels of service are determined using estimates of population and housing units. Shown below, Figure C2 indicates the estimated number of housing units added by decade according to data obtained from the U.S. Census Bureau. San Luis experienced strong growth in the 1990s and 2000s. From 2000 to 2010, San Luis' housing inventory increased by an average of 320 units per year.

**Figure C2: Housing Units by Decade**



Source: U.S. Census Bureau, Census 2010 Summary File 1, Census 2000 Summary File 1, 2012-2016 5-Year American Community Survey (for 1990s and earlier, adjusted to yield total units in 2000).

## Household Size

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Development fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the development fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that development fees for residential development in San Luis be imposed according to the number of year-round residents per housing unit. This methodology assumes some portion of the housing stock will be vacant during the course of a year. According to the U.S. Census Bureau American Community Survey, San Luis’ vacancy rate was 6.3 percent in 2015.

PPHU calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a “long-form” questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses). For development fees in San Luis, detached stick-built units and attached units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land) are included in the “Single-Family Unit” category. The second residential category includes duplexes and all other structures with two or more units on an individual parcel of land. This category is referred to as “Multi-Family Unit.” (Note: housing unit estimates from ACS will not equal decennial census counts of units. These data are used only to derive the custom PPHU factors for each type of unit).

Figure C3 below shows the 2011-2015 five-year ACS estimates for San Luis. Single-family units averaged 3.45 persons per housing unit (26,381 persons / 7,657 housing units) and multi-family units averaged 2.23 persons per housing unit (2,522 persons / 1,133 housing units). In 2015, San Luis’ housing stock averaged 3.29 persons per housing unit. Including persons in group quarters, the citywide average is 3.54 persons per housing unit.

**Figure C3: Persons per Housing Unit**

Units in Structure	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units <sup>1</sup>	26,381	7,193	3.67	7,657	<b>3.45</b>	87.1%	6.10%
Multi-Family Units <sup>2</sup>	2,522	1,040	2.43	1,133	<b>2.23</b>	12.9%	8.20%
Subtotal	28,903	8,233	3.51	8,790	<b>3.29</b>	100.0%	6.30%
Group Quarters	2,215						
Total	31,118			8,790	<b>3.54</b>		

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Tables B25024, B25032, B25033, B26001

1. Includes detached, attached (i.e. townhouses), and mobile home units.

2. Includes dwellings in structures with two or more units.

## Population and Housing Unit Estimates

To accurately determine current and future population in San Luis, TischlerBise compared population estimates and growth rates from ACS data, Arizona Department of Administration (ADOA) data, and the San Luis General Plan. ADOA released population projections through 2050 for jurisdictions in 2016, along with annual updates of population estimates. TischlerBise uses ADOA’s 2017 population estimate of 35,289 and the 2015 to 2030 compound annual growth rate of 3.58 percent to project population to the 2018 base year. For this analysis, the base year total population estimate is 36,552 (including group quarters) and the household population is 33,969.

TischlerBise converts estimated population to housing units using persons per housing unit factors detailed in Figure C3 – 3.54 persons per housing unit. The base year total population of 36,552 divided by 3.54 persons per housing unit results in an estimate of 10,325 housing units.

## Population and Housing Unit Projections

This analysis projects population growth using ADOA’s 2015 to 2030 compound annual growth rate of 3.58 percent, and this results in a 2028 total population of 51,961 persons. Converting the total population projections to housing unit projections using 3.54 persons per housing unit results in a 2028 housing unit estimate of 14,678. To estimate household population, this analysis multiplies the housing unit projections by 3.29 persons per housing unit – this excludes group quarters. The 10-year increase in household population results in 14,322 additional persons.

The housing units are distributed by type based on the housing mix detailed in Figure C3. Therefore, 87.1 percent of projected new units are single-family and 12.9 percent are multi-family. For this study, it is assumed that the persons per housing unit ratio will remain constant. TischlerBise projects a 10-year increase of 14,322 persons, or an average of 1,432 persons annually, and a corresponding 10-year increase of 4,353 housing units, or an average of 435 units annually.

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease.

**Figure C4: Residential Development Projections**

	2018	2019	2020	2021	2022	2023	2028	10-Year Increase
	Base Yr	1	2	3	4	5	10	
<b>Population</b>								
Household	33,969	35,187	36,447	37,753	39,102	40,503	48,291	14,322
Group Quarters	2,583	2,674	2,769	2,867	2,972	3,078	3,670	1,087
<b>Total Population</b>	<b>36,552</b>	<b>37,861</b>	<b>39,216</b>	<b>40,620</b>	<b>42,074</b>	<b>43,581</b>	<b>51,961</b>	<b>15,409</b>
<b>Housing Units</b>								
Single-Family	8,994	9,316	9,650	9,996	10,353	10,724	12,786	3,792
Multi-Family	1,331	1,379	1,428	1,479	1,532	1,587	1,892	561
<b>Total Housing Units</b>	<b>10,325</b>	<b>10,695</b>	<b>11,078</b>	<b>11,475</b>	<b>11,885</b>	<b>12,311</b>	<b>14,678</b>	<b>4,353</b>

## NONRESIDENTIAL DEVELOPMENT

Current estimates and future projections of nonresidential development are detailed in this section including jobs and nonresidential floor area.

### Employment Estimates

In addition to data on residential development, the calculation of development fees requires data on employment (number of jobs) and nonresidential square footage in San Luis. TischlerBise uses the term “jobs” to refer to employment by place of work. TischlerBise analyzed recent employment trends, the U.S. Census Bureau, and had discussions with City staff.

TischlerBise uses a four step process to calculate base year job and nonresidential footage estimates, and projections for 10 years past the base year. First, 2018 employment estimates are derived using 2015 OnTheMap employment estimates. Second, job estimates are organized by type: Industrial, Commercial, Institutional, and Office & Other Service. Third, the 2015 jobs per housing unit ratio of 0.504 is applied to housing unit projections in Figure C4 to project citywide jobs. The last step allocates jobs by type based on the 2015 share of total jobs. This process is detailed below in Figure C5.

**Figure C5: Estimated Employment and Distribution by Industry Type**

Nonresidential Category	2018 Jobs <sup>1</sup>	Percent of Total Jobs	Square Feet per Job <sup>2</sup>	2018 Estimated Floor Area <sup>3</sup>	Jobs per 1,000 Sq. Ft. <sup>2</sup>
Industrial <sup>4</sup>	634	12%	615	389,910	1.63
Commercial <sup>5</sup>	1,226	24%	427	523,502	2.34
Institutional <sup>6</sup>	1,362	26%	1,076	1,465,266	0.93
Office & Other Service <sup>7</sup>	1,982	38%	337	667,934	2.97
<b>Total</b>	<b>5,204</b>	<b>100%</b>		<b>3,046,612</b>	<b>1.71</b>

1. TischlerBise calculation based on 2015 OnTheMap employment estimates.
2. Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).
3. TischlerBise calculation (2018 jobs X square feet per job).
4. Major sectors are Agriculture and Warehousing.
5. Major sectors are Retail, Accommodation, and Food Services.
6. Major sectors are Educational Services and Public Administration.
7. Major sectors are Administration & Support, and Health Care.

### Nonresidential Square Footage Estimates

TischlerBise uses 2017 Institute of Transportation Engineers (ITE) data as a proxy for future nonresidential floor area (Figure C6). The prototype for industrial development is light industrial (110) with an average of 615 square feet per employee, institutional development uses an elementary school (ITE 520) with an average of 1,076 square feet per job, office development uses general office (710) that averages 337 square feet per job, and commercial development uses shopping center (820) and averages 427 square feet per job. TischlerBise estimates San Luis has approximately 3.05 million square feet of nonresidential space.

**Figure C6: The Institute of Transportation Engineers, Employee and Building Area Ratios**

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit <sup>1</sup>	Wkdy Trip Ends Per Employee <sup>1</sup>	Emp Per Dmd Unit	Sq Ft Per Emp
<b>110</b>	<b>Light Industrial</b>	<b>1,000 Sq Ft</b>	<b>4.96</b>	<b>3.05</b>	<b>1.63</b>	<b>615</b>
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	3.93	2.47	1.59	628
150	Warehousing	1,000 Sq Ft	1.74	5.05	0.34	2,902
310	Hotel	room	8.36	14.34	0.58	na
<b>520</b>	<b>Elementary School</b>	<b>1,000 Sq Ft</b>	<b>19.52</b>	<b>21.00</b>	<b>0.93</b>	<b>1,076</b>
540	Community College	student	1.15	14.61	0.08	na
610	Hospital	1,000 Sq Ft	10.72	3.79	2.83	354
620	Nursing Home	bed	3.06	2.91	1.05	na
<b>710</b>	<b>General Office (average size)</b>	<b>1,000 Sq Ft</b>	<b>9.74</b>	<b>3.28</b>	<b>2.97</b>	<b>337</b>
720	Medical-Dental Office	1,000 Sq Ft	34.80	8.70	4.00	250
750	Office Park	1,000 Sq Ft	11.07	3.54	3.13	320
<b>820</b>	<b>Shopping Center (average size)</b>	<b>1,000 Sq Ft</b>	<b>37.75</b>	<b>16.11</b>	<b>2.34</b>	<b>427</b>

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

### Employment and Nonresidential Floor Area Projections

Future employment growth and nonresidential development in San Luis are based on housing unit growth. To project employment, TischlerBise uses the 2015 jobs per housing unit ratio, 0.504, and applies that ratio to the housing unit projections shown in Figure C4. Based on the 2028 housing unit projection of 14,678 units and a jobs per housing unit ratio of 0.504, the 2028 employment projection equals 7,398 jobs.

To project growth in nonresidential square footage, TischlerBise applies the previously discussed square feet per employee factors to the projected increase in employment. The results of these calculations are shown in Figure C7. Over the next 10 years, San Luis is projected to gain 2,194 jobs and add an estimated 1.284 million square feet of nonresidential development.

**Figure C7: Nonresidential Development Projections**

	2018	2019	2020	2021	2022	2023	2028	10-Year Increase
	Base Yr	1	2	3	4	5	10	
<b>Employment</b>								
Industrial	634	657	680	704	730	756	901	267
Commercial	1,226	1,270	1,315	1,362	1,411	1,462	1,743	517
Institutional	1,362	1,411	1,461	1,514	1,568	1,624	1,937	575
Office & Other Service	1,982	2,052	2,127	2,203	2,281	2,363	2,817	835
<b>Total Employment</b>	<b>5,204</b>	<b>5,390</b>	<b>5,583</b>	<b>5,783</b>	<b>5,990</b>	<b>6,205</b>	<b>7,398</b>	<b>2,194</b>
<b>Nonresidential Floor Area (x1,000)</b>								
Industrial	390	404	418	433	449	465	554	164
Commercial	524	542	562	582	602	624	744	220
Institutional	1,465	1,518	1,572	1,629	1,687	1,747	2,084	619
Office & Other Service	668	692	717	742	769	796	949	281
<b>Total Nonres. Floor Area</b>	<b>3,047</b>	<b>3,156</b>	<b>3,269</b>	<b>3,386</b>	<b>3,507</b>	<b>3,632</b>	<b>4,331</b>	<b>1,284</b>

## AVERAGE WEEKDAY VEHICLE TRIPS

Average Weekday Vehicle Trips are used as a measure of demand by land use. Vehicle trips are estimated using average weekday vehicle trip ends from the reference book, *Trip Generation, 10<sup>th</sup> Edition*, published by the ITE in 2017. A vehicle trip end represents a vehicle entering or exiting a development (as if a traffic counter were placed across a driveway).

### Trip Rate Adjustments

To calculate road development 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 percent. As discussed further below, the development impact fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

### Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 62 percent to account for commuters leaving San Luis for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure C8, the U.S. Census Bureau’s OnTheMap web application indicates that 76 percent of resident workers traveled outside of San Luis for work in 2015. In combination, these factors ( $0.31 \times 0.50 \times 0.76 = 0.118$ ) support the additional 12 percent allocation of trips to residential development.

**Figure C8: Commuter Trip Adjustment**

Trip Adjustment Factor for Commuters <sup>1</sup>	
Employed Residents	9,211
Residents Living and Working in San Luis	2,189
Residents Commuting Outside San Luis for Work	7,022
<b>Percent Commuting out of San Luis</b>	<b>76%</b>
<b>Additional Production Trips<sup>2</sup></b>	<b>12%</b>
<b>Residential Trip Adjustment Factor</b>	<b>62%</b>

1. U.S. Census Bureau, OnTheMap Application (version 6.1.1) and LEHD Origin-Destination Employment Statistics, 2015.

2. According to the National Household Travel Survey (2009)\*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of “production” trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2015 indicate that 76 percent of San Luis’ workers travel outside the city for work. In combination, these factors ( $0.3099 \times 0.50 \times 0.76 = 0.12$ ) account for 12 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (12 percent of production trips) for a total of 62 percent.

\*<http://nhts.ornl.gov/publications.shtml> ; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

## Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent because retail development attracts vehicles as they pass by on arterial and collector 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 the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

## Estimated Residential Vehicle Trip Rates

As an alternative to simply using the national average trip generation rate for residential development, the ITE publishes regression curve formulas that may be used to derive custom trip generation rates, using local demographic data. Key independent variables needed for the analysis (i.e. vehicles available, housing units, households, and persons) are available from American Community Survey data. Shown in Figure C9, custom trip generation rates for San Luis vary slightly from the national averages. For example, single-family residential development is expected to generate 10.90 average weekday vehicle trip ends per dwelling – compared to the national average of 9.44 (ITE 210). Multi-family residential development is expected to generate 5.10 average weekday vehicle trip ends per dwelling, which is lower than the national average of 5.44 (ITE 221).

**Figure C9: Average Weekday Vehicle Trip Ends by Housing Type**

		Households by Structure Type <sup>2</sup>				
Tenure by Units in Structure	Vehicles Available <sup>1</sup>	Single-Family	Multi-Family	Total	Vehicles per HH by	
Owner-Occupied	12,533	5,873	27	5,900	2.12	
Renter-Occupied	3,163	1,320	1,013	2,333	1.36	
Total	15,696	7,193	1,040	8,233	1.91	

Units in Structure	Persons in Households <sup>3</sup>	Trip Ends <sup>4</sup>	Vehicles by Type of Unit	Trip Ends <sup>5</sup>	Average Trip Ends	Housing Units <sup>6</sup>	Trip Ends per Unit	
							San Luis	ITE <sup>7</sup>
Single-Family	26,381	73,429	14,265	92,967	83,198	7,657	10.90	9.44
Multi-Family	2,522	5,694	1,431	5,931	5,813	1,133	5.10	5.44
Total	28,903	79,123	15,696	98,898	89,010	8,790	10.10	

1. Vehicles available by tenure from Table B25046, American Community Survey, 2012-2016 5-Year Estimates.
2. Households by tenure and units in structure from Table B25032, American Community Survey, 2012-2016 5-Year Estimates.
3. Total population in households from Table B25033, American Community Survey, 2012-2016 5-Year Estimates.
4. Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2017). For single-family housing (ITE 210), the fitted curve equation is  $EXP(0.89 * LN(persons) + 1.72)$ . To approximate the average population of the ITE studies, persons were divided by 47 and the equation result multiplied by 47. For multi-family housing (ITE 221), the fitted curve equation is  $(2.29 * persons) - 81.02$ .
5. Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2017). For single-family housing (ITE 210), the fitted curve equation is  $EXP(0.99 * LN(vehicles) + 1.93)$ . To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 55 and the equation result multiplied by 55. For multi-family housing (ITE 221), the fitted curve equation is  $(3.94 * vehicles) + 293.58$ .
6. Housing units from Table B25024, American Community Survey, 2012-2016 5-Year Estimates.
7. Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

### Functional Population

TischlerBise recommends functional population to allocate the cost of certain facilities to residential and nonresidential development. As shown in Figure C10, functional population accounts for people living and working in a jurisdiction. OnTheMap is a web-based mapping and reporting application that shows where workers are employed and where they live. It describes geographic patterns of jobs by their employment locations and residential locations as well as the connections between the two locations. OnTheMap was developed through a unique partnership between the U.S. Census Bureau and its Local Employment Dynamics (LED) partner states.

Residents who do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents who work in San Luis are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside San Luis are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2015 functional population data for San Luis, the cost allocation for residential development is 80 percent while nonresidential development accounts for 20 percent of the demand for municipal facilities.

Figure C10: Functional Population

Demand Units in 2015				
Residential	Population		Demand Hours/Day	Person Hours
	29,550			
	Residents Not Working	20,339	20	406,780
	Employed Residents	9,211		
	Employed in San Luis	2,189	14	30,646
	Employed outside San Luis	7,022	14	98,308
	Residential Subtotal			535,734
			<b>Residential Share</b>	<b>80%</b>
Nonresidential				
	Non-working Residents	20,339	4	81,356
	Jobs Located in San Luis	4,844		
	Residents Employed in San Luis	2,189	10	21,890
	Non-Resident Workers (inflow commuters)	2,655	10	26,550
	Nonresidential Subtotal			129,796
			<b>Nonresidential Share</b>	<b>20%</b>
			Total	665,530

Source: U.S. Census Bureau, OnTheMap 6.5 Application and LEHD Origin-Destination Employment Statistics.

## DEVELOPMENT PROJECTIONS

Provided below is a summary of cumulative development projections used in the development fee study. Base year estimates for 2018 are used in the development impact fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

**Figure C11: Development Projections Summary**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	10-Year Increase
	Base Yr	1	2	3	4	5	6	7	8	9	10	
<b>Population</b>												
Household	33,969	35,187	36,447	37,753	39,102	40,503	41,954	43,454	45,010	46,623	48,291	14,322
Group Quarters	2,583	2,674	2,769	2,867	2,972	3,078	3,187	3,303	3,421	3,542	3,670	1,087
<b>Total Population</b>	<b>36,552</b>	<b>37,861</b>	<b>39,216</b>	<b>40,620</b>	<b>42,074</b>	<b>43,581</b>	<b>45,141</b>	<b>46,757</b>	<b>48,431</b>	<b>50,165</b>	<b>51,961</b>	<b>15,409</b>
<b>Housing Units</b>												
Single-Family	8,994	9,316	9,650	9,996	10,353	10,724	11,108	11,505	11,918	12,344	12,786	3,792
Multi-Family	1,331	1,379	1,428	1,479	1,532	1,587	1,644	1,703	1,763	1,827	1,892	561
<b>Total Housing Units</b>	<b>10,325</b>	<b>10,695</b>	<b>11,078</b>	<b>11,475</b>	<b>11,885</b>	<b>12,311</b>	<b>12,752</b>	<b>13,208</b>	<b>13,681</b>	<b>14,171</b>	<b>14,678</b>	<b>4,353</b>

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	10-Year Increase
	Base Yr	1	2	3	4	5	6	7	8	9	10	
<b>Employment</b>												
Industrial	634	657	680	704	730	756	783	811	840	870	901	267
Commercial	1,226	1,270	1,315	1,362	1,411	1,462	1,514	1,568	1,624	1,682	1,743	517
Institutional	1,362	1,411	1,461	1,514	1,568	1,624	1,682	1,743	1,805	1,870	1,937	575
Office & Other Service	1,982	2,052	2,127	2,203	2,281	2,363	2,448	2,535	2,626	2,720	2,817	835
<b>Total Employment</b>	<b>5,204</b>	<b>5,390</b>	<b>5,583</b>	<b>5,783</b>	<b>5,990</b>	<b>6,205</b>	<b>6,427</b>	<b>6,657</b>	<b>6,895</b>	<b>7,142</b>	<b>7,398</b>	<b>2,194</b>
<b>Nonresidential Floor Area (x1,000)</b>												
Industrial	390	404	418	433	449	465	482	499	517	535	554	164
Commercial	524	542	562	582	602	624	646	670	693	718	744	220
Institutional	1,465	1,518	1,572	1,629	1,687	1,747	1,810	1,875	1,942	2,012	2,084	619
Office & Other Service	668	692	717	742	769	796	825	854	885	917	949	281
<b>Total Nonres. Floor Area</b>	<b>3,047</b>	<b>3,156</b>	<b>3,269</b>	<b>3,386</b>	<b>3,507</b>	<b>3,632</b>	<b>3,763</b>	<b>3,898</b>	<b>4,037</b>	<b>4,182</b>	<b>4,331</b>	<b>1,284</b>

## APPENDIX D: LAND USE DEFINITIONS

### RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. San Luis will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units).

#### Single-Unit:

1. **Single-family detached** is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. **Single-family attached (townhouse)** is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. **Mobile home** includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

#### 2+ Units:

1. **2+ units (duplexes and apartments)** are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”
2. **Boat, RV, Van, Etc.** includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

## **NONRESIDENTIAL DEVELOPMENT**

---

The proposed general nonresidential development categories (defined below) can be used for all new construction within San Luis. 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).

**Commercial:** Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Commercial / Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels, and motels.

**Industrial:** Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

**Institutional:** Establishments including public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *Institutional* includes schools, universities, churches, daycare facilities, government buildings, and prisons.

**Office & Other Service:** Establishments providing management, administrative, professional, or business services; personal and health care services. By way of example, *Office and Other Services* includes banks, business offices, assisted living facilities, nursing homes, hospitals, medical offices, and veterinarian clinics.

**APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES**

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.”*

ARS 9-463.05(B)(12) states:

*“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.”*

San Luis does not have a higher than normal construction excise tax rate; therefore, the required offset described above is not applicable. The required forecast of non-development fee revenue from identified sources that can be attributed to new development over the next five years is summarized in Figure A1. These funds are available for capital investments; however, the City of San Luis directs these revenues to non-development fee eligible capital needs including maintenance, repair, and replacement. The forecast of revenues beyond 2019 was derived from a linear regression analysis. Historical revenue data from 2015 through 2019, obtained from the City of San Luis, were correlated to population and job growth. Projected population plus jobs, from the Land Use Assumptions, is the independent variable that drives each revenue forecast.

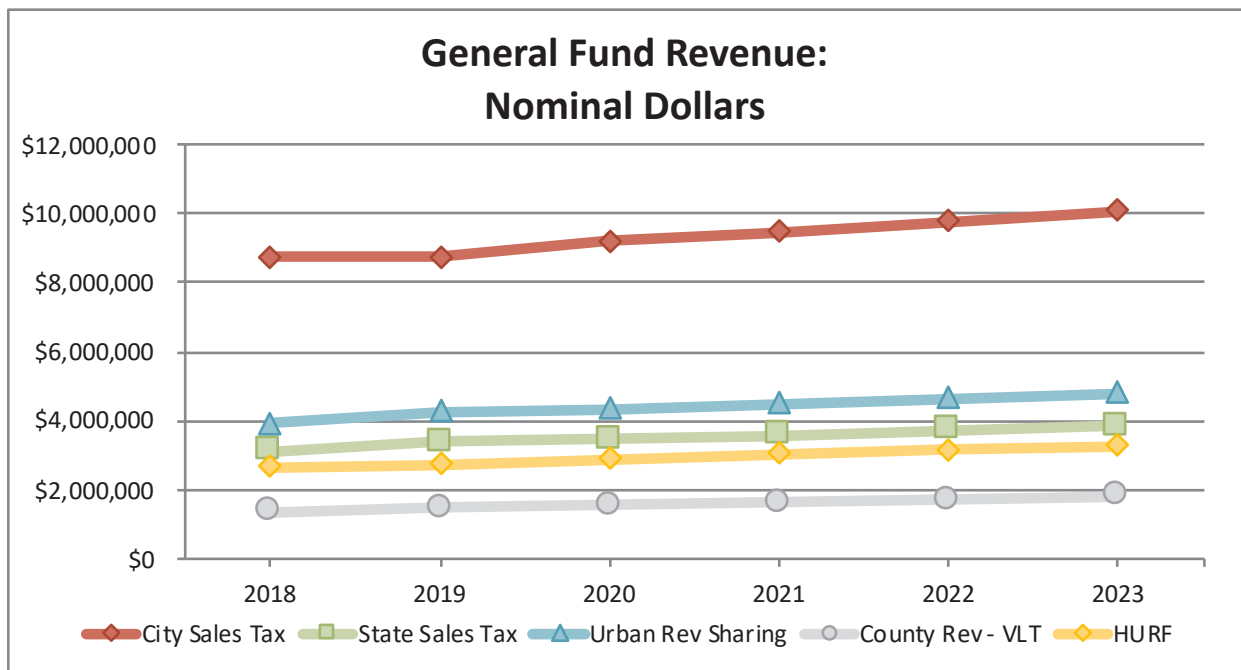
**Figure A1: Revenue Projections**

General Fund	2018	2019	2020	2021	2022	2023
City Sales Tax	\$8,725,400	\$8,725,400	\$9,184,840	\$9,477,378	\$9,779,629	\$10,093,535
State Sales Tax	\$3,130,230	\$3,409,700	\$3,477,516	\$3,604,808	\$3,736,327	\$3,872,917
Urban Rev Sharing	\$3,929,200	\$4,294,480	\$4,359,156	\$4,499,299	\$4,644,096	\$4,794,476
County Rev - VLT	\$1,372,270	\$1,490,800	\$1,565,887	\$1,649,187	\$1,735,252	\$1,824,635
HURF	\$2,691,590	\$2,760,000	\$2,922,042	\$3,043,490	\$3,168,970	\$3,299,288
Enterprise Fund	2018	2019	2020	2021	2022	2023
Water Revenue	\$4,644,880	\$4,645,200	\$4,889,959	\$5,062,981	\$5,241,748	\$5,427,408
Wastewater Revenue	\$3,989,690	\$3,981,000	\$4,142,701	\$4,253,745	\$4,368,475	\$4,487,629

Only revenue generated by future development that is dedicated to growth-related capital improvements needs to be considered in determining the extent of the burden imposed by future development. Offsets against development fees are warranted in the following cases: (1) new development will be paying taxes or fees used to retire debt on existing facilities serving existing development; (2) new development will be paying taxes or fees used to fund an existing deficiency, or (3) new development will be paying taxes or fees that are dedicated for growth-related improvements. The analysis provided in the individual sections of this report identified no need for offsets against the proposed development fees.

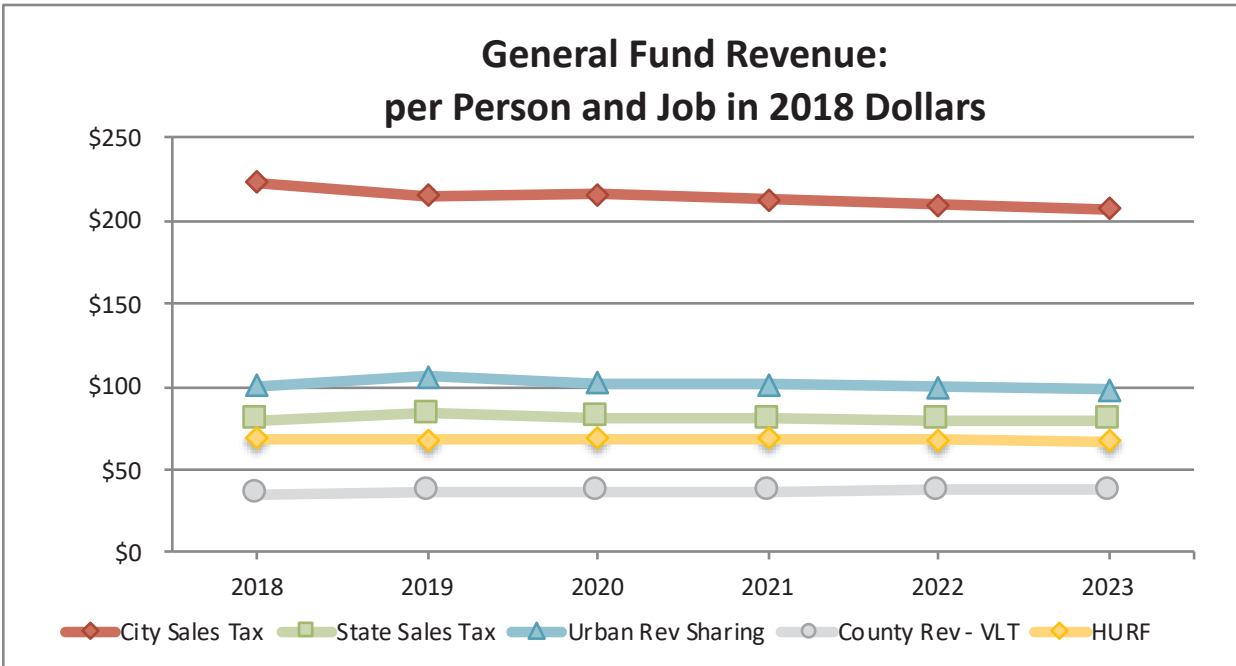
The graph in Figure A2 gives the impression that all General Fund revenues are expected to increase over the next five years. When nominal dollars are converted to constant 2018 dollars, to account for inflation, and then divided by population and jobs, the results are somewhat different.

**Figure A2: General Fund Revenue in Nominal Dollars**



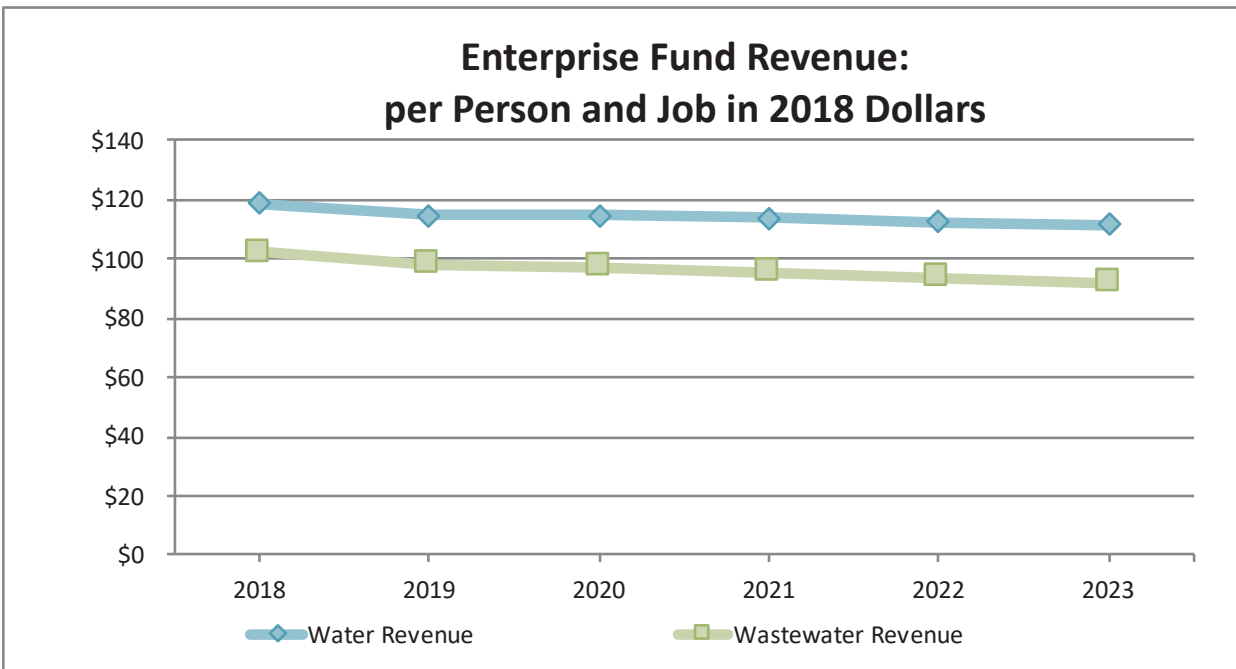
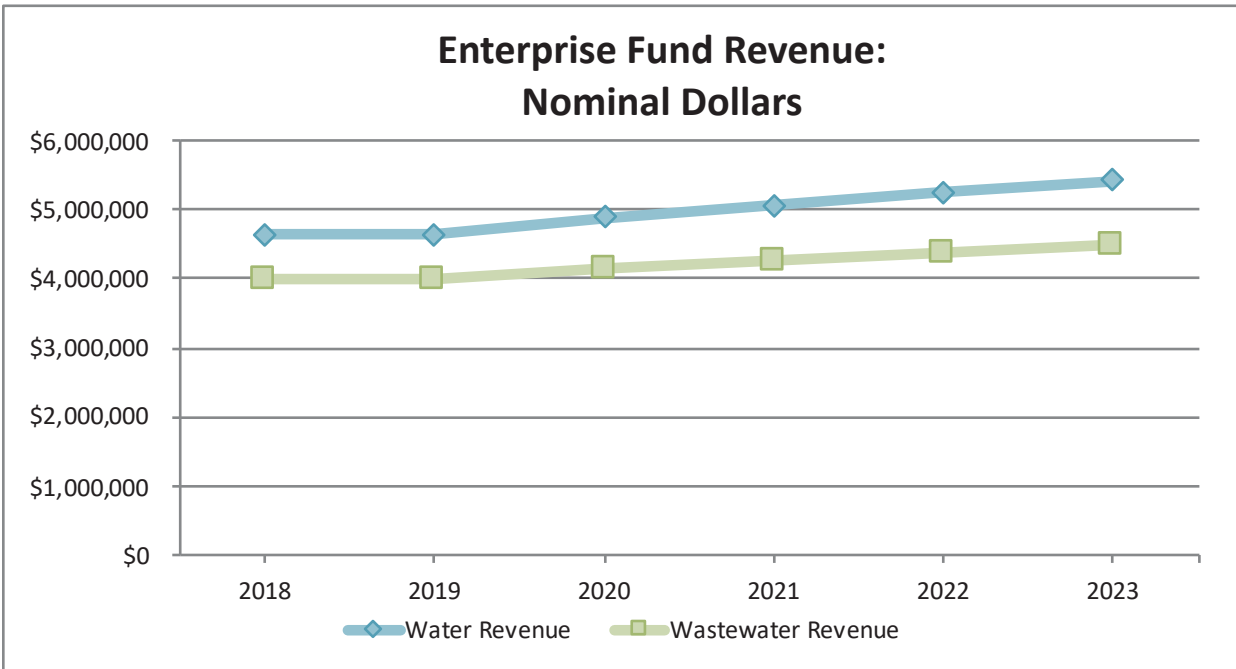
As shown in Figure A3, city sales tax revenue and urban revenue sharing revenue, in constant 2018 dollars, are projected to decline relative to population and job growth. State sales tax revenue, county revenue – VLT, and HURF revenue, in constant 2018 dollars, are projected to remain constant. These funds are available for capital investments; however, the City of San Luis directs these revenues to non-development fee eligible capital needs including maintenance, repair, and replacement. In other words, there is no General Fund surplus available for growth-related capital improvements.

Figure A3: General Fund Revenue in 2018 Dollars



Finally, the top of Figure A4 displays historical and projected revenues from the Water and Wastewater Enterprise Funds in nominal dollars – this excludes transfers from other funds. Revenues include connection fees, water/sewer sales, interest earned, and miscellaneous revenues. The bottom part of Figure A4 shows the revenue per person and job in 2018 dollars, which results in a projected decrease per person and job. There is no Enterprise Fund surplus available for growth-related capital improvements.

**Figure A4: Enterprise Fund Revenue**





## AGENDA ITEM REVIEW FORM

### Regular City Council Meeting

6.C.

**Meeting Date:** 08/28/2019

**Department Head:** Kay Macuil, City Attorney, Attorney's Office

**Submitted By:** Janet Taylor, Legal Secretary, Attorney's Office

**Action Requested:** Motion

---

#### ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2088. A resolution of the Mayor and Council of the City of San Luis, Arizona, declaring as a public record that certain document filed with the City Clerk titled "Appendix A of the Land Use Assumptions, IIP, and Development Fees Report of the City of San Luis, Arizona." **(Kay Marion Macuil, City Attorney)**

#### SUMMARY:

The resolution formally declares as a public record "Appendix A of the Land Use Assumptions, IIP, Development Fees Report," which is the revenue forecast for the city not including the fees. The resolution will cause three (3) copies to be on file with the City Clerk to be available for public inspection and will allow the city to save on publication costs.

#### RECOMMENDATION / SUGGESTED MOTION:

**I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2088.**

N/A

---

#### Fiscal Impact

**IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:** N/A

**CITY/STATE/FEDERAL FUNDS:** N/A

**TOTAL:** N/A

**BUDGETED AMOUNT:** N/A

**AVAILABLE AMOUNT TO TRANSFER:** N/A

**ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:** N/A

**FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):**

N/A

---

#### Attachments

Resolution No. 2088

Appendix A-Land Use Assumptions, IIP, Development Fees Report

---



# Resolution

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

No. 2088

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "APPENDIX A OF THE LAND USE ASSUMPTIONS, IIP, AND DEVELOPMENT FEES REPORT OF THE CITY OF SAN LUIS, ARIZONA"**

**BE IT RESOLVED** by the Mayor and City Council of the City of San Luis, State of Arizona as follows:

**SECTION 1:** That certain document titled "Appendix A of the Land Use Assumptions, IIP, and Development Fees Report of the City of San Luis, Arizona", three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the City Clerk.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this \_\_\_\_ day of August, 2019.

\_\_\_\_\_  
Gerardo Sanchez, Mayor

**ATTEST:**

\_\_\_\_\_  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

*Kay Marion Macuil*  
\_\_\_\_\_  
Kay Marion Macuil, City Attorney

**APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES**

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.”

ARA 9-463.05.B.12 states, “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.”

San Luis does not have a higher than normal construction excise tax rate, so the required offset described above is not applicable. The required forecast of non-development fee revenue that might be used for growth-related capital costs is shown in Figure A1. General Fund revenues are highlighted in light purple. Highway user taxes are highlighted in green and the balance of the Water and Sewer Funds are highlighted in light blue. The forecast of revenues was derived from a linear regression analysis. Historical revenue data for the past five years, obtained from the City of San Luis were correlated to the growth in population and jobs in San Luis. Projected population plus jobs, from the Land Use Assumptions, is the independent variable that drives each revenue forecast.

**Figure A1 - Five Year Revenue Projections**

**Forecast of Revenues in Nominal Dollars**

	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19
Sales Taxes	\$6,600,000	\$6,062,917	\$5,936,487	\$5,805,844	\$5,670,848	\$5,531,352
State Sales Tax	\$2,411,550	\$2,342,655	\$2,434,803	\$2,530,020	\$2,628,411	\$2,730,081
Urban Revenue Sharing	\$3,113,670	\$2,495,441	\$2,434,163	\$2,370,843	\$2,305,414	\$2,237,804
<b>Total General Fund Revenues</b>	<b>\$12,125,220</b>	<b>\$10,901,013</b>	<b>\$10,805,452</b>	<b>\$10,706,708</b>	<b>\$10,604,673</b>	<b>\$10,499,237</b>

Highway User Taxes	\$982,000	\$1,392,258	\$1,334,742	\$1,275,309	\$1,213,895	\$1,150,434
--------------------	-----------	-------------	-------------	-------------	-------------	-------------

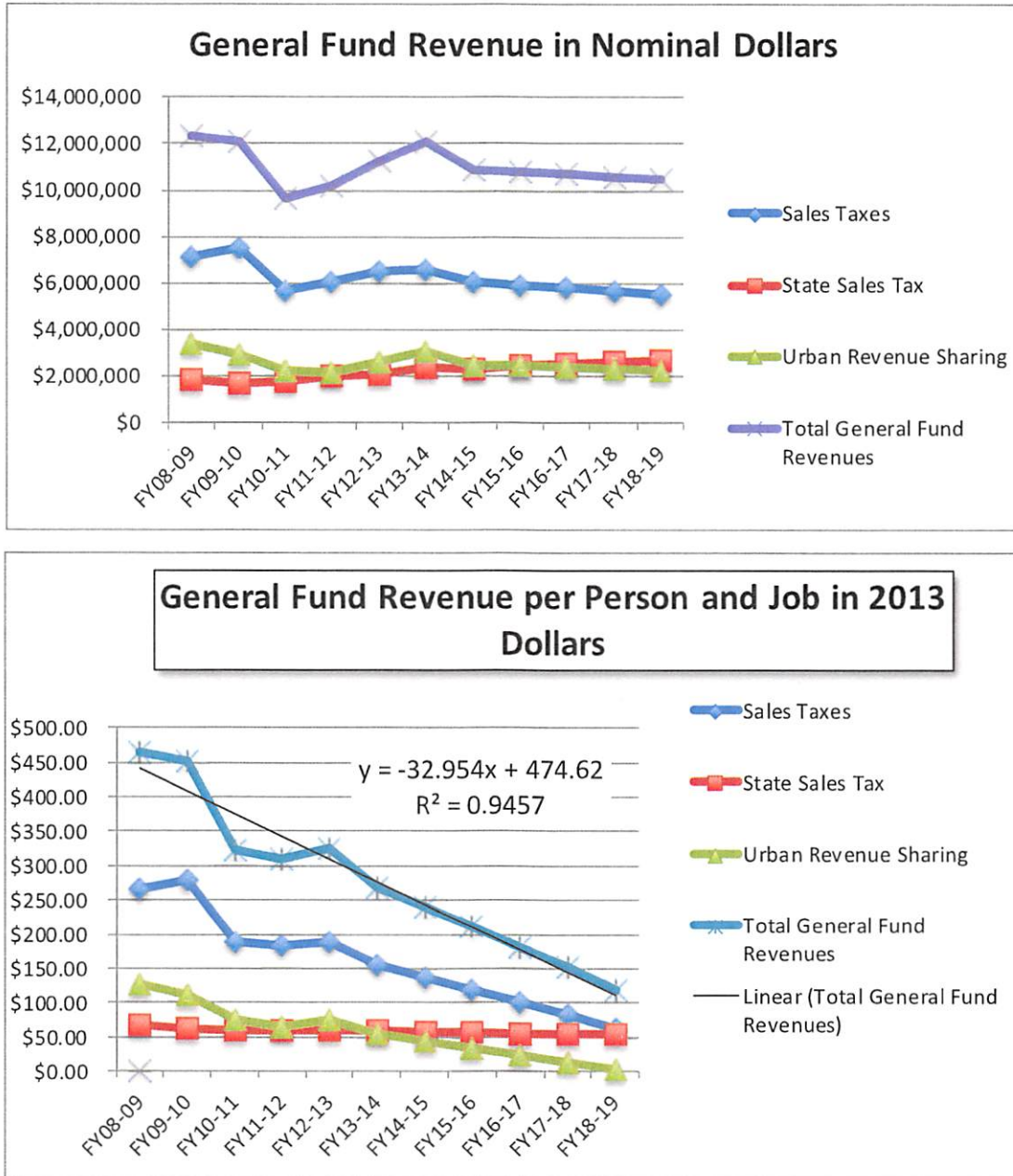
Water Revenue	\$6,641,150	\$4,580,483	\$4,744,349	\$4,913,676	\$5,088,645	\$5,269,446
Water Expenses	\$6,243,140	\$4,548,927	\$4,855,413	\$5,172,110	\$5,499,360	\$5,837,519
<b>Water Fund Balance</b>	<b>\$398,010</b>	<b>\$31,555</b>	<b>(\$111,064)</b>	<b>(\$258,434)</b>	<b>(\$410,716)</b>	<b>(\$568,073)</b>

Sewer Revenue	\$5,156,500	\$3,522,355	\$3,622,886	\$3,726,767	\$3,834,109	\$3,945,030
Sewer Expenses	\$5,482,870	\$4,238,776	\$4,502,440	\$4,774,889	\$5,056,417	\$5,347,329
<b>Sewer Fund Balance</b>	<b>(\$18,535)</b>	<b>(\$548,973)</b>	<b>(\$683,798)</b>	<b>(\$823,114)</b>	<b>(\$967,072)</b>	<b>(\$1,115,830)</b>

Sources: FY13-14 are amounts in FY14 San Luis Budget. FY14-15 to FY18-19 are projected by TischlerBise using linear regression analysis based on actual revenues collected by San Luis from FY08-09 to FY12-13 and FY13-14 Budget.

The graph at the top of Figure A2 gives the impression that General Fund revenues are expected to slightly decrease over the next five years. When nominal dollars are converted to constant 2013 dollars, to account for inflation, and then divided by persons plus jobs in San Luis, to “normalize” the amounts for population and job growth, the results show a much greater decline in revenue. As shown in the lower portion of Figure A2, projected revenues in constant 2013dollars are projected to decline relative to population and job growth. In other words, there is no General Fund surplus available for growth-related capital improvements.

Figure A2 - General Fund Revenues



The methodology described above was also applied to Highway User Tax revenue, with the results graphed in A3. These revenues are also expected to decline in nominal dollars.

**Figure A3 - Highway User Fund Taxes**

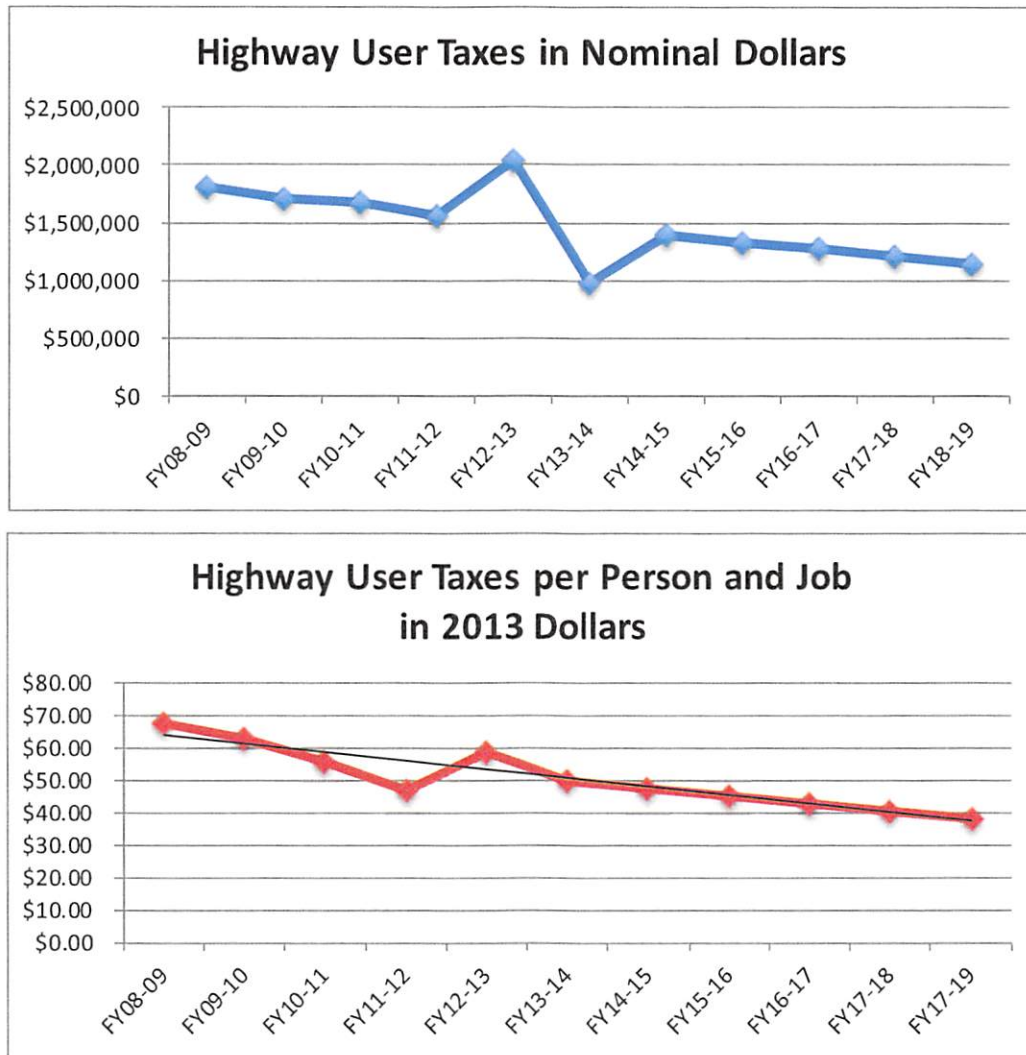
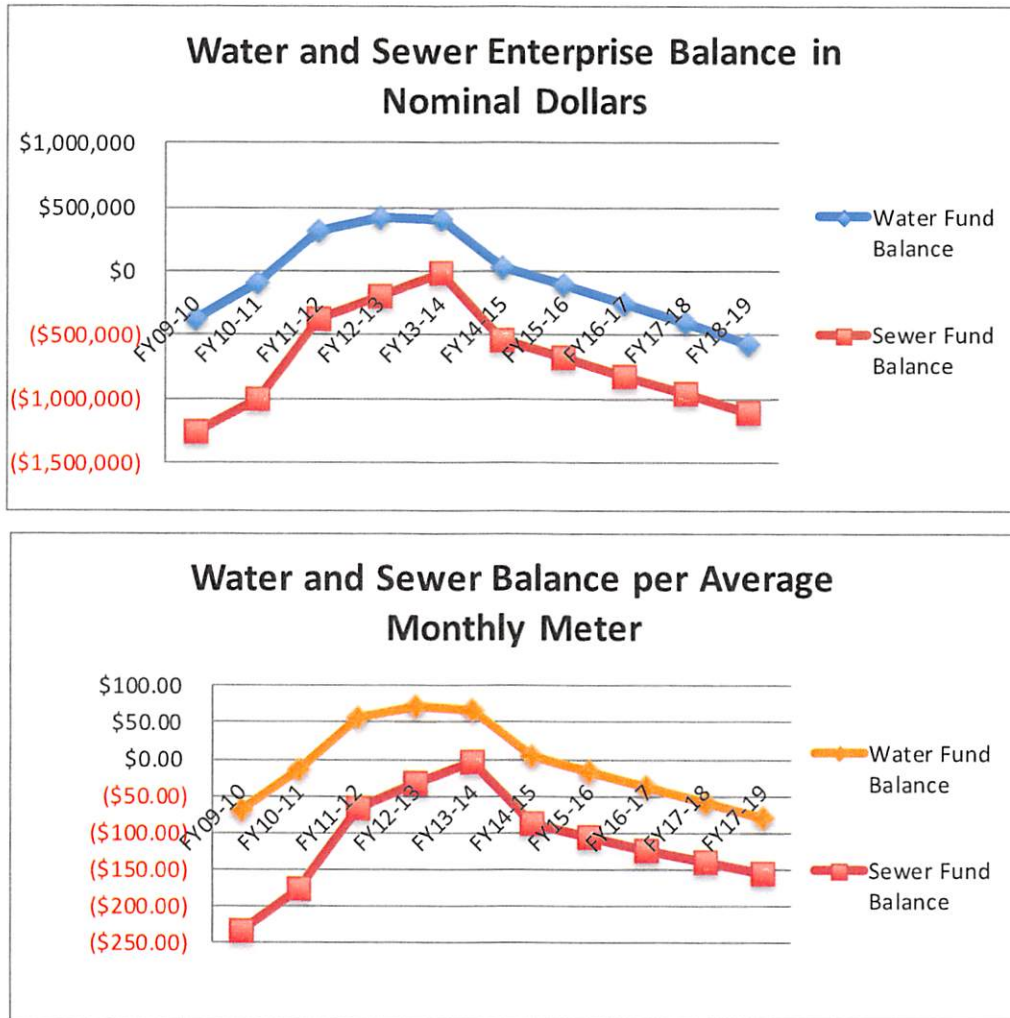


Figure A4 displays the projected balance of the Water and Sewer Fund in nominal dollars, as well as the projected balance per monthly meter in 2013 dollars. These balances are expected to decline over the next five years as well.

**Figure A4 - Balance of Water and Sewer Funds**





## AGENDA ITEM REVIEW FORM

### Regular City Council Meeting

9.

**Meeting Date:** 08/28/2019

**Department Head:** Kay Macuil, City Attorney, Attorney's Office

**Submitted By:** Kay Macuil, City Attorney, Attorney's Office

**Action Requested:** Discussion Item - No Action to be  
Taken  
Motion

---

### ITEM:

#### EXECUTIVE SESSION

Vote to hold an Executive Session pursuant to A.R.S. §38-431.03(A) (3) (4) and (7)

Discussion and possible action to hold an Executive Session pursuant to A.R.S. §38-431.03(A) (3) (4) and (7) for legal advice with the city's attorneys and/or for consultation with the city's attorneys in order to consider the city's position and instruct its attorneys regarding the City Council's position regarding contracts that are the subject of negotiations or potential litigation regarding a development agreement and pay-back agreement for the improvement of County 24th Street and possible litigation with property owner adjacent to County 24th Street. **(Kay Marion Macuil, City Attorney and Outside Counsel Bill Sims)**

#### SUMMARY:

City Council can be properly advised by holding an executive session for the purposes described in the agenda item.

#### RECOMMENDATION / SUGGESTED MOTION:

**I MOVE TO HOLD AN EXECUTIVE SESSION PURSUANT TO A.R.S. §38-431.03 (A) (3),(4) and (7).**

N/A

---

#### Fiscal Impact

**IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:** N/A

**CITY/STATE/FEDERAL FUNDS:** N/A

**TOTAL:** N/A

**BUDGETED AMOUNT:** N/A

**AVAILABLE AMOUNT TO TRANSFER:** N/A

**ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:** N/A

**FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):**

Fiscal impact is not applicable to this agenda item under A.R.S. §38-431.03(D), legal action involving a final vote or decision is not permitted to be taken at an executive session.

---

