BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

CITY OF BUCKEYE
REGULAR COUNCIL MEETING
OCTOBER 15, 2024
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

Pursuant to A.R.S. § 38-431.03(A)(3) the Council may, by majority vote, recess or adjourn to executive session at one or more times during the meeting, as needed to confer with the City Attorney for legal advice regarding any item listed on this agenda.

1. Call to Order/Invocation/Pledge of Allegiance/Roll Call

2. Comments from the Public- Members of the audience may comment on any non-agenda item of interest.

3. Awards/Presentations/Proclamations

4. CONSENT AGENDA ITEMS / NEW BUSINESS
Approval of items on the Consent Agenda - All items with an (*) are considered to be routine matters and will be enacted by one motion and vote of the City Council. There will be no separate discussion of these items unless a Council member requests. This section may include the approval of Minutes from previous meetings.

***4.A** Council to take action on Resolution No. 65-24 adopting a Title VI Plan for the City of Buckeye's Transit Services with Federal Transit Authority; and authorize the City Manager to sign and deliver said Plan on behalf of the City of Buckeye.

Summary: The City receives federal grant funding from the Federal Transit Authority. Title VI of the Civil Rights Act of 1964 prohibits discrimination based on race, color, and national origin in programs and activities receiving federal financial assistance. In order to remain compliant with federal funding requirements and to demonstrate the City's commitment to non-discrimination based on race, color, or national origin and to remain eligible to continue receiving such federal funding, the City is required to have and submit a Title VI Plan to implement Federal Title VI non-discrimination requirement.
Staff Liaison: Amy Murray, Acting Public Works Director, amurray@buckeyeaz.gov, (623) 349-6800

***4.B** Council to take action on the Cooperative Contract Purchase Addendum (CCPA) Contract No. 2025182 between the City of Buckeye, an Arizona municipal corporation, and Tartan Oil, LLC, a Delaware limited liability company, for the purchase of fuel, including both diesel and unleaded, for all City vehicles and equipment; and authorizing the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.
Summary: Fleet Management will be purchasing fuel on an as-needed basis for the five fuel sites operated by the City. Fuel deliveries can be received multiple times a week at any one of the sites depending on the demand. The procurement of fuel will not exceed $1,200,000 during Fiscal Year 2024-2025.
Staff Liaison: Amy Murray, Acting Public Works Director, amurray@buckeyeaz.gov, (623) 349-6835

***4.C** Council to take action on the Cooperative Contract Purchase Addendum (CCPA) Contract No. 2025192 between the City of Buckeye, an Arizona municipal corporation, and Altec Industries, Inc., an Alabama corporation, for the purchase of an Articulating Telescopic Aerial Device; and authorizing the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.
Summary: Approval of this Cooperative Contract Purchase Addendum (CCPA) with Altec Industries, Inc., will allow the City to purchase an AT41M-US48M Articulating Telescopic Aerial Device (aerial bucket truck) and will ensure City staff have mechanically sound equipment to perform daily work assignments for the benefit of the residents of the City. This piece of equipment will enhance the capabilities to ensure all of the newly added signals and lights are maintained adequately and will not create a burden on the staff or equipment. The total amount to be paid for this equipment purchase will not exceed $275,000.
Staff Liaison: Amy Murray, Acting Public Works Director, amurray@buckeyeaz.gov, (623) 349-6835

***4.D** Council to take action on the submission of a $750,000 Fiscal Year 2023-2024 Railroad Crossing Elimination (RCE) Program grant application for the planning and design of a bridge over the Union Pacific Railroad (UPRR) crossing on Miller Road.
Summary: The City of Buckeye desires to develop a comprehensive planning project that will lead to a construction stage for the grade separation of an existing railroad crossing along Miller Road just south of Baseline Road in an underserved community. The planning project is for a bridge over a railroad crossing that will be sufficiently developed to support future project development and construction. The goal is to improve safety and mobility of people and goods. The grant funds the planning effort for two years. The Federal grant portion is $600,000, with a $150,000 match from the City of Buckeye. The total project cost is $750,000.
Staff Liaison: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165

***4.E** Council to take action on the submission of a $750,000 Fiscal Year 2023-2024 Railroad Crossing Elimination (RCE) Program grant application for the planning and design of the relocation of Baseline Road around the Union Pacific Railroad (UPRR) crossing, eliminating the railroad crossing at Baseline Road.

Summary: The City of Buckeye desires to develop a comprehensive planning project that will lead to a construction stage for the grade separation of an existing railroad crossing along Baseline Road in an underserved community. The planning project is for the relocation of Baseline Road to eliminate the railroad crossing that currently exists at Baseline Road. The planning project will be sufficiently developed to support future project development and construction. The goal is to improve safety and mobility of people and goods. The grant funds the planning effort for two years. The Federal grant portion is $600,000, with a $150,000 match from the City of Buckeye. The total project cost is $750,000.

Staff Liaison: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165

***4.F** Council to take action to ratify and approve the submission of a $18,74,250 United States Department of Transportation (DOT) Reconnecting Communities Pilot (RCP) Program grant application for the planning, design, and construction of a multi-modal bridge and road over the irrigation canal on Rooks Road.

Summary: The City seeks to construct a multi-modal bridge and road connecting Rooks Road from Baseline Road to MC85. The bridge over the irrigation canal will connect the downtown area to employment (KORE Power) and other daily essentials by means of motor vehicles, walking, bicycling, and rolling. The completion of the accessibility and connection of Rooks Road over the irrigation canal will also improve air pollution, reduce environmental harm, and improve community accessibility, economic development, and safety. The grant will cover a three-year period, if awarded. The Federal grant portion is $9,337,125 with a $9,337,125 match from the City of Buckeye. The total project cost is $18,674,250.

Staff Liaison: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165

***4.G** Council to take action to ratify and approve the submission of a $64,953,000 United States Department of Transportation (DOT) Reconnecting Communities Pilot (RCP) Program for the planning, design, and construction of a multi-modal bridge over the irrigation canal and railroad tracks on Watson Road.

Summary: The City seeks to construct a multi-modal bridge and road connecting Watson Road from Southern to MC85. The bridge over the railroad tracks and irrigation canal will connect the downtown area to employment (Walmart Distribution Center and Ross Warehouse) and other daily essentials by means of motor vehicles, walking, bicycling, and rolling. The completion of the accessibility and connection of Watson Road over the railroad and irrigation canal will also improve air pollution, reduce environmental harm, provide additional commercial traffic routes, and improve community accessibility and safety. If awarded, the grant will cover a three-year period. The Federal grant portion is $32,476,500 with a $32,476,500 match from the City of Buckeye. The total project cost is $64,953,000.

Staff Liaison: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165

***4.H** Council to take action on Resolution No. 67-24 repealing Chapter 1, Section 1-2 Plan Submittal Requirements, dated March, 2012 of the City of Buckeye Engineering Design Standards; declaring as a public record those certain documents on file with the City Clerk entitled "City of Buckeye Engineering Design Standards Chapter 1: General Information, Section 1-1: Engineering Submittal Requirements," "City of Buckeye Engineering Design Standards

Chapter 1: General Information, Section 1-2: As-Built Requirements," "City of Buckeye Engineering Design Standards Chapter 5: Stormwater Management, Section 5-3: Low Impact Development Manual;" and approving and adopting the same by reference.
Summary: The “Engineering Submittal Requirements”, "As-Built Requirements", and "Low Impact Development Manual", dated 2024 are uniform standards providing and establishing design criteria for standardizing submittals for review, setting construction as-built requirements, and providing guidance and standards for constructing low impact development applications. The Design Standards provide direction for all landowners, developers, engineers, and contractors that will be designing and constructing development projects within the City.
Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (623) 986-8442

***4.I** Council to take action on a final plat of Verrado Victory District Phase 10B, generally located east of Verrado Way and north of Victory Phases 7 and 8 within the Verrado Victory District.
Summary: The applicant has requested approval of a final plat of Verrado Victory District Phase 10B (PLZV-24-0006), consisting of 179 single-family lots on approximately 61.9 acres generally located east of Verrado Way and north of Victory Phases 7 and 8 within the Verrado Victory District. Approval of the requested final plat would enable the applicant to develop additional single-family housing in the Verrado Victory District. This final plat is requested by David Nilsen of Verrado ARC, LLC.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

***4.J** Council to take action on a Map of Dedication (MOD) for a section of Verrado Way from Canyon Drive to Lost Creek Drive, within the Verrado Heritage District.
Summary: Council to take action on a Map of Dedication (MOD) to dedicate additional right-of-way along a section of Verrado Way from Canyon Drive to Lost Creek Drive, within the Verrado Heritage District. This dedication will result in additional right-of-way to widen Verrado Way to a four-lane median-divided street in this location.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

***4.K** Council to take action on consenting the Assignment and Assumption of Development Agreement (Verrado Marketplace) between the City of Buckeye, an Arizona municipal corporation, and Vestar Verrado Manager, LLC, an Arizona limited liability company, and Vestar Verrado, LLC, an Arizona limited liability company, and authorizing the Mayor to execute and deliver said agreement on behalf of the City of Buckeye.
Summary: The purpose for the assignment is to have Verrado Vestar, LLC, the party purchasing the land covered by the Development Agreement, as the party obligated under the Development Agreement. Assignment of the Development Agreement will maintain all the original benefits set forth in the Agreement, which include (i) establishing a space for the City’s operation of a police substation, (ii) create an event plaza that will be available to the City and its residents per the terms of this agreement, (iii) dedicate additional right of way in the form of a median wider than required for the future travel lanes in the future as the city see’s fit, (iv) upgrade certain landscaping and finishes within the publicly accessible areas of the project, (v) increase the value of the 48 acre parcel for property tax purposes, , (vi) new retail and services for residents (vii) enhance retail transaction (sales) tax collections, and (viii) create new job opportunities.
Staff Liaison: Suzanne Boyles, Economic Development Director, sboyles@buckeyeaz.gov, (623) 349-6970

***4.L** Council to take action on the Water Services Agreement between the City of Buckeye, an Arizona

municipal corporation, and Highstreet West Fillmore (2024) Apartments, Ltd, an Arizona corporation.

Summary: This Water Services Agreement between the City and Highstreet West Fillmore (2024) Apartments Ltd. sets forth terms in which the City will provide water and wastewater services to the Highstreet development (510 multi-family homes) in exchange for Highstreet meeting its purchasing and impact fee requirements. The development is located on approximately 18 acres, generally located at the northeast corner of Verrado Way and Fillmore Street.

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

***4.M** Council to take action on Ordinance No. 25-24 amending the Buckeye City Code, by amending Chapter 8, Article 8-11, Section 8-11-6, Transfer, to delegate authority to the City Clerk to make recommendations regarding the acquisition of control; to include authority to make recommendations regarding extending premises to delegate that authority to the City Clerk; providing for repeal of conflicting ordinances; and providing for severability.

Summary: Ordinance No. 12-18 authorized the City Clerk to review and approve special event liquor licenses (City Code Section 8-11-8) under certain circumstances. Under Arizona law, additional signature authority can be granted by the City Council for the acquisition of control and extension of premises liquor license applications. This will streamline the licensing process and provide improved customer service to applicants. All applications will continue to be reviewed and approved with the same requirements to address public safety.

Staff Liaison: Lucinda Aja, City Clerk, laja@buckeyeaz.gov, (623) 349-6911

***4.N** Council to take action on the September 17, 2024 Council Workshop Minutes and September 17, 2024 Regular Council Meeting Minutes.

Summary: Minutes of all Council meetings are drafted in accordance with Arizona's Open Meeting Law, are reviewed and approved by Council at a future meeting, and then filed with the City's permanent records. All approved meeting minutes are posted on the City's website and maintained in the Office of the City Clerk.

Staff Liaison: Summer Stewart, Deputy City Clerk, sstewart@buckeyeaz.gov, (623) 349-6914

5. Public Hearings / Non-Consent - New Business

5.A Council to hold a public hearing only to review and discuss the proposed Land Use Assumptions and Infrastructure Improvement Plans referencing the Draft Land Use Assumptions (LUA) and Infrastructure Improvements Plan (IIP) provided by Tischler Bise.

Summary: In compliance with Arizona State Law, A.R.S. 9-463.05, and in alignment with the City of Buckeye's Finance Department Strategic Plan, this public hearing is being held to present the updated Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP). These updates aim to enhance the value-added services provided to the City’s residents and business partners. As part of Arizona State Statute, these documents are required to be revised at least every five years, and the City is currently within the designated timeframe for these updates. The proposed Land Use Assumptions and Infrastructure Improvement Plan were advertised on August 1, 2024, in preparation for this public hearing. To ensure a funding source for future growth-related infrastructure, it is crucial to clearly communicate fees to all stakeholders, including staff, residents, customers, and the development community. The revisions to the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) aim to better define these fees.

Staff Liaison: William Kauppi, Chief Financial Officer, wkauppi@buckeyeaz.gov, (623) 349-6161

5.B Council to take action on Ordinance No. 20-24 declaring as a public record that certain document on file with the City Clerk entitled the “City of Buckeye October 2024 Building and Life Safety Codes Update;” adopting the same by reference; amending Chapter 15 Building Regulations, Article 15-2, Building Codes as set forth in the “City of Buckeye October 2024 Building and Life Safety Codes Update;” declaring as public records the National Electrical Code, 2023 Edition published by the National Fire Protection Association and the following 2024 International Codes published by the International Code Council and on file with the City Clerk: Building, Residential, Mechanical, Plumbing, Fuel Gas, Existing Building, and Fire; adopting the same by reference as amended by the City Code and the “City of Buckeye October 2024 Building and Life Safety Codes Update;” establishing effective dates for compliance with the updated codes; providing for repeal of conflicting ordinances and provisions; providing for severability; and setting forth penalties for violations.

Summary: City Staff is recommending an update to the existing Building and Fire Codes in order to 1) align the City with planned updates in other Arizona communities; 2) address specific concerns expressed by the development community; and, 3) amend certain local amendments in order to bring the local codes closer to base code for uniformity. This request is to adopt the "City of Buckeye October 2024 Building and Life Safety Codes Update," the 2023 National Electrical Code and the following 2024 Codes published by the International Code Council: Building, Residential, Mechanical, Plumbing, Fuel Gas, Existing Building, and Fire, as amended.

Staff Liaison: Brian Craig, Development Services Director, bcriag@buckeyeaz.gov, (623) 692-7616

5.C Council to take action on Ordinance No. 23-24 amending the Buckeye City Code by amending Chapter 3, Administration Code, Article 3-1, Officers in General, Section 3-1-1, Officers, to clarify titles of directors; amending Chapter 3, Administration Code, Article 3-3, Personnel System, Section 3-3-1, Creation and Scope, to clarify those employees eligible to participate in the City's personnel system; amending Chapter 3, Administration Code, Article 3-3, Personnel System, Section 3-3-3, Rules and Regulations, authorizing the adoption of "policies" and "guidelines" instead of "rules" and "regulations"; amending Chapter 3, Administration Code, Article 3-5, Meet and Confer Process, Section 3-5-12, Conflicts, to insert "guidelines" instead of "rules;" providing for repeal of conflicting ordinances; and providing for severability.

Summary: City staff is recommending updates to the existing City of Buckeye Code Chapter 3, "Administration Code," 1) to remove ambiguity in the current Code language about the titles of Directors; 2) to clarify those employees that are eligible to participate in the City's personnel system; and, 3) to transition from the use of the terms "rules and regulations" to "policies and guidelines". The updates are aimed at removing ambiguity and coordinating the Code language with proposed revisions to the City of Buckeye Personnel Rules and Policy Manual.

Staff Liaison: Cindy Camarata, Human Resources Director, ccamarata@buckeyeaz.gov, (623) 349-6255

5.D Council to take action on Resolution No. 66-24 repealing the City of Buckeye "Personnel Rules and Policies Manual;" declaring as a public record that certain document on file with the City Clerk entitled the "City of Buckeye Human Resources Policy Sections 1 through 12;" adopting the "City of Buckeye Human Resources Policy Sections 1 through 12" by reference; directing the City Manager to implement guidelines to administer the "Human Resources Policy Sections 1 through 12;" establishing effective dates; providing for repeal of conflicting resolutions and provisions; and providing for severability.

Summary: City staff is recommending a redesign and significant update to the City of Buckeye

Personnel Rules and Policies Manual. The goal of this update is to improve clarity for employees and leadership as well as be nimble in our ability to react to employment landscape changes, practices and laws. The new policy framework is anticipated to help keep the City competitive with other municipalities in the manner that it is led and how employees are treated.
Staff Liaison: Cindy Camarata, Human Resources Director, ccamarata@buckeyeaz.gov, (623) 349-6255

6. Comments from the Mayor and Council

Mayor and Council may present a brief summary of current events and/or report on any of the Boards and Commissions and other organizations as necessary. The Council may not propose, discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.

7. City Manager's Report and Summary of Current Events

8. Proposals for Future Agenda Items

The Mayor or three Council Members may propose items for inclusion in a future agenda. Council shall not discuss the merit or substance of any proposed item: discussion and action shall be limited to whether or not the item shall be included in a future agenda.

9. Adjournment

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.A. PW-Resolution No. 65-24 adopting the City of Buckeye Title VI Plan
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: Amy Murray, Acting Public Works Director, amurray@buckeyeaz.gov, (623) 349-6800	
DEPARTMENT: Public Works	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Resolution No. 65-24 adopting a Title VI Plan for the City of Buckeye's Transit Services with Federal Transit Authority; and authorize the City Manager to sign and deliver said Plan on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:
The City receives federal grant funding from the Federal Transit Authority. Title VI of the Civil Rights Act of 1964 prohibits discrimination based on race, color, and national origin in programs and activities receiving federal financial assistance. In order to remain compliant with federal funding requirements and to demonstrate the City's commitment to non-discrimination based on race, color, or national origin and to remain eligible to continue receiving such federal funding, the City is required to have and submit a Title VI Plan to implement Federal Title VI non-discrimination requirement. Resolution No. 65-24 adopts the City of Buckeye's Title VI Implementation Plan

BENEFITS:
Ensure that the level and quality of transportation service is provided without regard to race, color, or national origin.

FUTURE ACTION:
Continue implementation of current Title VI program.

FINANCIAL IMPACT STATEMENT:
No financial impact.

CURRENT FISCAL YEAR TOTAL COST:
None

BUDGETED:
No

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
Resolution 65-24 (Title VI) (smf 09_27_2024).docx
Title VI Implementation Plan City of Buckeye 2024-2027 FINAL.docx

RESOLUTION NO. 65-24

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, ADOPTING A TITLE VI PLAN FOR THE CITY OF BUCKEYE'S TRANSIT SERVICES WITH FEDERAL TRANSIT AUTHORITY.

WHEREAS, the city of Buckeye, Arizona ("City") is the recipient of federal funds from the Federal Transit Authority ("FTA") in connection with the City's transit services; and,

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination based on race, color, and national origin in programs and activities receiving federal financial assistance; and,

WHEREAS, any entity receiving federal funding must not discriminate based on race, color, or national origin; and,

WHEREAS, since the City is receiving federal grant funding from the FTA, and to remain compliant with federal funding requirements and demonstrate the City's commitment to non-discrimination based on race, color, or national origin and to remain eligible to continue receiving such federal funding, the City is required to have and submit a Title VI Plan to implement Federal Title VI non-discrimination requirement; and,

WHEREAS, the City of Buckeye has prepared and updated that certain Title VI Implementation Plan, dated October 15, 2024, to October 15, 2027 (the "Title VI Plan"), on file with the City Clerk.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. The Mayor and City Council hereby adopt the Title VI Plan, dated October 15, 2024, to October 15, 2027, on file with the City Clerk.

Section 3. This Resolution is effective immediately.

Section 4. The Mayor, the City Manager, the City Clerk, and the City Attorney are hereby authorized and directed to execute all documents and other necessary or desirable instruments connected with the Title VI Plan and to take all steps necessary to carry out the purpose and intent of this Resolution.

/ / /

/ / /

PASSED AND ADOPTED by the Mayor and City Council of the City of Buckeye, Arizona, this 15th day of October, 2024.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

_____
K. Scott McCoy, City Attorney

City of Buckeye
Title VI Implementation Plan

October 15, 2024 – October 15, 2027

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Title VI Policy Statement - Assurance

The City of Buckeye policy assures full compliance with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. Title VI states that, “No person shall on the grounds of race, color or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination” under any City of Buckeye sponsored program or activity. There is no distinction between the sources of funding.

The City of Buckeye also assures that every effort will be made to prevent discrimination through the impacts of its programs, policies and activities on minority and low-income populations. Furthermore, City of Buckeye will take reasonable steps to provide meaningful access to services for persons with limited English proficiency.

When the City of Buckeye distributes Federal Aid Funds to another entity/person, the City of Buckeye will ensure all subrecipients fully comply with City of Buckeye Title VI Non-discrimination Program requirements. The City Manager has delegated the authority to the Assistant to the City Manager, Title VI Program Coordinator, to oversee and implement FTA Title VI requirements.

_____

Dan Cotterman, City Manager

Title VI Notice to the Public

Notifying the Public of Rights Under Title VI

City of Buckeye

The City of Buckeye operates its programs and services without regard to race, color, or national origin in accordance with Title VI of the Civil Rights Act of 1964. Any person who believes he or she has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the City of Buckeye.

For more information on the City of Buckeye's civil rights program and the procedures to file a complaint, contact City of Buckeye Transit Services (623)349-6206 or (TTY (623) 234-9508), email cobtraffic@buckeyeaz.gov or visit our administrative office at 945 N. 215th Avenue, #137, Buckeye, AZ 85326. For more information visit https://www.buckeyeaz.gov/residents/transit-services

A complainant may file a complaint directly with the City of Phoenix Public Transit Department or the Federal Transit Administration (FTA) at:

City of Phoenix Public Transit Department
Attention: Title VI Coordinator
302 N. 1st Avenue, Suite 900
Phoenix, AZ 85003

Federal Transit Administration
Attention: Title VI Program Coordinator, East Building
5th Floor – TCR 1200 New Jersey Avenue SE
Washington, DC 20590

If information is needed in another language, call 800-752-6906. Para informacion en Espanol, llame: 800-752-6906.

The above notice is posted in the following locations:

- City of Buckeye City Hall, 530 East Monroe Avenue
- City of Buckeye Park and Ride, 19580 West Palm Lane
- City of Buckeye Senior Center, 201 East Centre Avenue
- City of Buckeye Library, 21699 West Yuma Road, Suite 116
- City of Buckeye City Hall East at the Landing, 945 N. 215th Avenue, Suite 137

Title VI Notice to the Public – Spanish

Aviso al Publico Sobre los Derechos Bajo el Titulo VI

City of Buckeye

La cuidad de Buckeye administra sus programas y servicios sin considerer raza, o origen nacional en conformidad con el Titulo VI de la Ley de los Derechos Civiles do 1964. El nivel y la Calidad de servicios de transporte seran provehidos sin consideracion a su raza, color, o pais de origen.

Para obtener mas informacion sobre la cuidad de Buckeye's programa de derechos civiles, y los procedimientos para presenter una queja, contacte a City of Buckeye Transit Services (623) 349-6206 (TTY (623) 234-9508); correo electronica cobtraffic@buckeyeaz.gov; o visite nuestra Oficina del Secretario Municipal en 945 N. 215th Avenue, #137. Para obtener mas informacion, visite https://www.buckeyeaz.gov/residents/transit-services

El puede presenter una queja directamente con City of Phoenix Public Transit Department o Federal Transit Administration (FTA) mediante la presentacion de una queja directamente con las oficinas correspondientes de Civil Rights:

City of Phoenix Public Transit Department
Attention: Title VI Coordinator
302 N. 1st Avenue, Suite 900
Phoenix, AZ 85003

Federal Transit Administration
Attention: Title VI Program Coordinator, East Building
5th Floor – TCR 1200 New Jersey Avenue SE
Washington, DC 20590

Para informacion en Espanola llame: (800) 752-6096

The above notice is posted in the following locations:

- City of Buckeye City Hall, 530 East Monroe Avenue
- City of Buckeye Park and Ride, 19580 West Palm Lane
- City of Buckeye Senior Center, 201 East Centre Avenue
- City of Buckeye Library, 21699 West Yuma Road, Suite 116
- City of Buckeye City Hall East at the Landing, 945 N. 215th Avenue, Suite 137

Title VI Complaint Procedures

What is Title VI?

Title VI is a section of the Civil Rights Act of 1964 which requires that “no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.”

How do I file a complaint?

Any person who believes that he or she has been excluded from participation in, been denied the benefits of, or otherwise subjected to unlawful discrimination under any Valley Metro or City of Phoenix service, program or activity, and believes the discrimination is based upon race, color or national origin, may file a formal complaint with Valley Metro Customer Service or directly with the City of Phoenix. This antidiscrimination protection also extends to the activities and programs of Valley Metro’s and City of Phoenix’s third-party Transit Service Provider (TSP) contractors. Valley Metro and the City of Phoenix use the Customer Assistance System (CAS) to capture all complaints received for the regional transit system. Any such complaint must be filed within 180 days of the alleged discriminatory act (or latest occurrence).

To submit a complaint online, complete the online complaint form at the following link: www.valleymetro.org/form/title-vi-complaint-form

Complaints can also be submitted in writing using the Title VI complaint form, or by calling Valley Metro Customer Service at (602) 253-5000, TTY: (602) 251-2039.

Completed and signed forms should be mailed to:

Regional Public Transportation Authority
4600 East Washington Street, Suite 101
Phoenix, AZ 85034
Email: csr@valleymetro.org
Phone: (602) 253-5000
TTY: (602) 251-2039
The compliant form is located on RPTA’s website: https://www.valleymetro.org/about/civil-rights

To file a complaint directly with the City of Phoenix:

Attention: Title VI Coordinator
City of Phoenix Public Transit Department
302 N. 1st Avenue, Suite 900
Phoenix, AZ 85003
Email: PHXTransitEO@phoenix.gov
Phone: (602) 262-7242
https://www.phoenix.gov/publictransit/title-vi-notice

Individuals may also file complaints directly with the Federal Transit Administration (FTA) within the 180-day timeframe:

Federal Transit Administration (FTA)

Attention: Title VI Coordinator
East Building, 5th Floor –TCR 1200 New Jersey Avenue, SE
Washington, D.C. 20590

Customer Service

Complaints received by Valley Metro Customer Service representatives or by the City of Phoenix Title VI Coordinator will be documented and assigned to the appropriate Transit Service Provider (TSP) (operator or administrator of the service) responsible for investigation in accordance with federal standards (28 CFR Part 35 and FTA Circular 4702.1B). The TSP has 30 days to investigate each complaint.

If more information is needed to resolve the case, the TSP may contact the complainant and request additional information. Complainants must provide additional information within 10 days of the request, or the complaint may be deemed undeterminable and will be administratively closed.

Cases may also be administratively closed if a complainant informs Valley Metro or the City of Phoenix that they no longer wish to pursue the complaint. Requests to close a complaint can be requested by phone, email or in writing (see contact information above). Complaints may be administratively closed for non-responsiveness by the complainant.

Following the investigation, all complaints shall be concluded with a determination entered the CAS system. The determination entry shall state the investigation determined the complaint was valid, invalid, or undeterminable.

If the investigation determines the alleged Title VI complaint violations of race, color or national origin discrimination are valid, a detailed corrective resolution to remedy the situation shall be provided to the complainant. If the investigation results determine there was no alleged Title VI discrimination based on race, color or national origin, the case will be closed.

The complainant shall be notified of the investigation results in the manner identified (email or phone). A complainant can appeal the decision within 60 days of notification of the investigation results. Appeals must be submitted to Valley Metro or the City of Phoenix.

All Title VI complaints and investigations are reviewed by Valley Metro, the Customer Service Administrator (CSA), and City of Phoenix staff.

For more information on Valley Metro's Title VI Program and procedures by which to file a complaint, contact the Title VI Coordinator at (602) 322-4514.

For more information on the City of Phoenix's Civil Rights Program and the procedures by which to file a complaint, contact the Title VI Coordinator at (602) 262-7242.

- Valid: fact based, binding, acceptable, enforceable
- Invalid: null and void, unacceptable, unenforceable
- Undeterminable: incapable of being decided, settled, or fixed; not determinable

Requesting Information

To request information in alternative formats, please contact Customer Service at csr@valleymetro.org or phone: (602) 253-5000 or City of Phoenix (602) 262-7242, TTY: (602) 251-2039

Tracking a Title VI Compliant (Valley Metro, City of Phoenix)

As complaints are received, they are logged into the CAS system.

Within 24 to 48 hours of logging the complaint, Valley Metro CSA assigns the complaint to the appropriate TSP for investigation and documentation.

The TSP has 30 days to complete their investigation, including obtaining additional information needed from the complainant to investigate or to resolve the case.

The investigator will follow the complaint process, and once the investigation is concluded, the case resolution will be documented in the CAS.

The CAS system is programmed to notify the CSA if a complaint has not been responded to within the required time frame.

Upon system notification, the CSA will send out a reminder notice to the appropriate TSP that the case is not yet resolved or closed out.

Once the case has been resolved the complainant will receive a response in the manner identified.

Valley Metro and the City of Phoenix monitors the process monthly to ensure Title VI complaints are fully investigated, adequately documented, and that the complainant was responded to in the manner requested.

Should an inaccuracy be found, Valley Metro and/or the City of Phoenix will work with CSA and the appropriate TSP to reopen the complaint for further investigation until resolution or completion.

Investigating a Title VI Complaint

Each documented Title VI investigative report must address each of the “Five Federal Investigative” steps found in 28 CFR, Part 35 and FTA Circular 4702.IA.

STEP ONE: The TSP will review the complaint information entered into the CAS by Valley Metro Customer Service staff.

Any new issues identified during the investigation should also be documented in CAS.

STEP TWO: Interviews and collections of facts.

TSP identifies respondents to interview, if needed.

TSP interviews respondents identified and documents details from the interviews in CAS.

Investigate every “issue” (stated in the “statement of issues noted in step one).

Separate facts from opinions. “Respondent” is not confined to the transit vehicle operator.

“Respondent” is defined as any source of information that can contribute to the investigation, such as:

- Complainant
- Operator
- Radio/Dispatch/OCC reports
- Maintenance staff
- City Transit staff
- Witnesses
- Other transit employee

The TSP identified, collects, and reviews other information and/or documents that provide facts for the investigation.

- Any applicable information is to be documented in CAS. Documents to review can include:
- GPS tracking software and programs
- Maintenance records
- Spotter reports
- Video (camera) and/or audio recordings
- Courtesy cards
- Incident reports (supervisor, transit police, fare/security inspectors)
- Route history
- Other documents deemed appropriate by the TSP

STEP THREE: TSP documents pertinent regulations, rules, policies, and procedures that apply to the investigation in CAS under the case number assigned.

Pertinent regulations, rules, policies, and procedures may include:

- Title VI requirements
- Company rules and procedures
- Valley Metro and City of Phoenix policies and service standards
- Contractual requirements

STEP FOUR: Complaint Determination

TSP compares each fact from “findings of fact” to the list of regulations, rules, etc.

TSP makes a fact-based determination of alleged violation(s).

STEP FIVE: Description of resolution for each valid violation.

- TSP describes specific corrective actions for each violation found
- TSP documents follow-up action, if applicable
- TSP documents the complaint resolution in CAS TSP Complaint Resolution(s):
- Must include specific complaint resolutions for each valid violation noted.

- Document a follow-up action plan, where applicable.
- If no valid violations are found, note policies, procedures, etc. reviewed during the investigation and with transit operator.
- Documented complaint information should always include staff initials, title, and dates.

Response to Customer TSP will respond to the Customer in the manner identified and will document the response provided in CAS under the case number assigned.

Title VI Complaint Form

TITLE VI COMPLAINT FORM

Any person who believes that he or she has been discriminated against by Valley Metro or City of Phoenix or any of its service providers and believes the discrimination was based upon race, color or national origin, may file a formal complaint with Valley Metro Customer Service.

Please provide the following information to process your complaint. Alternative formats and languages are available upon request. You can reach Customer Service at 602.253.5000 (TTY: 602.251.2039) or via email at *csr@valleymetro.org*.

SECTION 1: CUSTOMER INFORMATION

First Name:_____ Last Name:_____
Address:_____
City:_____ State:_____ Zip:_____
Home Phone:_____ Cell Phone:_____
Email:_____ Preferred method of contact: ☐ Phone ☐ Email

SECTION 2: INCIDENT INFORMATION

Date of Incident:_____ Time of Incident:_____ ☐ AM ☐ PM City:_____
Incident Location:_____ Direction of Travel:_____
Route #:_____ Bus/Light Rail/Streetcar #:_____
Service Type: ☐ Local Bus ☐ Express/RAPID ☐ Circulator/Connector ☐ Light Rail ☐ Streetcar ☐ Dial-a-Ride
Operator Name:_____
Operator Description:_____
What was the discrimination based on *(Check all that apply)*: ☐ Race ☐ Color ☐ National Origin ☐ Other_____

Explain as clearly as possible what happened and why you believe you were discriminated against. Describe all persons who were involved. Include the name and contact information of the person(s) who discriminated against you (if known), as well as names and contact information of any witnesses. If more space is needed, please use the back of this form. You may also attach any written materials or other information relevant to your complaint.

Have you filed this complaint with the Federal Transit Administration (FTA)? ☐ Yes ☐ No
If yes, please provide information about a contact person at the FTA where the complaint was filed:
Name:_____ Title:_____
Address:_____ Phone:_____

Have you previously filed a Title VI complaint with this agency? ☐ Yes ☐ No
Signature and date required below:

Signature_____
Date_____

BUCKEYE, AZ
VALLEY METRO

Forma de Reclamacion Bajo El Titulo VI

FORMA DE RECLAMACIÓN BAJO EL TÍTULO VI

Cualquier persona que crea que ha sido discriminada por Valley Metro o la Ciudad de Phoenix o por cualquiera de sus proveedores de servicios y cree que la discriminación fue basada en su raza, color u origen nacional, puede registrar una queja formal ante el Servicio al Cliente de Valley Metro.

Por favor provea la siguiente información para procesar su queja. Hay formatos e idiomas alternativos disponibles si se solicitan. Usted se puede comunicar con el Servicio al Cliente llamando al 602.253.5000 (TTY: 602.251.2039) ó por correo electrónico a *csr@valleymetro.org*.

SECCIÓN 1: INFORMACIÓN DEL CLIENTE

Nombre:_____ Apellido:_____
Domicilio:_____
Ciudad:_____ Estado:_____ Código Postal:_____
Teléfono del Hogar:_____ Teléfono Celular:_____
Correo Electrónico:_____ Método preferido de contacto: ☐ Teléfono ☐ Correo Electrónico

SECCIÓN 2: INFORMACIÓN SOBRE EL INCIDENTE

Fecha del Incidente:_____ Hora del Incidente:_____ ☐ AM ☐ PM Ciudad:_____
Ubicación del Incidente:_____ Dirección del Viaje:_____
Ruta #:_____ Autobús/Tren Ligero/Tranvía #:_____
Tipo de Servicio: ☐ Autobús Local ☐ Express/RAPID ☐ Circulador/Conector ☐ Tren Ligero ☐ Tranvía ☐ Dial-a-Ride
Nombre del/la Operador/a:_____
Descripción del/la Operador/a:_____
¿En qué se basó la discriminación? *(Marque todo lo que sea aplicable):*
☐ Raza ☐ Color ☐ Origen Nacional ☐ Otro_____

Explique lo más claramente posible lo que sucedió y por qué cree usted que se le discriminó. Describa a todas las personas que estuvieron involucradas. Incluya el nombre y la información de contacto de la/s persona/s que le discriminó/aron (si los conoce), así como los nombres y la información de contacto de cualquier testigo. Si se necesita más espacio, por favor use el reverso de esta forma. Usted también puede adjuntar cualquier material por escrito u otra información relevante a su queja.

¿Ha usted registrado esta queja ante la Administración Federal de Transporte (FTA por sus siglas en inglés)? ☐ Sí ☐ No
Si contestó Sí, por favor provea información sobre una persona de contacto en la administración FTA donde se registró la queja:
Nombre:_____ Título:_____
Domicilio:_____ Teléfono:_____

¿Ha usted registrado previamente una queja bajo el Título VI ante esta agencia? ☐ Sí ☐ No
Firma y fecha requeridas abajo:

Firma_____
Fecha_____

BUCKEYE, AZ | VALLEY METRO

List of Complaints, Investigations, and Lawsuits

(September 1, 2021 – August 31, 2024)

During this time frame, the City of Buckeye did not experience any Title VI complaints, investigations, or lawsuits.

Monitoring for Subrecipient Title VI Compliance

The City of Buckeye does not have subrecipients and, therefore, does not monitor subrecipients for Title VI compliance.

Non-Elected Committees Membership Table

A subrecipient who selects the membership of transit-related, non-elected planning boards, advisory councils, or committees must provide a table depicting the membership of those organizations broken down by race. Subrecipients also must include a description of the efforts made to encourage participation of minorities on these boards, councils, and committees.

The City of Buckeye does not currently have transit-related, non-elected planning boards, advisory councils, or committees. Therefore, this section is currently not applicable to the City and the City does not have a process by which to encourage the participation of minorities on the same.

However, when the City of Buckeye creates any such transit-related, non-elected planning boards, advisory councils, or committees, the City will adopt and implement a process which is compliant with Title VI and designed to encourage and facilitate the participation of minorities in compliance with Title VI and any other applicable federal and state law, regulations, and rules.

City of Buckeye Public Participation Plan

The City of Buckeye, through Valley Metro, is engaging the public in its planning and decision-making process as well as its marketing and outreach activities. The public will be invited to participate in the process whether through public meetings or surveys.

The City of Buckeye does not anticipate transit-related programs and activities will change during this period. In the event there are changes proposed to the City, the City will utilize Valley Metro's Title VI Public Participation Plan.

Public Meetings

1. Public meetings are scheduled to increase the opportunity for attendance by stakeholders and the public. This may require scheduling meetings during non-traditional business hours, holding more than one meeting at different times of the day or on different days, and checking other community activities to avoid conflicts.
2. When a public meeting or public hearing is focused on a planning study or program related to a specific geographic area or jurisdiction within the regions, the meeting or hearing is held within that geographic area or jurisdiction.
3. Public meetings are held in locations accessible to people with disabilities and are located near a transit route when possible.

Valley Metro Public Participation Plan

Valley Metro Public Participation Plan 2021

Outreach to Minorities

Introduction

The regional transit public input/outreach process is conducted by Valley Metro for various transit-related activities and actions. Throughout the year, Valley Metro conducts public outreach activities related to capital projects, transit service changes, fare changes, and other transit-related events. This Title VI Public Participation Plan was established to ensure inclusion of the public throughout the Phoenix metropolitan community in accordance with the content and considerations of Title VI of the Civil Rights Act of 1964. Federal regulations state that recipients of federal funding must "promote full and fair participation in public transportation decision-making without regard to race, color or national origin." Valley Metro uses this Plan to ensure involvement of low-income, minority and limited English proficient (LEP) populations, following guidance from the Title VI Requirements and Guidelines for Federal Transit Administration Recipients Circular[1] (Circular).

Involving the public in Valley Metro practices and decision-making processes provides helpful information to improve the transit system to better meet the needs of the community. Although public participation methods and extent may vary with the type of plan, program and/or service under consideration, as well as the resources available, a concerted effort to involve all affected parties will be conducted in compliance with this Plan along with federal regulations. To include effective strategies for engaging low-income, minority and LEP populations, the Circular suggests that the following may be considered:

- Scheduling meetings at times and locations that are convenient and accessible for minority and LEP communities.
- Employing different meeting sizes and formats.
- Coordinating with community- and faith-based organizations, educational institutions and other organizations to implement public engagement strategies that reach out specifically to members of affected minority and/or LEP communities.
- Considering transit information in publications and through communication channels that serve LEP populations.
- Providing opportunities for public participation through means other than written communication, such as personal interviews or use of audio or video recording devices to capture oral comments.

Valley Metro currently practices all these strategies, in compliance with federal regulations, so that minority, low-income and LEP populations have ready access to information and meaningful opportunities to engage in planning activities and provide input as part of the decision-making process.

Typical Public Participation Opportunities

[1] United States Department of Transportation, Federal Transit Administration, Circular 4702.1B.

Valley Metro provides opportunities to share information or receive public input through a variety of methods for public participation utilized to engage low-income, minority and LEP populations through many outlets.

Meeting Planning: For planning efforts, including fare and service changes, public meeting locations are held at a centralized location near the affected route or project area and bilingual staff is available. Public notices and announcements are published in minority-focused publications— some examples include: the *Arizona Informant* (African American community), *Asian American Times* (Asian American community), *La Voz* and *Prensa Arizona* (Hispanic community). Press releases are also sent to these media sources regarding fare changes, service changes and other programs. All printed materials are available in English and Spanish and translated, as requested, in any other languages.

Rider Satisfaction Survey: A key participation effort, the Rider Satisfaction Survey, is conducted approximately every two years. This survey is administered on transit routes across the region, reaching transit riders living in minority and/or low-income communities. The survey, administered in English and Spanish, measures rider satisfaction with transit services and captures comments for improvements.

Valley Metro Customer Service: Throughout the year, minority, low-income and LEP populations have access to information through the Valley Metro Customer Service. Valley Metro Customer Service is open 5 a.m. - 10 p.m., Monday through Friday; 6 a.m. - 8 p.m. on Saturdays; and 8 a.m. - 5 p.m. on Sundays and designated holidays. Customer Service staff is multilingual.

Website: Information including meeting announcements, meeting materials and other program information is available on *valleymetro.org* in both English and Spanish. If users would like information in another language, Valley Metro features Google Translate on its website. This allows Valley Metro to reach citizens in five languages with information on transportation services, proposed service changes and other programs.

Public Participation Methods: Valley Metro uses several specific public involvement techniques to ensure that minority, low-income and LEP persons are involved in transit decisions. Using public involvement, media outlets and print or electronic materials, Valley Metro disseminates information regarding planning efforts. These efforts include the activities described below and listed in Appendix A.

Common Best Practices:

- Public meetings, hearings and open houses are held regularly at community-familiar and centralized locations with public transportation access and at convenient times, in collaboration with city partners. These meetings provide an opportunity to meet with citizens and receive their comments and questions on proposed service changes and other programs. For each program, Valley Metro varies its meeting format to best engage the targeted population.
- Valley Metro has staff available at public meetings, hearings, events and open houses to answer questions and receive comments in both English and Spanish. Valley Metro also uses court reporters to record verbal comments at public hearings.

- Outreach for biannual service changes and other programs are conducted at or near the affected area— for example, along an affected bus route or at an affected transfer location— thus targeting the population that may be most affected by proposed changes to service or routes. Often, these efforts are also executed at transit stops, community centers, civic centers or major transfer locations.
- Coordination with community- and faith-based organizations, educational institutions and other organizations occurs regularly. These coordination efforts assist Valley Metro in executing public engagement strategies that reach out to members of the population that may be affected.
- All public meeting notices for biannual service changes and other programs are translated to Spanish. Notices regarding Valley Metro projects and programs are widely distributed to the public through multiple methods as established by the project team. A full list of potential outreach methods is found in Appendix A.
- Valley Metro publishes advertisements of any proposed service or fare change in minority publications to make this information more easily available to minority populations. Additionally, Valley Metro sends press releases regarding service changes and other programs to Spanish-language media. Depending on the level of impact, a formal media/communications plan can be developed to coordinate overall messaging across multiple stakeholders.
- Valley Metro offers online participation via social media, webinar and email input as an alternative opportunity for comment. Online meetings or hearings are recorded and uploaded to the Valley Metro YouTube channel and/or website.
- Major surveying efforts are conducted in both English and Spanish to ensure that the data collected is representative of the public.
- Valley Metro Customer Service is multilingual.
- All comments are documented in a centralized database. Comment summary information is provided to Valley Metro's city partners for review and is also presented to the Valley Metro Board of Directors for consideration when acting upon proposed service changes.
- A public hearing is a formal presentation to the public on specific proposal or subject. Public testimony is recorded into the official record. The rules governing a public hearing are more formal than that of a public meeting, where a variety of tools and techniques may be used to gather feedback from the public. A public hearing may take place in-person, via teleconference, or online. Public comment must be recorded and transcribed, either via electronic means or a court reporter.

A public hearing is required during:

- The development of an Environmental Impact statement.

- A Major Service Change, as defined by the Major Service Change & Service Equity Policy.

Conclusion

Valley Metro conducts public outreach throughout the year to involve the public with agency activities and transit planning processes. Using a variety of communication techniques such as facilitating meetings at varied times and locations, using multiple formats, placing print and digital materials across multiple channels and providing opportunities via phone and online to share or collect input, Valley Metro ensures that outreach efforts include opportunities for minority, low-income and LEP populations who may be impacted by the activity or transit planning process are integrated into the decision-making process. Valley Metro will continue to involve all communities to be inclusive of all populations throughout the metropolitan Phoenix area and to also comply with federal regulations. Valley Metro will continue to monitor and update this Inclusive Public Participation Plan as part of the Title VI Program, which is updated triennially.

Appendix A

Valley Metro reviews public outreach needs with the project/initiative team as part of the initial development of the designated Public Involvement Plan. Major tactics are outlined to develop the overall timeline. Depending upon the scope of the project, program or announcement, public participation methods are customized to ensure that the public is involved in the decision-making process.

A list of commonly used outreach tools, as well as their definition and associated Valley Metro standard of best practice, is listed below.

Outreach Tool	Definition and Best Practices
Public Hearing	A formal meeting with a set agenda during which a presentation is given, and public testimony/feedback is heard and recorded. Can take place in-person, via teleconference, or online. For public hearings, adequate notice to the public is defined as a minimum of 30 days to the hearing date. A hearing is advertised with an appropriate outreach tactic at least four times within 30 days of the meeting date. Public comment must be recorded and transcribed, either via electronic means or via a court reporter.
Public Meeting	A meeting during which material is presented and public comment is heard and recorded. The material may be offered via a presentation, workshop or “open house.” Can take place in-person, via teleconference, or as a webinar online. For public meetings, adequate notice to the public is defined as a minimum of 15-days prior to the meeting date. A meeting is advertised at least twice via an appropriate outreach tactic within 15 days of the meeting date.
Display Ads in Print Media	A paid advertisement in the newspapers or other print media to alert readers about an upcoming event or action.
Website/Online Social Media	Information on projects or initiatives located on the Valley Metro website or Valley Metro social channels (Instagram, Facebook, Twitter)
Stakeholder meetings	Information provided to local, targeted individuals or groups particularly affected by project. The presentation may be formal, a workshop or in “open house” style. Typically, stakeholder meetings are invitation-only and so do not need to be publicly advertised beforehand. Can take place in-person, via teleconference, or as a webinar online.
Mobile Device Alerts	Electronic push notifications to alert customers to important information on projects or service changes via Valley Metro-owned mobile apps (AlertVM, ConstructVM, mobile fare app).

Signs	Signs on buses, bus stop locations, transit centers or other locations frequented by stakeholders. This includes temporary signs, A-frames or kiosk posters.
Rider Alerts	Notifications regarding immediate rider information on impacts to frequency, routing or schedule. Rider Alerts may be web-based, printed on signs and/or submitted as a memo to Customer Service & Operations.
Direct Mailings	Mail sent to an affected group or area to educate, notify, or request input.
Surveys	A list of questions to solicit opinions or preferences by a selected group of individuals. The survey mechanism may be electronic and/or in-person. The survey population may be intercepted or self-selected. For surveys, the feedback collection period is defined as a minimum of 15 days.
Static Display	Table or sign display at a trafficked event or area in an identified area where a targeted stakeholder group may be present. The display may be manned or unmanned and will have specific information on the project/initiative. This may also include a feedback mechanism, such as comment cards.
Door Hanger/Flyer Canvassing	Print notice distributed to local businesses and residents in project/affected area.
E-mail/E-blast	Digital messaging to an established Valley Metro email list. Stakeholders may opt-in or out of this list based on their needs.

Limited English Proficiency Plan

Valley Metro has conducted a thorough Limited English Proficiency (LEP) four factor analysis and a Language Access Plan (LAP) to be utilized all Valley Metro member agencies. The LAP will be utilized by the City of Buckeye to ensure compliance with its obligations to the LEP persons under Title VI.

(Cover of Valley Metro's Title VI Program is below and a full copy is available on the City's website page: https://www.buckeyeaz.gov/residents/transit-services)

Title VI Equity Analysis

A subrecipient planning to acquire land to construct certain types of facilities must not discriminate on the basis of race, color, or national origin, against persons who may, as a result of the construction, be displaced from their homes or businesses. “Facilities” in this context does not include transit stations or bus shelters, but instead refers to storage facilities, maintenance facilities, and operation centers.

There are many steps involved in the planning process prior to the actual construction of a facility. It is during these planning phases that attention needs to be paid to equity and non-discrimination through equity analysis. The Title VI Equity Analysis must be done before the selection of the preferred site.

The City of Buckeye has no current or anticipated plans to develop new transit facilities covered by these requirements.

Regional System-Wide Standards and Policies

The City of Buckeye utilizes Valley Metro’s regional system-wide standards and policies. These documents are housed and maintained by Valley Metro and are located here:

https://www.valleymetro.org/about/working-valley-metro/standards

Distribution of Transit Amenities

The City of Buckeye has one Park and Ride facility. This facility contains the following amenities:

1. Landscaping (phases 1 and 2)
2. Covered parking (phases 1 and 2)
3. Bicycle parking (phase 1)
4. Covered bench (phase 1)
5. Restroom area (phase 1)

Service and Fare Policy Changes

Current route and fare information can be found online at:
https://www.buckeyeaz.gov/residents/transit-services

Anticipated route changes are indicated below:

Route	Route Number	Service Type	Impacted City/Town	Operator	Change Type	Change Month	Change Year	Fiscal Year	Potential Service Change Concept	Funding Source
Avondale/ Buckeye Express	563	Express	Buckeye	Valley Metro	Service Increase	October	2026	**FY27**	Add one additional trip to Buckeye PNR.	Local
Buckeye Local Service	New	Circulator / Microtransit	Buckeye	Valley Metro	New Route	October	2026	**FY27**	New, circulator or microtransit service in Buckeye. Pending Buckeye Transit Study.	Local

Civil Rights Website Compliance

City of Buckeye website, civil rights compliance can be found online at:
https://www.buckeyeaz.gov/residents/transit-services

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.B. PW - Fiscal Year 2024/25 Unleaded and Diesel Fuel Purchasing.
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: Amy Murray, Acting Public Works Director, amurray@buckeyeaz.gov, (623) 349-6835	
DEPARTMENT: Public Works	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the Cooperative Contract Purchase Addendum (CCPA) Contract No. 2025182 between the City of Buckeye, an Arizona municipal corporation, and Tartan Oil, LLC, a Delaware limited liability company, for the purchase of fuel, including both diesel and unleaded, for all City vehicles and equipment; and authorizing the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:
Fleet Management will be purchasing fuel on an as-needed basis for the five (5) fuel sites operated by the City. Fuel deliveries can be received multiple times a week at any one of the sites depending on the demand.

BENEFITS:
Fleet Management is utilizing the Maricopa County cooperative contract to purchase fuel from Tartan Oil, LLC. Maricopa County has already performed the due diligence of the bid process. The City of Buckeye is permitted to adopt ('piggyback') the Maricopa County cooperative contract and receive the same benefits from bulk purchasing and delivery. The cooperative contract is valid through April 30, 2025, and still has three (3) annual extensions. This cooperative contract will ensure that the City has the proper mechanism to procure fuel on the same terms and conditions as a much larger entity.

FUTURE ACTION:
Fleet Management will utilize the Maricopa County cooperative contract to purchase unleaded and diesel fuel through Tartan Oil, LLC for city staff usage.

FINANCIAL IMPACT STATEMENT:
The procurement of fuel will not exceed $1,200,000.00 during the FY24/25 fiscal year.
These purchases have been budgeted in the following department line items as follows:
Department General Ledger Code Amount Fleet Management (general fuel) 10003171 - 522507 $1,274,000
Community Services Social Services Program - Area Agency on Aging 35754150 - 522507 $19,000
Highway User Revenue Fund (HURF) 38103202 - 522507 $192,500
Water Utility Administration 40003210 - 522507 $238,000
Wastewater Administration 40013220 - 522507 $43,000
Environmental Services 40053205 - 522507 $12,000
Stormwater Quality 50063205 - 522507 $2,000

CURRENT FISCAL YEAR TOTAL COST:
FY24-25 Fuel budget $1,780,500.

BUDGETED:
Yes

FISCAL YEAR:
FY2025

FUND/DEPARTMENT:
Various

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
CCPA No. 2025182 Tartan Oil.pdf

COOPERATIVE CONTRACT PURCHASE ADDENDUM (CCPA)
BETWEEN THE CITY OF BUCKEYE
AND
TARTAN OIL, LLC

BULK FUEL PURCHASING AND DELVERY
CONTRACT NO. 2025182

THIS COOPERATIVE CONTRACT PURCHASE ADDENDUM (this "Addendum") is entered into as of _____, between the City of Buckeye, an Arizona municipal corporation (the "City"), and Tartan Oil LLC, a Delaware limited liability company (the "Contractor").

WHEREAS, after a competitive procurement process, which is documented in the Award attached hereto as **Exhibit A** and incorporated herein by reference, Maricopa County Contract entered into Contract No. 230120-C, dated May 01, 2023 with the Contractor (such contract and subsequent amendments thereto here referred to as the "Maricopa County Contract"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the City is permitted by Section 24-3-16 of the City Procurement Code to make purchases via cooperative purchasing pursuant to a cooperative purchasing contract; and

WHEREAS, the Contractor has made a proposal to the City, which is attached hereto as **Exhibit A** and incorporated herein by reference (the "Contract"); and

WHEREAS, the City desires to accept the Proposal and enter into contract with the Contractor under the terms and conditions of the Maricopa County Contract, by issuing this Addendum to said contract.

THEREFORE, the City now enters into this Addendum with Contractor for the goods and services set forth in the Proposal. This Addendum incorporates the terms and conditions of the Maricopa County Contract, except to the extent superseded herein. All references in the Maricopa County Contract shall be read to refer to the City of Buckeye. This Addendum shall be effective as of the date set forth below for approval and remain in effect for the remainder of the Maricopa County Contract 230120-C, unless such term is modified or extended pursuant to the terms of the Maricopa County Contract. Payments to the Contractor shall be calculated in accordance with the Fee Schedule, which is attached hereto as part of **Exhibit A**, in a total amount not to exceed $1,200,000.00.

FURTHER, this Addendum is subject to cancellation pursuant to ARS §38-511.

FURTHER, to the extent applicable, the Contractor and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-verify requirements under A.R.S. § 23-214(A). The Contractor's or its subcontractors' failure to comply with such warranty shall be deemed a material breach of this Addendum and may result in the termination of this Addendum by the City. The City retains the

right to inspect the papers of the Contractor's or its subcontractors' employees who perform any work or services pursuant to this Addendum to ensure compliance with these warranties.

FURTHER, to the extent applicable, the Contractor warrants that it is not participating and will not participate in prohibited activity in contravention of A.R.S. § 35-393.01.

FURTHER, to the extent applicable under ARIZ. REV. STAT. § 35-394, Contractor certifies that it does not currently, and agrees for the duration of this Agreement that it will not use (i) the forced labor of ethnic Uyghurs in the Peoples Republic of China ("ethnic Uyghurs"), (ii) any goods or services produced by the forced labor of ethnic Uyghurs, or (iii) any Contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs. If Contractor becomes aware that it is not in compliance with this paragraph, Contractor shall notify the City of the noncompliance within five (5) business days of becoming aware of it. If Contractor fails to provide a written certification that Contractor has remedied the noncompliance within one hundred eighty (180) days after that, this Agreement shall terminate unless the termination date of this Agreement occurs before the end of the remedy period, in which case this Agreement terminates on the Agreement termination date.

FURTHER, the Parties agree that the Addendum and Exhibits thereto shall be governed by State of Arizona law and suits pertaining to the Addendum and Exhibits thereto may only be brought in courts located in Maricopa County, Arizona.

FURTHER, all modifications, including but not limited to service additions and deletions, will be made in writing and with the written agreement of both parties.

FURTHER, in the event of any inconsistency between this Addendum and **Exhibit A**, the documents shall govern in that order.

THEREFORE, the Parties have executed this Addendum as of the date first set forth above.

CITY

THE CITY OF BUCKEYE,
an Arizona Municipal corporation

_____
Dan Cotterman, City Manager

ATTEST:

_____
Lucinda Aja, City Clerk

CONTRACTOR

TARTAN OIL LLC
a Delaware Limited liability company

By: Jesus O. Guerra

Title: SVP COO

RECOMMENDED:

William Kauppi

_____

William Kauppi, Chief Financial Officer

APPROVED AS TO FORM:

_____

K. Scott McCoy, City Attorney

EXHIBIT A
TO
COOPERATIVE CONTRACT PURCHASE ADDENDUM
CONTRACT NO. 2025182

[Maricopa County Contract]

See following page(s).

SERIAL 230120-C BULK FUEL PURCHASE AND DELIVERY

DATE OF LAST REVISION: June 19, 2024 CONTRACT END DATE: April 30, 2025

CONTRACT PERIOD THROUGH APRIL 30, ~~2024~~ 2025

TO: All Departments

FROM: Office of Procurement Services

SUBJECT: Contract for **BULK FUEL PURCHASE AND DELIVERY**

Attached to this letter is published an effective purchasing contract for products and/or services to be supplied to Maricopa County activities as awarded by Maricopa County on **April 26, 2023. (Eff. 05/01/2023).**

All purchases of products and/or services listed on the attached pages of this letter are to be obtained from the vendor holding the contract. Individuals are responsible to the vendor for purchases made outside of contracts. The contract period is indicated above.

Kevin Tyne

Kevin Tyne, Chief Procurement Officer
Office of Procurement Services

RN/**mm**
Attach

Copy to: Office of Procurement Services
Erick Van Hofwegen, Equipment Services

(Please remove Serial 180218-C from your contract notebooks)

SERIAL 230120-C

MANSFIELD OIL COMPANY OF GAINESVILLE, INC, PO BOX 733706, DALLAS, TX 75373-3706

COMPANY NAME:	Mansfield Oil Company of Gainesville, Inc.
DOING BUSINESS AS (dba):	Mansfield Oil Company of Gainesville, Inc.
MAILING ADDRESS:	1025 Airport Parkway SW Gainesville, GA 30501
REMIT TO ADDRESS:	
TELEPHONE NUMBER:	8006956626
FAX NUMBER:	6784502242
WWW ADDRESS:	
REPRESENTATIVE NAME:	Dan Luther
REPRESENTATIVE TELEPHONE NUMBER:	6784502285
REPRESENTATIVE EMAIL ADDRESS	mocbids@mansfieldoil.com

-	YES	NO	REBATE
WILL ALLOW OTHER GOVERNMENTAL ENTITIES TO PURCHASE FROM THIS CONTRACT:	☐	☑	
WILL ACCEPT PROCUREMENT CARD FOR PAYMENT:	☐	☑	

☑ NET 30 DAYS

2nd Call

27th Ave Shop

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.0044	450000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0874	400000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	($0.0501)	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0501)	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0874	1	gallon
DEF INCLUDE PLUS OR MINUS MARGIN	$2.0227	1	gallon
E85	$0.0813	40000	gallon

Equipment Services Downtown Shop

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.0044	230000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0874	10000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	($0.0501)	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0501)	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0874	1	gallon

Mesa Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.0231	300000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1093	40000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	($0.0282)	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0282)	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1093	1	gallon

~~MANSFIELD OIL COMPANY OF GAINESVILLE, INC~~

~~Equipment Services Dysart Shop~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.0291~~	~~225000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1055~~	~~125000~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~($0.032)~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~($0.032)~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1055~~	~~1~~	~~gallon~~

~~Equipment Services Buckeye Shop~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.2406~~	~~185000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1172~~	~~125000~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~($0.0203)~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~($0.0203)~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1172~~	~~1~~	~~gallon~~

~~Estrella Mountain Unlisted~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.2682~~	~~16000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.5861~~	~~6000~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.2861~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.5861~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.5861~~	~~1~~	~~gallon~~

~~Lake Pleasant Unleaded~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.3847~~	~~28000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7087~~	~~6000~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.4087~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7087~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7087~~	~~1~~	~~gallon~~

~~Bartlett Lake Unleaded~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$4.1827~~	~~1500~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.6347~~	~~1~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.3347~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.6347~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.6347~~	~~1~~	~~gallon~~

~~Cave Creek Unleaded~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.354~~	~~60000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.6647~~	~~10000~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.3647~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.6647~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.6647~~	~~1~~	~~gallon~~

~~MANSFIELD OIL COMPANY OF GAINESVILLE, INC~~

~~McDowell Park Unleaded~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.041~~	~~24500~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.4147~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~

~~Usery Park Unleaded~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.5867~~	~~7500~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.4147~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~

~~Lake Patrol Blue Point Unleaded~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.8554~~	~~30000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.4147~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.7147~~	~~1~~	~~gallon~~

~~White Tank Unleaded~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.8327~~	~~5000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$1.1327~~	~~1~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.8327~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$1.1327~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$1.1327~~	~~1~~	~~gallon~~

~~Avondale S.O.~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.0179~~	~~112000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1937~~	~~1~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1937~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1937~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1937~~	~~1~~	~~gallon~~
~~DEF INCLUDE PLUS OR MINUS MARGIN~~	~~$2.0227~~	~~1~~	~~gallon~~

~~MCDOT New River Maintenance Facility~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.0423~~	~~30000~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1275~~	~~62000~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~($0.01)~~	~~1~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~($0.01)~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1275~~	~~1~~	~~gallon~~

~~MANSFIELD OIL COMPANY OF GAINESVILLE, INC~~

~~Pickup By County Fuel Trucks~~

~~Title~~	~~Unit Price~~	~~Qty~~	~~UofM~~
~~UNLEADED INCLUDE PLUS OR MINUS MARGIN~~	~~$0.8327~~	~~1~~	~~gallon~~
~~B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1744~~	~~1~~	~~gallon~~
~~DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1744~~	~~50000~~	~~gallon~~
~~B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1744~~	~~1~~	~~gallon~~
~~B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN~~	~~$0.1744~~	~~1~~	~~gallon~~

~~PRICING SHEET: NIGP CODE 40515~~

~~Terms: NET 30 DAYS~~

~~Vendor Number VS0000005196~~

~~Certificates of Insurance Required~~

~~Contract Period: To cover the period ending April 30, 2024.~~

Cancelled 05-18-23

SERIAL 230120-C

TARTAN OIL LLC ~~PILOT TRAVEL CENTERS LLC~~ DBA: SARATOGA RACK MARKETING LLC, 5508 LONAS DRIVE, KNOXVILLE, TN 37909

COMPANY NAME:	**Tartan Oil LLC** ~~Pilot Travel Centers LLC~~ dba: Saratoga Rack Marketing LLC
DOING BUSINESS AS (dba):	
MAILING ADDRESS:	~~20 E. Greenway Plaza Ste. 200 Houston, TX 77046~~ **5508 Lonas Drive, Knoxville, TN 37909**
REMIT TO ADDRESS:	~~720 39th St. Birmingham, AL 35222~~
TELEPHONE NUMBER:	865.474.4335
FAX NUMBER:	865.297.9749
WWW ADDRESS:	www.saratogarack.com
REPRESENTATIVE NAME:	Josh Epperson
REPRESENTATIVE TELEPHONE NUMBER:	865.410.4384
REPRESENTATIVE EMAIL ADDRESS	josh.epperson@saratogarack.com

	YES	NO	REBATE
WILL ALLOW OTHER GOVERNMENTAL ENTITIES TO PURCHASE FROM THIS CONTRACT:	☑	☐	
WILL ACCEPT PROCUREMENT CARD FOR PAYMENT:	☐	☑	

☑ NET ~~45~~ **30 DAYS**

1st Call

27th Ave Shop

Title	Unit Price	Qty	UofM	Bidder Notes
UNLEADED INCLUDE PLUS OR MINUS MARGIN	($0.0508)	450000	gallon	Flex Fuel -.0408
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0015)	400000	gallon	
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	($0.0358)	1	gallon	
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0358)	1	gallon	
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0383)	1	gallon	
DEF INCLUDE PLUS OR MINUS MARGIN	$0.00	1	gallon	Saratoga Rack Marketing LLC offers a no bid on DEF volume that is unknown for volume or delivery type (bulk jugs drums etc.). Saratoga is one of the largest bulk DEF suppliers in the country. We can find a means to competitively provide this product for you with further knowledge of requirements.
E85	($0.0408)	40000	gallon	E55 is flex fuel. There is no E85 posting.

Equipment Services Downtown Shop

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	($0.037)	230000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0271)	10000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	($0.0196)	1	gallon

TARTAN OIL LLC ~~PILOT TRAVEL CENTERS LLC~~ DBA: SARATOGA RACK MARKETING LLC

B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0196)	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0221)	1	gallon

PILOT TRAVEL CENTERS LLC DBA: SARATOGA RACK MARKETING LLC

Mesa Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	($0.0194)	300000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0065)	40000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.001	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.001	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0015)	1	gallon

Equipment Services Dysart Shop

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	($0.0152)	225000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0015)	125000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.006	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.006	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0035	1	gallon

Equipment Services Buckeye Shop

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.0431	185000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.067	125000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.0745	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0745	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.072	1	gallon

Estrella Mountain Unlisted

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.1163	16000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1529	6000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.1604	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1604	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1579	1	gallon

Lake Pleasant Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.1407	28000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1815	6000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.189	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.189	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1865	1	gallon

Bartlett Lake Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.932	1500	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$1.1099	1	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.942	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.942	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.9395	1	gallon

TARTAN OIL LLC ~~PILOT TRAVEL CENTERS LLC~~ DBA: SARATOGA RACK MARKETING LLC

Cave Creek Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.1355	60000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1753	10000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.1828	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1828	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.1803	1	gallon

McDowell Park Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.0437	24500	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0677	1	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.0752	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0752	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0727	1	gallon

Usery Park Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.1572	7500	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.2009	1	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.2084	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.2084	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.2059	1	gallon

Lake Patrol Blue Point Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.49	30000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.5913	1	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.5988	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.5988	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.5963	1	gallon

White Tank Unleaded

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.4758	5000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.5747	1	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.5747	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.5822	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.5797	1	gallon

Avondale S.O.

Title	Unit Price	Qty	UofM	Bidder Notes
UNLEADED INCLUDE PLUS OR MINUS MARGIN	($0.0168)	112000	gallon	
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0033)	1	gallon	
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.0042	1	gallon	
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0042	1	gallon	
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0017	1	gallon	
DEF INCLUDE PLUS OR MINUS MARGIN	$0.00	1	gallon	No Bid

TARTAN OIL LLC ~~PILOT TRAVEL CENTERS LLC~~ DBA: SARATOGA RACK MARKETING LLC

MCDOT New River Maintenance Facility

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	$0.0314	30000	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0531	62000	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	$0.0606	1	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0606	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	$0.0581	1	gallon

Pickup By County Fuel Trucks

Title	Unit Price	Qty	UofM
UNLEADED INCLUDE PLUS OR MINUS MARGIN	($0.08)	1	gallon
B20 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0775)	1	gallon
DIESEL LOW SULFUR INCLUDE PLUS OR MINUS MARGIN	($0.07)	50000	gallon
B5 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.07)	1	gallon
B10 BIO-DIESEL INCLUDE PLUS OR MINUS MARGIN	($0.0725)	1	gallon

PRICING SHEET: NIGP CODE 40515

Terms: NET ~~45~~ **30 DAYS**

Vendor Number ~~VS0000008662~~ **VS0000010175**

Certificates of Insurance Required

Contract Period: To cover the period ending **April 30,** ~~2024~~ **2025.**

BULK FUEL PURCHASE AND DELIVERY

1.0 INTENT

1.1 Maricopa County (County) intends to establish a full-service contract for the purchase and delivery of bulk unleaded, diesel, biodiesel fuel, and diesel exhaust fluid for the County underground and aboveground storage tanks and fuel trucks. The County's expectations are to receive quality product, on-time deliveries with bulk pricing discounts.

1.2 The County is using biodiesel fuel at the B20 blend. The majority of the diesel vehicles/equipment, in the County fleet, are using B20 blend. The County has 16 fuel sites, which are defined by location, capacity, and product; in addition to County owned fuel trucks used to replenish diesel type stand-by generators and other equipment. This information is provided for prospective bidders and not as a guarantee of actual purchases to be made. The deliveries and purchases shall be from the Phoenix Tank Farms.

1.3 Other governmental entities under agreement with County may have access to services provided hereunder (see also Sections 3.17 and 3.18 below).

1.4 The County reserves the right to add additional contractors, at the County's sole discretion, in cases where the currently listed contractors are of an insufficient number or skill set to satisfy the County's needs or to ensure adequate competition on any project or task order work.

1.5 The County reserves the right to award this contract to multiple vendors. The County reserves the right to award in whole or in part, by item or group of items, by section or geographic area, or make multiple awards, where such action serves the County's best interest. Award of first call, second call, etc. will be based on the lowest bid rate(s) from a responsible and responsive contractor.

2.0 SPECIFICATIONS

2.1 CONTRACTOR QUALIFICATIONS

2.1.1 Contractor(s) shall be regularly engaged in the business of providing delivery service for fuel products, with a minimum of five years of experience.

2.1.2 Contractor(s) shall employ qualified personnel, including but not limited to, drivers that understand and comply with safety and environmental standards.

2.1.3 Contractor(s) shall be capable of delivering and pumping fuel into both underground and aboveground storage tanks.

2.1.4 Contractor(s) and their drivers shall pick up and deliver from the Phoenix Tank Farms.

2.1.5 Contractor(s) shall:

2.1.5.1 be registered and certified under the BQ-9000 biodiesel quality program, **or equivalent,** as certified marketers or accredited producers.

2.1.5.2 provide the approved certification within three months after award.

2.1.5.3 maintain certification throughout the duration of the contract period and shall notify the County if certification is not maintained. No purchases shall be made prior to the awarded contractor providing proof of certification. Proof of certification shall be submitted with bid, if available.

~~2.1.6 The County's expectations are to receive quality product, on-time deliveries with bulk pricing discounts.~~

2.2 PURCHASE OF UNLEADED, DIESEL AND BIO-DIESEL FUELS

2.2.1 Unleaded Fuel

2.2.1.1 All unleaded gasoline shall conform to the American Society for Testing and Materials (ASTM) Standard Specification #D4814-01a for the State of Arizona and any ASTM revision thereafter, subject to rules and regulations and Clean Air Act (CAA) waivers of the U.S. Environmental Protection Agency (EPA), and Arizona State statutes which require the use of reformulated oxygenated gasoline and specify maximum vapor pressures for certain areas.

2.2.1.2 All regular grade unleaded gasoline fuel shall have a minimum octane [Research Octane Number (RON) plus Motor Octane Number (MON)/2] of 87. The County reserves the right to test fuels for compliance. The Arizona State Legislature requires the County to use gasoline with Reid Vapor Pressure (RVP) of 7.0.

2.3 DIESEL AND BIODIESEL

2.3.1 Fuel components must conform to the most current published revision of their respective ASTM specifications. The biodiesel (B100) component must conform to ASTM D 6751 (specification for biodiesel [B100]) as amended. The Petro-diesel (petroleum diesel) component must conform to ASTM D 975 (standard specification for diesel fuel oils) for grade No. 2-D S15 as amended. The contractor will maintain Certificates of Analysis, providing the biodiesel's conformance to ASTM D 6751, for all biodiesel blended into biodiesel blends, supplied to the County.

2.3.2 The contractor(s) shall be responsible for providing verification of product testing data to the County on diesel and biodiesel blend prior to dispensing into diesel tanks. The County shall select an independent laboratory to provide the test results for both parties. If both parties do not agree with the test results, a second test can be conducted by a mutual lab at the cost of the requestor. The County shall conduct random testing at its cost and discretion. If the test result show contamination or the product does not follow required standards, this may result in default or termination of the contract.

2.4 DIESEL EXHAUST FLUID

Diesel Exhaust Fluid (DEF) must have a urea concentration of 32.5 percent by weight.

2.5 WARRANTY STATEMENTS

ASTM D6751 has been adopted as the industry standard for biodiesel. Other "bio-derived" materials that do not meet D6751 must not be substituted for the original biodiesel blend, for this will cause engine and fuel system problems and void engine warranties.

2.5.1 Contractor warrants that all goods or services furnished under this agreement shall conform to all specifications, appropriate standards, and will be free from defects in material or workmanship.

2.5.2 Contractor agrees to replace or correct defects of any goods or services not conforming to the warranty promptly, without additional expense to the County.

2.5.3 The contractor(s) recognizes the County may require immediate repairs or reworking of defective goods without notice to the contractor. The County reserves the right to fix the problem immediately. In such event, the contractor shall reimburse County for the costs, delays, or other damages which County has incurred.

2.6 SHELF LIFE

2.6.1 The County requires that all fuels, regardless of the "blend" designation percentage, have an effective shelf life of no less than six months.

2.6.2 County Equipment Services (EQS) shall reserve the right to use a storage enhancing additive of their choice and discretion. Bidder may offer a storage enhancing additive. The National Biodiesel Board (NBB) shall have tested and certified the additive for long term storage stability. Proof of testing and certification by NBB shall be submitted with bid through an attachment on PeriscopeS2G, if offered. Bidder shall fully define any storage enhancing additive offered, in bidder notes.

2.6.3 EQS shall reserve the right to use a cold flow improver or a winterized additive for diesel fuels including biodiesel blends. This may be necessary if temperatures drop below 30 degrees Fahrenheit. The additive is to modify the size and shape of the wax crystals that form as the temperature cools and reduces the cold filter plug point (CFPP) of the fuel. CFPP is defined as a measurement of the fuel's ability to flow as the temperature drops.

2.7 STORAGE TANK LOCATIONS AND DATA

Information regarding County storage tank locations, hours, and capacity may be found in Exhibit 4 – Maricopa County Storage Tank Information.

2.8 COUNTY FUEL TRUCKS

2.8.1 The County owns and operates two fuel trucks to fuel equipment and other fleet as necessary. The fuel truck must be allowed to purchase fuel at the designated contractor's facilities.

2.8.2 All certifications for the fuel trucks will be coordinated with the County Fuel Coordinator. The County fuel trucks include:

2.8.2.1 2000-gallon diesel, gallons per minute (GPM) 90 with top loading

2.8.2.2 1000-gallon diesel, GPM 50 with bottom loading

2.8.3 The contractor must include a sample of the Carrier Terminal Access Agreement and Driver Responsibilities Policy and Procedures with their bid submittal. Attach the submission through PeriscopeS2G.

2.9 IN-HOUSE DELIVERIES

The County reserves the right to utilize County fuel truck(s) for deliveries to the aboveground storage tanks, on an as needed basis.

2.10 SITE INSPECTION

2.10.1 During the bid process, the County strongly encourages all bidders to conduct a site visit to all fuel sites to become familiar with the physical locations and access to the delivery locations.

2.10.2 Contact the Office of Procurement Services (OPS), who will coordinate with the Fuel Coordinator (602-506-4481, 602-506-6308, or EQSFUEL@maricopa.gov) to make arrangements. To retrieve maps for the Regional Parks, go to the Parks & Recreations website at https://www.maricopacountyparks.net/, click on maps.

2.11 ESTIMATED QUANTITIES

2.11.1 The usage quantities listed on the pricing section are estimates only. No commitment of any kind is made concerning actual quantities acquired during the contract term.

2.11.2 Delivery quantity restrictions are not allowed, and a response offered with such restrictions will be disqualified and not considered for award.

2.12 FUEL DELIVERY COORDINATION EFFORT

2.12.1 The Fuel Coordinator will coordinate all deliveries by providing quantities, site locations, and the type of petroleum product. Any authorizations or notifications shall be directed to the fuel coordinator.

2.12.2 All deliveries shall be made within 24 hours from time of order notification and must be made between the hours as indicated in Exhibit 4 – Maricopa County Storage Tank Information. If the contractor(s) cannot comply with these time restrains contact the Fuel Coordinator immediately (602-506-4481 or 602-506-6308), to give the County time to make other arrangements.

2.13 PRICING AND REQUIRED OIL PRICE INFORMATION SURVEY (OPIS) GUIDELINES

2.13.1 All prices offered shall include cost for the delivery to designated County fuel sites.

2.13.2 All prices offered consider gallon usage and the fuel tank capacity.

2.13.3 All prices offered for fuel shall be based on the OPIS, which shall be provided by the vendor and maintained within the County managed contract benchmark file.

2.13.4 All prices offered shall indicate plus or minus (+ or -) OPIS.

2.13.5 All prices offered shall be four decimal places from the published price by the respective OPIS.

2.13.6 All applicable taxes shall be billed as a separate line item on the invoice (provide the name of the applicable taxes).

2.13.7 All OPIS report shall be faxed or electronically sent to the Fuel Coordinator.

2.13.8 In the event a respective OPIS report is not available for any reason, the pricing from the most recently published and available report shall be used

2.13.9 Biodiesel pricing shall be based on the Phoenix Daily Wholesale B5, B10, and B20 Soy Methyl Ester (SME) biodiesel price from the gross contract average 10:00 a.m. MST. A copy of the report shall be provided to the County.

2.13.10 If fuel is delivered on a Sunday, pricing shall reference the OPIS B5, B10, or B20 report from Saturday (one day prior).

2.13.11 Ultra-Low-Sulfur Diesel (ULSD) price shall be based on daily ULSD OPIS contract average 10:00 a.m. MST.

2.13.12 Unleaded – price shall be based on daily gross Cleaner Burning Gasoline (CBG) ethanol OPIS contract average 10:00 a.m. MST.

2.13.13 Flex fuel price shall be based on the daily gross E-55 OPIS contract average 10:00 a.m. MST.

2.14 SIGNS/LABELS

County storage fuel tanks are clearly marked appropriately displaying "UNLEADED" and "DIESEL" and "BIO-DIESEL" signs.

2.15 STICK TANKS

The contractor(s) shall "stick" the tanks prior to delivery and record the inches on the delivery receipt. This is an opportunity for the delivery driver to verify product types and quantity in the tank to be filled to ensure adequate haulage is available for quantity ordered. The County shall provide the measurement guide chart for each tank upon contract award.

2.16 SPILLAGE AND CLEANUP

2.16.1 The contractor shall be responsible for all spillage, which may occur during transit, loading, or unloading operations.

2.16.2 The contractor shall report any spillage to the County and shall take immediate action to properly contain and cleanup the spillage in accordance with applicable laws and regulations.

2.16.3 The County reserves the right to deny delivery vehicles leaking fuel or other hazardous materials access to County property. The vendor will be notified of denied access and shall make delivery within one working day of notification, with a County approved vehicle.

2.17 MIXED FUEL

The contractor shall be responsible for the complete cost and any damages resulting in the removal of mixed fuel caused by the negligent acts or omissions of the contractor, a subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable.

2.18 ANNUAL TESTING

The contractor(s) may be required to top off tanks, during mandated annual Underground Storage Tank (UST) testing. The County shall not incur any up-charge cost for ordering a partial or split load of fuel to meet required levels for the mandatory testing. The County will strive to best comply with the levels prior to testing to avoid an inconvenience to the contractor(s).

2.19 STAND-BY CHARGES

The contractors shall be allowed to charge the County a one-time, flat rate stand-by charge of $50.00 if the delay is over 15 minutes and is caused by the County. The County is not responsible for construction closures or delays. The delivery ticket shall indicate the date and time of arrival. An EQS employee must sign the delivery ticket to acknowledge the stand-by charge.

2.20 UP-CHARGE

In the event a contractor contacts the County Fuel Coordinator to possibly accept a partial load as a favor to the contractor, in order to empty out their trailer tank, the County shall pay only for the cost of fuel and shall not incur any up-charge cost.

2.21 SAFETY STANDARDS

2.21.1 All equipment utilized and employees providing services on this contract must comply with the current applicable occupational safety and health standards of the Industrial Commission of Arizona (ICA), The National Electric Code (NEC), and the National Fire Protection Association Standards (NFPA), and any other applicable requirements.

2.21.2 Contractor must agree to provide safety data sheets for all substances that are delivered to the County that come under the Federal Toxic and Hazardous Substance – Hazard Communication Standard (HCS), Section 1910.1200 Hazard Communication.

2.21.3 EPA Registration and Health Effects Testing - All fuels and fuel additives must be registered with the EPA and be subjected to the health effects regulations contained within 40 CFR Part 79. Companies must register their individual fuel products with the EPA in order to legally market the product to the public. In order to register their fuel, companies must either complete the health effects testing requirements using their specific fuel or make arrangements with an entity which has completed the testing, in order to use the other entity's data. The NBB has completed the required health effects testing on behalf of the biodiesel industry and has established criteria to make the testing data available to companies seeking to register their biodiesel with the EPA. Any fuel that does not meet ASTM D 6751 is not considered biodiesel and therefore does not fall under the NBB testing umbrella. Adoption of D 6751 by the Federation of Tax Administrators will assist EPA and the biodiesel industry in preventing unregistered fuels from being illegally sold as biodiesel.

2.22 CONTINUOUS COUNTY OPERATIONS

2.22.1 In the event of a fuel shortage, contractor agrees to provide bulk fuel to the County on a priority basis, which shall entitle the County to receive fuel prior to, and when necessary, in lieu of, contractor's other customers. Additionally, the contractor shall keep 1,500 gallons of diesel fuel and 1,500 gallons of unleaded fuel for use by first responders, to include Maricopa County Sheriff's Office (MCSO), Emergency Management (EM), and any other agency primary purpose is public safety, as determined by the County.

2.22.2 Contractor shall have the capability and capacity to provide the County with temporary emergency bulk tanks for storage and dispensing of unleaded fuel and diesel during protracted emergency situations. Fuel pricing margin/markup remains the same as bid. OPIS prices typically rise during an emergency, so the billed prices would increase, but the margin/markup is expected to remain the same.

2.23 TECHNICAL AND DESCRIPTIVE SALES LITERATURE

The contractor shall provide copies of its sales literature and brochures and copies of any manufacturer's technical and/or descriptive literature (e.g., PDF versions of sales literature, brochures, and/or webpages) specific to the material(s) the contractor proposes to provide. Literature shall be sufficient in detail to allow for full and fair evaluation of the material(s) submitted and must be included with the bid. Failure to include this information may result in the bid being rejected.

3.0 PURCHASING REQUIREMENTS

3.1 DELIVERY TICKET AND BILL OF LADING

The delivery ticket and one copy of the bill of lading shall be provided to the Fuel Coordinator.

3.1.1 When deliveries are made to unattended sites, the delivery ticket and one copy of the bill of lading must be received by fax (602-506-7341) or electronically (EQSFUEL@maricopa.gov) sent within 24 hours.

3.1.2 The delivery ticket shall list: the contractor's name, address, type of fuel, grade of fuel and dip stick reading and/or the Fuel Master Vendor Root reading prior to and after dispensing fuel for each site.

3.1.3 The County shall only authorize payment for the actual (net) quantity of gallons for each delivery.

3.2 SHIPPING DOCUMENTS

A packing list or other suitable shipping document shall accompany each shipment and shall include the following:

3.2.1 Contract serial number

3.2.2 Contractor's name and address

3.2.3 Department name and address

3.2.4 Department purchase order number

3.2.5 A description of product(s) shipped, including item number(s), quantity(ies), number of containers and package number(s), as applicable

3.3 SHIPPING TERMS

Bid price(s) and terms shall be F.O.B. Destination Freight Prepaid at the location(s) stipulated on the purchase order. All delivery locations are within Maricopa County.

3.4 ACCEPTANCE

Upon delivery and successful installation, the material(s) shall be deemed accepted and the warranty period shall begin. Successful installation shall be defined as a) the material(s)/equipment is installed (as necessary) and fully operational; and b) initial training, if any, is complete. All documentation shall be completed prior to final acceptance.

3.5 STOCK

The contractor shall be expected to stock sufficient quantities as may be necessary to meet the County's needs and deliver as stated in the Invitation for Bids.

3.6 DISCONTINUED MATERIALS

3.6.1 In the event that a manufacturer discontinues materials, the County may allow the contractor to provide a substitute for the discontinued item or may cancel the contract. If the contractor requests permission to substitute a new material, the contractor shall provide the following to the County:

3.6.1.1 Documentation from the manufacturer that the material has been discontinued.

3.6.1.2 Documentation that names the replacement material.

3.6.1.3 Documentation that provides clear and convincing evidence that the replacement material meets or exceeds all specifications required by the original solicitation.

3.6.1.4 Documentation that provides clear and convincing evidence that the replacement material will be compatible with all the functions or uses of the discontinued material.

3.6.1.5 Documentation confirming that the price for the replacement is the same as or less than the discontinued material.

3.6.2 Material discontinuance applies only to those materials specifically listed on any resultant contract. This will not apply to catalog items not specifically listed on any resultant contract.

3.7 WARRANTY

3.7.1 All items furnished under this contract shall conform to the requirements of this contract and shall be free from defects in design, materials, and workmanship.

3.7.2 The warranty period for workmanship and materials shall be for a minimum initial period of 12 months and commence upon acceptance by County per Section 3.4 - Acceptance.

3.7.2.1 The contractor shall indicate on the price sheet the duration of the warranty and any applicable limitations or conditions which may apply.

3.7.2.2 The contractor agrees that it will, at its own expense, provide all labor and parts required to remove, repair, or replace, and reinstall any such defective workmanship and/or materials which becomes or is found to be defective during the term of this warranty. The contractor shall guarantee the equipment to be supplied complies with all applicable regulations.

3.8 BRAND NAME

In some cases, brand names have been listed in order to define the desired quality and are not intended to be restrictive or to limit competition. Materials substantially equivalent to those designated shall qualify for consideration.

3.9 ORDER CUTOFF INFORMATION

3.9.1 Contractors submitting bids shall advise the County of all known order cutoff dates/times for the equipment/product(s) specified in this solicitation at the time of bid submission. Notification of any subsequent cutoff date(s)/time(s) (learned after submission of bid) shall also be the contractor's responsibility. The contractor shall advise the County of subsequent cutoff date(s)/time(s) by notifying the procurement officer, in writing, of the new information.

3.9.2 If the item(s) become no longer available, contractor shall notify County of the last available ordering date for the item(s) and may provide County with alternative item(s) that the County may elect to purchase at its option. If the alternative item(s) do not meet the County's requirements, County may take action including termination of this contract for convenience per Section 4.16 – Termination for Convenience.

3.10 ORDER LEAD-TIME NOTIFICATION

Contractors submitting bids shall advise the County of lead-time(s) for the required items specified in this solicitation at the time of bid submission. Notification of any changes to lead time (learned after submission of bid) shall also be the contractor's responsibility. The contractor shall also notify all County representatives included on purchase orders of lead-time information.

3.11 TRADE-INS

Contractor may be requested to submit prices on trade-in(s). Whether materials will actually be traded is at the option of the County.

3.12 USAGE REPORT

The contractor shall furnish the County a usage report, upon request, delineating the acquisition activity governed by the contract. The format of the report shall be approved by the County and shall disclose the quantity and dollar value of each contract item by individual unit of measure.

3.13 BACKGROUND CHECK

Bidders/proposers may be required to pass multiple background checks (e.g., Sheriff's Office, County Attorney's Office, Courts, as well as Maricopa County general government) to determine if the respondent is acceptable to do business with the County. This applies to, but is not limited to, the company, subcontractors, and employees.

3.14 INVOICES AND PAYMENTS

3.14.1 The contractor shall submit one legible copy of their detailed invoice before payment(s) will be made. Incomplete invoices will not be processed. At a minimum, the invoice must provide the following information:

- Company name, address, and contact information
- County bill-to name and contact information
- Contract serial number
- County purchase order number
- Invoice number and date
- Payment terms
- Date of service or delivery
- Quantity
- Contract item number(s)
- Arrival and completion time
- Description of purchase (product or services)
- Pricing per unit of purchase
- Extended price
- Freight (if applicable)
- Total amount due

3.14.2 Problems regarding billing or invoicing shall be directed to the department as listed on the purchase order.

3.14.3 Payment will only be made to the contractor by Accounts Payable through the Maricopa County Vendor Express Payment Program. This is an Electronic Funds Transfer (EFT) process. After contract award, the contractor shall complete the Vendor Registration Form located on the County Department of Finance Vendor Registration website https://www.maricopa.gov/5169/Vendor-Information.

3.14.4 Discounts offered in the contract shall be calculated based on the date a properly completed invoice is received by the County.

3.14.5 EFT payments to the routing and account numbers designated by the contractor shall include the details on the specific invoices that the payment covers. The contractor is required to discuss remittance delivery capabilities with their designated financial institution for access to those details.

3.15 APPLICABLE TAXES

3.15.1 It is the responsibility of the contractor to determine any and all applicable taxes and include those taxes in their proposal. The legal liability to remit the tax is on the entity conducting business in Arizona. Tax is not a determining factor in contract award.

3.15.2 The County will look at the price or offer submitted and will not deduct, add, or alter pricing based on speculation or application of any taxes, nor will the County provide contractor any advice or guidance regarding taxes. If you have questions regarding your tax liability, seek advice from a tax professional prior to submitting your bid. You may also find information at https://www.azdor.gov/Business.aspx. Once your bid is submitted, the offer is valid for the time specified in this solicitation, regardless of mistake or omission of tax liability. If the County finds overpayment of a project due to tax consideration that was not due, the contractor shall be liable to the County for that amount, and by contracting with the County agrees to remit any overpayments back to the County for miscalculations on taxes included in a bid price.

3.15.3 Tax Indemnification: Contractor and all subcontractors shall pay all Federal, state, and local taxes applicable to their operation and any persons employed by the contractor. Contractor shall, and require all subcontractors to, hold Maricopa County harmless from any responsibility for taxes, damages, and interest, if applicable, contributions required under Federal and/or state and local laws and regulations, and any other costs including transaction privilege taxes, unemployment compensation insurance, Social Security, and Workers' Compensation. Contractor may be required to establish, to the satisfaction of County, that any and all fees and taxes due to ~~the City~~ **a municipality** or the State of Arizona for any license or transaction privilege taxes, use taxes, or similar excise taxes are currently paid (except for matters under legal protest).

3.16 POST AWARD MEETING

The contractor may be required to attend a post-award meeting with the department to discuss the terms and conditions of this contract. This meeting will be coordinated by the procurement officer of the contract.

3.17 STRATEGIC ALLIANCE for VOLUME EXPENDITURES (SAVE)

The County is a member of the SAVE cooperative purchasing group. SAVE includes the State of Arizona, many Phoenix metropolitan area municipalities, and many K-12 unified school districts. Under the SAVE Cooperative Purchasing Agreement, and with the concurrence of the successful respondent under this solicitation, a member of SAVE may access a contract resulting from a solicitation issued by the County. If contractor does not

want to grant such access to a member of SAVE, state so in the bid. In the absence of a statement to the contrary, the County will assume that contractor does wish to grant access to any contract that may result from this bid. The County assumes no responsibility for any purchases by using entities.

3.18 INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENTS (ICPAs)

County currently holds ICPAs with numerous governmental entities. These agreements allow those entities, with the approval of the contractor, to purchase their requirements under the terms and conditions of the County contract. It is the responsibility of the non-County government entity to perform its own due diligence on the acceptability of the contract under its applicable procurement rules, processes, and procedures. Certain governmental agencies may not require an ICPA and may utilize this contract if it meets their individual requirements. Other governmental agencies may enter into a separate Statement of Work with the contractor to meet their own requirements. The County is not a party to any uses of this contract by other governmental entities.

4.0 CONTRACTUAL TERMS & CONDITIONS

4.1 CONTRACT TERM

This Invitation for Bids is for awarding a firm, fixed price purchasing contract to cover a term of one year.

4.2 OPTION TO RENEW

The County may, at its option and with the concurrence of the contractor, renew the term of this contract up to a maximum of four additional year(s), (or at the County's sole discretion, extend the contract on a month-to-month basis for a maximum of six months after expiration). The contractor shall be notified in writing by the Office of Procurement Services of the County's intention to renew the contract term at least 60 calendar days prior to the expiration of the original contract term.

4.3 CONTRACT COMPLETION

In preparation for contract completion, the contractor shall make all reasonable efforts for an orderly transition of its duties and responsibilities to another provider and/or to the County. This may include, but is not limited to, preparation of a transition plan and cooperation with the County or other providers in the transition. The transition includes the transfer of all records and other data in the possession, custody, or control of the contractor that are required to be provided to the County either by the terms of this agreement or as a matter of law. The provisions of this clause shall survive the expiration or termination of this agreement.

4.4 PRICE ADJUSTMENTS

4.4.1 Any requests for reasonable price adjustments to the OPIS markup/discount must be submitted 60 calendar days prior to the contract expiration. Requests for adjustment in cost of labor and/or materials must be supported by appropriate documentation. The reasonableness of the request will be determined by comparing the request with the Consumer Price Index or by performing a market survey. If County agrees to the adjusted price terms, County will issue written approval of the change and provide an updated version of the contract. The new change shall not be in effect until the date stipulated on the updated version of the contract.

4.4.2 In the event any price increase is requested as the result of any tariff that becomes effective during the performance of this contract, the County may adjust the price based on a request from the contractor that documents the additional price increase. If, during the performance of this contract, any tariff-related price increase is subsequently reduced or eliminated, the vendor shall notify the County of the decrease and shall apply it accordingly for remaining term of the contract. If the County finds over payment of a project due to tariff reduction that was not due, the contractor will be liable to the County for that amount, and by contracting with the County agrees to remit any overpayments back to the County for miscalculations on increases due to tariffs included in a bid price.

4.5 INDEMNIFICATION

4.5.1 To the fullest extent permitted by law, and to the extent that claims, damages, losses, or expenses are not covered and paid by insurance purchased by the contractor, the contractor shall defend, indemnify, and hold harmless the County (as Owner), its agents, representatives, officers, directors, officials, and employees from and against all claims, damages, losses, and expenses (including, but not limited to attorneys' fees, court costs, expert witness fees, and the costs and attorneys' fees for appellate proceedings) arising out of, or alleged to have resulted from, the negligent acts, errors, omissions, or mistakes **of the contractor, a subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable** relating to the performance of this contract.

4.5.2 Contractor's duty to defend, indemnify, and hold harmless the County, its agents, representatives, officers, directors, officials, and employees shall arise in connection with any claim, damage, loss, or expense that is attributable to bodily injury, sickness, disease, death, or injury to, impairment of, or destruction of tangible property, including loss of use resulting therefrom, caused by negligent acts, errors, omissions, or mistakes in the performance of this contract, but only to the extent caused by the negligent acts or omissions of the contractor, a subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder.

4.5.3 The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this section.

4.5.4 The scope of this indemnification does not extend to the sole negligence of County.

4.6 INSURANCE

4.6.1 Contractor, at contractor's own expense, shall purchase and maintain, at a minimum, the herein stipulated insurance from a company or companies duly licensed by the State of Arizona and possessing an AM Best, Inc. category rating of B++. In lieu of State of Arizona licensing, the stipulated insurance may be purchased from a company or companies, which are authorized to do business in the State of Arizona, provided that said insurance companies meet the approval of County. The form of any insurance policies and forms must be acceptable to County.

4.6.2 All insurance required herein shall be maintained in full force and effect until all work or service required to be performed under the terms of the contract is satisfactorily completed and formally accepted. Failure to do so may, at the sole discretion of County, constitute a material breach of this contract.

4.6.3 In the event that the insurance required is written on a claims-made basis, contractor warrants that any retroactive date under the policy shall precede the effective date of this contract and either continuous coverage will be maintained, or an extended discovery period will be exercised for a period of two years beginning at the time work under this contract is completed.

4.6.4 Contractor's insurance will be primary insurance as respects County, and any insurance or self-insurance maintained by County will not contribute to it.

4.6.5 Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect the County's right to coverage afforded under the insurance policies.

4.6.6 The insurance policies may provide coverage that contains deductibles or self-insured retentions. Such deductibles and/or self-insured retentions shall not be applicable with respect to the coverage provided to County under such policies. Contractor shall be solely responsible for the deductible and/or self-insured retention and County, at its option, may require contractor to secure payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

4.6.7 The insurance policies required by this contract, except Workers' Compensation and Errors and Omissions, shall name County, its agents, representatives, officers, directors, officials, and employees as additional insureds.

4.6.8 The policies required hereunder, except Workers' Compensation and Errors and Omissions, shall contain a waiver of transfer of rights of recovery (subrogation) against County, its agents, representatives, officers, directors, officials, and employees for any claims arising out of contractor's work or service.

4.6.9 If available, the insurance policies required by this contract may be combined with Commercial Umbrella Insurance policies to meet the minimum limit requirements. If a Commercial Umbrella insurance policy is utilized to meet insurance requirements, the Certificate of Insurance shall indicate which lines the Commercial Umbrella Insurance covers.

4.6.9.1 Commercial General Liability

Commercial General Liability (CGL) insurance with a limit of not less than $2,000,000 for each occurrence, $4,000,000 Products/Completed Operations Aggregate, and $4,000,000 General Aggregate Limit. The policy shall include coverage for premises liability, bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage, and shall not contain any provisions which would serve to limit third-party action over claims. There shall be no endorsement or modifications of the CGL limiting the scope of coverage for liability arising from explosion, collapse, or underground property damage.

4.6.9.2 Automobile Liability

Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than $2,000,000 each occurrence with respect to any of the contractor's owned, hired, and non-owned vehicles assigned to or used in performance of the contractor's work or services or use or maintenance of the premises under this contract.

4.6.9.3 Workers' Compensation

4.6.9.3.1 Workers' Compensation insurance to cover obligations imposed by Federal and state statutes having jurisdiction of contractor's employees engaged in the performance of the work or services under this contract; and Employer's Liability insurance of not less than $1,000,000 for each accident, $1,000,000 disease for each employee, and $1,000,000 disease policy limit.

4.6.9.3.2 Contractor, its subcontractors, and sub-subcontractors waive all rights against this contract and its agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by the Workers' Compensation and Employer's Liability or Commercial Umbrella Liability insurance obtained by contractor, its subcontractors, and its sub-subcontractors pursuant to this contract.

4.6.9.4 Environmental/Pollution

Contractor shall maintain Commercial General Liability Insurance (CGL) and, if necessary, Commercial Umbrella Insurance with a limit of not less than $2,000,000 for each occurrence with a $4,000,000 Products/Completed Operations Aggregate and a $4,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations, environmental and pollution damage, and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this contract.

4.6.10 Certificates of Insurance

4.6.10.1 Prior to contract award, contractor shall furnish the County with valid and complete certificates of insurance, or formal endorsements as required by the contract in the form provided by the County, issued by contractor's insurer(s), as evidence that policies providing the required coverage, conditions, and limits required by this contract are in full force and effect. Such certificates shall identify this contract number and title.

4.6.10.2 In the event any insurance policy(ies) required by this contract is (are) written on a claims-made basis, coverage shall extend for two years past completion and acceptance of contractor's work or services and as evidenced by annual Certificates of Insurance.

4.6.10.3 If a policy does expire during the life of the contract, a renewal certificate must be sent to County 15 calendar days prior to the expiration date.

4.6.10.4 Certificates of Insurance shall identify Maricopa County as the certificate holder as follows:

Maricopa County
c/o Risk Management
301 W Jefferson St., Suite 910
Phoenix, AZ 85003

4.6.11 Cancellation and Expiration Notice

Applicable to all insurance policies required within the insurance requirements of this contract, contractor's insurance shall not be permitted to expire, be suspended, be canceled, or be materially changed for any reason without 30 calendar days prior written notice to Maricopa County. Contractor must provide notice to Maricopa County, within two business days of receipt, if they receive notice of a policy that has been or will be suspended, canceled, materially changed for any reason, has expired, or will be expiring. Such notice shall be sent directly to Maricopa County Office of Procurement Services and shall be mailed, or hand delivered to 301 W. Jefferson St., Suite 700, Phoenix, AZ 85003, or emailed to the procurement officer noted in the solicitation.

4.7 FORCE MAJEURE

4.7.1 Neither party shall be liable for failure of performance, nor incur any liability to the other party on account of any loss or damage resulting from any delay or failure to perform all or any part of this contract, if such delay or failure is caused by events, occurrences, or causes beyond the reasonable control and without negligence of the parties. Such events, occurrences, or causes include, but are not limited to, acts of God/nature (including fire, flood, earthquake, storm, hurricane, or other natural disaster), war, invasion, act of foreign enemies, hostilities (whether war is declared or not), civil war, riots, rebellion, revolution, insurrection, military or usurped power or confiscation, terrorist activities, nationalization, government sanction, lockout, blockage, embargo, labor dispute, strike, and interruption or failure of electricity or telecommunication service and pandemic.

4.7.2 Each party, as applicable, shall give the other party notice of its inability to perform and particulars in reasonable detail of the cause of the inability. Each party must use best efforts to remedy the situation and remove, as soon as practicable, the cause of its inability to perform or comply.

4.7.3 The party asserting Force Majeure as a cause for non-performance shall have the burden of proving that reasonable steps were taken to minimize delay or damages caused by foreseeable events, that all non-excused obligations were substantially fulfilled, and that the other party was timely notified of the likelihood or actual occurrence which would justify such an assertion, so that other prudent precautions could be contemplated.

4.8 ORDERING AUTHORITY

Any request for purchase shall be accompanied by a valid purchase order issued by a County department or directed by a Certified Agency Procurement Aid (CAPA) with a purchase card for payment.

4.9 AVAILABILITY OF FUNDS

4.9.1 The provisions of this contract relating to payment shall become effective when funds assigned for the purpose of compensating the contractor as herein provided are actually available to County for disbursement. The County shall be the sole judge and authority in determining the availability of funds under this contract. County will keep the contractor fully informed as to the availability of funds.

4.9.2 If any action is taken by any state agency, Federal department, or any other agency or instrumentality to suspend, decrease, or terminate its fiscal obligations under, or in connection with, this contract, County may amend, suspend, decrease, or terminate its obligations under, or in connection with, this contract. In the event of termination, County will be liable for payment only for services rendered prior to the effective date of the termination, provided that such services are performed in

accordance with the provisions of this contract. County will give written notice of the effective date of any suspension, amendment, or termination under this section, at least 10 days in advance.

4.10 PROCUREMENT CARD ORDERING CAPABILITY

County may opt to use a procurement card (Visa or Master Card) to make payment for orders under this contract.

4.11 INTERNET ORDERING CAPABILITY

It is the intent of Maricopa County to use the Internet to communicate and to place orders under this contract.

4.12 NO MINIMUM OR MAXIMUM PURCHASE OBLIGATION

This contract does not guarantee any minimum or maximum purchases will be made. Orders will only be placed under this contract when the County identifies a need and proper authorization and documentation have been approved.

4.13 PURCHASE ORDERS

4.13.1 County reserves the right to cancel purchase orders within a reasonable period of time after issuance. Should a purchase order be canceled, the County agrees to reimburse the contractor for actual and documentable costs incurred by the contractor in response to the purchase order. The County will not reimburse the contractor for any costs incurred after receipt of County notice of cancellation, or for lost profits, or for shipment of product prior to issuance of purchase order.

4.13.2 Contractor agrees to accept verbal notification of cancellation of purchase orders from the County with written notification to follow. Contractor specifically acknowledges to be bound by this cancellation policy.

4.14 SUSPENSION OF WORK

The procurement officer may order the contractor, in writing, to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the procurement officer determines appropriate for the convenience of the County. No adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the contractor. No request for adjustment under this clause shall be granted unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

4.15 STOP WORK ORDER

4.15.1 The procurement officer may, at any time, by written order to the contractor, require the contractor to stop all, or any part, of the work called for by this contract for a period of 90 calendar days after the order is delivered to the contractor, and for any further period to which the parties may agree. The order shall be specifically identified as a stop work order issued under this clause. Upon receipt of the order, the contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage. Within a period of 90 calendar days after a stop work order is delivered to the contractor, or within any extension of that period to which the parties shall have agreed, the procurement officer shall either:

4.15.1.1 cancel the stop work order; or

4.15.1.2 terminate the work covered by the order as provided in the Termination for Default or the Termination for Convenience clause of this contract.

4.15.2 The procurement officer may make an equitable adjustment in the delivery schedule and/or contract price, and the contract shall be modified, in writing, accordingly, if the contractor demonstrates that the stop work order resulted in an increase in costs to the contractor.

4.16 TERMINATION FOR CONVENIENCE

Maricopa County may terminate the resultant contract for convenience by providing 60 calendar days advance notice to the contractor.

4.17 TERMINATION FOR DEFAULT

4.17.1 The County may, by written Notice of Default to the contractor, terminate this contract in whole or in part if the contractor fails to:

4.17.1.1 deliver the supplies or to perform the services within the time specified in this contract or any extension;

4.17.1.2 make progress, so as to endanger performance of this contract; or

4.17.1.3 perform any of the other provisions of this contract.

4.17.2 The County's right to terminate this contract under these subparagraphs may be exercised if the contractor does not cure such failure within 10 business days (or more if authorized in writing by the County) after receipt of a Notice to Cure from the procurement officer specifying the failure.

4.18 STATUTORY RIGHT OF CANCELLATION FOR CONFLICT OF INTEREST

Notice is given that, pursuant to Arizona Revised Statute (A.R.S.) § 38-511, the County may cancel any contract without penalty or further obligation within three years after execution of the contract, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the contract on behalf of the County is at any time, while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or consultant to any other party of the contract with respect to the subject matter of the contract. Additionally, pursuant to A.R.S. § 38-511, the County may recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting, or creating the contract on behalf of the County from any other party to the contract arising as the result of the contract.

4.19 OFFSET FOR DAMAGES

In addition to all other remedies at Law or Equity, the County may offset from any money due to the contractor any amounts contractor owes to the County for damages resulting from breach or deficiencies in performance of the contract.

4.20 CONTRACTOR LICENSE REQUIREMENT

4.20.1 The contractor shall procure all permits, insurance, and licenses and pay the charges and fees necessary and incidental to the lawful conduct of his/her business, and, as necessary, complete any requirements, by any and all governmental or non-governmental entities as mandated to maintain compliance with and remain in good standing. The contractor shall keep fully informed of existing and future trade or industry requirements, and Federal, state, and local

laws, ordinances, and regulations which in any manner affect the fulfillment of a contract and shall comply with the same. Contractor shall immediately notify both Office of Procurement Services and the department of any and all changes concerning permits, insurance, or licenses.

4.20.2 Contractor furnishing finished products, materials, or articles of merchandise that will require installation or attachment as part of the contract shall possess any licenses required. Contractor is not relieved of its obligation to obtain and possess the required licenses by subcontracting of the labor portion of the contract. Contractors are advised to contact the Arizona Registrar of Contractors, Chief of Licensing, to ascertain licensing requirements for a particular contract. Contractor shall identify which license(s), if any, the Registrar of Contractors requires for performance of the contract.

4.21 SUBCONTRACTING

4.21.1 The contractor may not assign to another contractor or subcontract to another party for performance of the terms and conditions hereof without the written consent of the County. All correspondence authorizing subcontracting must reference the bid serial number and identify the job or project.

4.21.2 The subcontractor's rate for the job shall not exceed that of the prime contractor's rate, as bid in the Pricing Sheet, unless the prime contractor is willing to absorb any higher rates. The subcontractor's invoice shall be invoiced directly to the prime contractor, who in turn shall pass-through the costs to the County, without mark-up. A copy of the subcontractor's invoice must accompany the prime contractor's invoice.

4.22 AMENDMENTS

All amendments to this contract shall be in writing and approved/signed by both parties. Maricopa County Office of Procurement Services shall be responsible for approving all amendments for Maricopa County.

4.23 ADDITIONS/DELETIONS OF COMMODITIES

The County reserves the right to add and/or delete materials to a contract. If additional materials are required from a contract, prices for such additions will be negotiated between the contractor and the County.

4.24 RIGHTS IN DATA

4.24.1 The County shall have the use of data and reports resulting from a contract without additional cost or other restriction except as may be established by law or applicable regulation. Each party shall supply to the other party, upon request, any available information that is relevant to a contract and to the performance thereunder.

4.24.2 Data, records, reports, and all other information generated for the County by a third party as the result of a contract are the property of the County and shall be provided in a format designated by the County or shall be and remain accessible to the County into perpetuity.

4.25 ACCESS TO AND RETENTION OF RECORDS FOR THE PURPOSE OF AUDIT AND/OR OTHER REVIEW

4.25.1 In accordance with Section MC1-372 of the Maricopa County Procurement Code, the contractor agrees to retain (physical or digital copies of) all books, records, accounts, statements, reports, files, and other records and back-up documentation

relevant to this contract for six years after final payment or until after the resolution of any audit questions, which could be more than six years, whichever is longest. The County, Federal or state auditors and any other persons duly authorized by the department shall have full access to and the right to examine, copy, and make use of, any and all said materials.

4.25.2 If the contractor's books, records, accounts, statements, reports, files, and other records and back-up documentation relevant to this contract are not sufficient to support and document that requested services were provided, the contractor shall reimburse Maricopa County for the services not so adequately supported and documented.

4.26 AUDIT DISALLOWANCES

If at any time it is determined by the County that a cost for which payment has been made is a disallowed cost, the County will notify the contractor in writing of the disallowance. The course of action to address the disallowance shall be at sole discretion of the County, and may include either an adjustment to future invoices, request for credit, request for a check, or a deduction from current invoices submitted by the contractor equal to the amount of the disallowance, or to require reimbursement forthwith of the disallowed amount by the contractor by issuing a check payable to Maricopa County.

4.27 STRICT COMPLIANCE

Acceptance by County of a performance that is not in strict compliance with the terms of the contract shall not be deemed to be a waiver of strict compliance with respect to all other terms of the contract.

4.28 VALIDITY

The invalidity, in whole or in part, of any provision of this contract shall not void or affect the validity of any other provision of the contract.

4.29 SEVERABILITY

The removal, in whole or in part, of any provision of this contract shall not void or affect the validity of any other provision of this contract.

4.30 RELATIONSHIPS

4.30.1 In the performance of the services described herein, the contractor shall act solely as an independent contractor, and nothing herein or implied herein shall at any time be construed as to create the relationship of employer and employee, co-employee, partnership, principal and agent, or joint venture between the County and the contractor.

4.30.2 The County reserves the right of final approval on proposed staff. Also, upon request by the County, the contractor will be required to remove any employees working on County projects and substitute personnel based on the discretion of the County within two business days, unless previously approved by the County.

4.31 NON-DISCRIMINATION

Contractor agrees to comply with all provisions and requirements of Arizona Executive Order 2009-09, including flow down of all provisions and requirements to any subcontractors. Executive Order 2009-09 supersedes Executive Order 99-4 and amends Executive Order 75-5 and is hereby incorporated into this contract as if set forth in full herein. During the performance of this contract, contractor shall not discriminate against any employee, client, or any other individual in any way because of that person's age, race,

creed, color, religion, sex, disability, or national origin. (Arizona Executive Order 2009-09 can be viewed at https://apps.azsos.gov/public_services/register/2009/46/governor.pdf).

4.32 WRITTEN CERTIFICATION PURSUANT TO A.R.S. § 35-393.01

If vendor engages in for-profit activity and has 10 or more employees, and if this agreement has a value of $100,000 or more, vendor certifies it is not currently engaged in, and agrees for the duration of this agreement to not engage in, a boycott of goods or services from Israel. This certification does not apply to a boycott prohibited by 50 U.S.C. § 4842 or a regulation issued pursuant to 50 U.S.C. § 4842.

4.33 CERTIFICATION REGARDING DEBARMENT AND SUSPENSION

4.33.1 The undersigned (authorized official signing on behalf of the contractor) certifies to the best of his or her knowledge and belief that the contractor, its current officers, and directors:

4.33.1.1 are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from being awarded any contract or grant by any United States department or agency or any state, or local jurisdiction;

4.33.1.2 have not within a three-year period preceding this contract:

4.33.1.2.1 been convicted of fraud or any criminal offense in connection with obtaining, attempting to obtain, or as the result of performing a government entity (Federal, state or local) transaction or contract; or

4.33.1.2.2 been convicted of violation of any Federal or state antitrust statutes or conviction for embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property regarding a government entity transaction or contract;

4.33.1.3 are not presently indicted or criminally charged by a government entity (Federal, state or local) with commission of any criminal offenses in connection with obtaining, attempting to obtain, or as the result of performing a government entity public (Federal, state or local) transaction or contract;

4.33.1.4 are not presently facing any civil charges from any governmental entity regarding obtaining, attempting to obtain, or from performing any governmental entity contract or other transaction; and

4.33.1.5 have not within a three-year period preceding this contract had any public transaction (Federal, state or local) terminated for cause or default.

4.33.2 If any of the above circumstances described in the paragraph are applicable to the entity submitting a bid for this requirement, include with your bid an explanation of the matter including any final resolution.

4.33.3 The contractor shall include, without modification, this clause in all lower tier covered transactions (i.e., transactions with subcontractors or sub-subcontractors) and in all solicitations for lower tier covered transactions related to this contract. If this clause is applicable to a subcontractor or sub-subcontractor, the contractor shall include the information required by this clause with their bid.

4.34 VERIFICATION REGARDING COMPLIANCE WITH A.R.S. § 41-4401 AND FEDERAL IMMIGRATION LAWS AND REGULATIONS

4.34.1 By entering into the contract, the contractor warrants compliance with the Immigration and Nationality Act (INA using E-Verify) and all other Federal immigration laws and regulations related to the immigration status of its employees and A.R.S. § 23-214(A). The contractor shall obtain statements from its subcontractors certifying compliance and shall furnish the statements to the procurement officer upon request. These warranties shall remain in effect through the term of the contract. The contractor and its subcontractors shall also maintain Employment Eligibility Verification forms (I-9) as required by the Immigration Reform and Control Act of 1986, as amended from time to time, for all employees performing work under the contract and verify employee compliance using the E-Verify system and shall keep a record of the verification for the duration of the employee's employment or at least three years, whichever is longer. I-9 forms are available for download at www.uscis.gov.

4.34.2 The County retains the legal right to inspect documents of contractor and subcontractor employees performing work under this contract to verify compliance with paragraph 4.34.1 of this section. Contractor and subcontractor shall be given reasonable notice of the County's intent to inspect and shall make the documents available at the time and date specified. Should the County suspect or find that the contractor or any of its subcontractors are not in compliance, the County will consider this a material breach of the contract and may pursue any and all remedies allowed by law, including, but not limited to suspension of work, termination of the contract for default, and suspension and/or debarment of the contractor. All costs necessary to verify compliance are the responsibility of the contractor.

4.35 INFLUENCE

4.35.1 As prescribed in MC1-1203 of the Maricopa County Procurement Code, any effort to influence an employee or agent to breach the Maricopa County Ethical Code of Conduct or any ethical conduct, may be grounds for disbarment or suspension under MC1-902.

4.35.2 An attempt to influence includes, but is not limited to:

4.35.2.1 A person offering or providing a gratuity, gift, tip, present, donation, money, entertainment or educational passes or tickets, or any type of valuable contribution or subsidy that is offered or given with the intent to influence a decision, obtain a contract, garner favorable treatment, or gain favorable consideration of any kind.

4.35.3 If a person attempts to influence any employee or agent of Maricopa County, the chief procurement officer, or his designee, reserves the right to seek any remedy provided by the Maricopa County Procurement Code, any remedy in equity or in the law, or any remedy provided by this contract.

4.35.4 ABSOLUTELY NO CONTACT BETWEEN THE RESPONDENT AND ANY COUNTY PERSONNEL, OTHER THAN THE OFFICE OF PROCUREMENT SERVICES, IS ALLOWED DURING THE SOLICITATION PROCESS UNLESS THE COMMUNICATION IS IN REGARD TO PRE-EXISTING BUSINESS WITH THE COUNTY. ANY COMMUNICATIONS REGARDING THE SOLICITATION, ITS PARTICIPANTS, OR ANY DOCUMENTATION PRIOR TO THE CONTRACT AWARD MAY BE GROUNDS FOR DISMISSAL OF THE RESPONDENT FROM THE EVALUATION PROCESS.

4.36 CONFIDENTIALITY

In the course of the solicitation process, the County may disclose information that is proprietary or confidential. By submitting a bid to the solicitation, the offeror agrees that, except as necessary to prepare a response to this solicitation, neither it nor its agents or employees will communicate, divulge, or disseminate to any third-party persons or entities, any information that is disclosed to it by the County during the course of these discussions without the express written authorization of the County. If the offeror does disclose County proprietary or confidential information to a third party in preparing a response to this solicitation, it shall require the third party to acknowledge and comply with this provision.

4.37 CONFIDENTIAL INFORMATION

4.37.1 Any information obtained in the course of performing this contract may include information that is proprietary or confidential to the County. This provision establishes the contractor's obligation regarding such information.

4.37.2 The contractor shall establish and maintain procedures and controls that are adequate to assure that no information contained in its records and/or obtained from the County or from others in carrying out its functions (services) under the contract shall be used by or disclosed by it, its agents, officers, or employees, except as required to efficiently perform duties under the contract. The contractor's procedures and controls, at a minimum, must be the same procedures and controls it uses to protect its own proprietary or confidential information. If, at any time during the duration of the contract, the County determines that the procedures and controls in place are not adequate, the contractor shall institute any new and/or additional measures requested by the County within 15 business days of the written request to do so.

4.37.3 Any requests to the contractor for County proprietary or confidential information shall be referred to the County for review and approval, prior to any dissemination.

4.38 PUBLIC RECORDS

Under Arizona law, all offers submitted and opened are public records and must be retained by the County at the Maricopa County Office of Procurement Services. Offers shall be open to public inspection and copying after contract award and execution, except for such offers or sections thereof determined to contain proprietary or confidential information by the Office of Procurement Services. If an offeror believes that information in its offer or any resulting contract should not be released in response to a public record request, under Arizona law, the offeror shall indicate the specific information deemed confidential or proprietary and submit a statement with its offer detailing the reasons that the information should not be disclosed. Such reasons shall include the specific harm or prejudice which may arise from disclosure. The records manager of the Office of Procurement Services shall determine whether the identified information is confidential pursuant to the Maricopa County Procurement Code.

4.39 INTEGRATION

This contract represents the entire and integrated agreement between the parties and supersedes all prior negotiations, proposals, communications, understandings, representations, or agreements, whether oral or written, expressed, or implied.

4.40 UNIFORM ADMINISTRATIVE REQUIREMENTS

By entering into this contract, the contractor agrees to comply with all applicable provisions of Title 2, Subtitle A, Chapter II, Part 200—UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS contained in Title 2 C.F.R. § 200 *et seq.*

4.41 GOVERNING LAW

This contract shall be governed by the laws of the State of Arizona. Venue for any actions or lawsuits involving this contract will be in Maricopa County Superior Court, Phoenix, Arizona.

4.42 FORCED LABOR

4.42.1 By submitting a bid for this solicitation and/or entering into a contract as a result of this solicitation, contractor agrees to comply with all applicable portions of Arizona Revised Statutes Section 35-394. Contracting; procurement; prohibition; written certification; remedy; termination; exception; definitions.

4.42.2 Contractor certifies that it does not currently, and agrees for the duration of the contract, that it will not use:

4.42.2.1 The forced labor of ethnic Uyghurs in the People's Republic of China.

4.42.2.2 Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

4.42.2.3 Any contractors, subcontractors or suppliers that use the forced labor or any good or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

4.42.3 If contractor becomes aware during the term of the agreement that contractor is not in compliance with this paragraph, the contractor shall notify the County within five business days after becoming aware of the noncompliance. If the contractor fails to provide a written certification to the County that the contractor has remedied the noncompliance within 180 days after notifying the County of its noncompliance, then the agreement terminates, except that if the agreement termination date occurs before the end the 180-day period, the agreement terminates on the agreement termination date.

4.43 **ORDER OF PRECEDENCE**

In the event of a conflict in the provisions of this Contract and Contractor's license agreement, if applicable, the terms of this Contract shall prevail.

4.44 **CONTRACT DISPUTES**

All Contract disputes will be handled in accordance with the Maricopa County Procurement Code, MCI-906.

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.C. PW - Cooperative Contract Purchase Addendum with Altec Industries, Inc.
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: Amy Murray, Acting Public Works Director, amurray@buckeyeaz.gov, (623) 349-6835	
DEPARTMENT: Public Works	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the Cooperative Contract Purchase Addendum (CCPA) Contract No. 2025192 between the City of Buckeye, an Arizona municipal corporation, and Altec Industries, Inc., an Alabama corporation, for the purchase of an Articulating Telescopic Aerial Device; and authorizing the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:
Public Works is seeking approval to purchase an aerial bucket truck. This piece of equipment will be utilized within the Streets Division to ensure the proper repair and maintenance of all the City's traffic signals and street lights. This piece of equipment will enhance the capabilities to ensure all of the newly added signals and lights are maintained adequately and will not create a burden on the staff or equipment. Public Works was approved in the current fiscal year budget to purchase an aerial bucket truck through Highway User Revenue Fund (HURF) funding to properly manage the services being provided by the Public Works – Streets Traffic section. This additional piece of equipment will be utilized to manage the expansion of street lights and traffic signals coming online within the City of Buckeye. This equipment is critical to expand the capabilities of the Traffic Technician staff which are responsible for maintaining all of the City's traffic signals and street lights. The requested equipment is vital to adequately manage staff's job duties and provide services to the residents of the City.

BENEFITS:
The approval of this Cooperative Contract Purchase Addendum will ensure City staff have mechanically sound equipment to perform daily work assignments for the benefit of the residents of the City of Buckeye. Equipment that has reached or exceeded their life expectancy cost more to maintain and frequently experience higher downtime to staff which results in a lack of timely services.
This purchase will be utilizing Sourcewell cooperative contract #110421-ALT, expiring on 12/27/2025. Sourcewell has done the due diligence in the bid selection process; the cooperative purchase contract allows for expedited ordering of vehicles and equipment. Contract and quote attached.

FUTURE ACTION:
No further action contemplated.

FINANCIAL IMPACT STATEMENT:
$275,000.00 from Highway User Revenue Fund* 38103202-541240.

*HURF: The state of Arizona taxes motor fuels and collects a variety of fees and charges relating to the registration and operation of motor vehicles on the public highways of the state, including gasoline and use-fuel taxes, motor-carrier taxes, vehicle-license taxes, and motor vehicle registration fees. The revenues are deposited in the Arizona Highway User Revenue Fund (HURF), distributed to local

governments, and are used for highway construction, improvements and other related expenses.

CURRENT FISCAL YEAR TOTAL COST:
not to exceed $275,000.00.

BUDGETED:
Yes

FISCAL YEAR:
FY2025

FUND/DEPARTMENT:
HURF/Public Works

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
2025192 - CCPA - Altec Industries -Public Utility Equipment (REV. 1.10.pdf
Sourcewell - Quote 1635670-1 - City of Buckeye 2024.pdf

COOPERATIVE CONTRACT PURCHASE ADDENDUM (CCPA)
BETWEEN THE CITY OF BUCKEYE
AND
ALTEC INDUSTRIES, INC.,

PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES
CONTRACT NO. 2025192

THIS COOPERATIVE CONTRACT PURCHASE ADDENDUM (this "Addendum") is entered into as of _____, between the City of Buckeye, an Arizona municipal corporation (the "City"), and Altec Industries Inc., an Alabama corporation (the "Contractor").

WHEREAS, after a competitive procurement process, which is documented in the Award attached hereto as **Exhibit A** and incorporated herein by reference, Sourcewell Contract entered into Contract No. 110421-ALT, dated January 12, 2022 with the Contractor (such contract and subsequent amendments thereto here referred to as the "Sourcewell Contract"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the City is permitted by Section 24-3-16 of the City Procurement Code to make purchases via cooperative purchasing pursuant to a cooperative purchasing contract; and

WHEREAS, the Contractor has made a proposal to the City, which is attached hereto as **Exhibit B** and incorporated herein by reference (the "Contract"); and

WHEREAS, the City desires to accept the Proposal and enter into contract with the Contractor under the terms and conditions of the Sourcewell Contract, by issuing this Addendum to said contract.

THEREFORE, the City now enters into this Addendum with Contractor for the goods and services set forth in the Proposal. This Addendum incorporates the terms and conditions of the Sourcewell Contract, except to the extent superseded herein. All references in the Sourcewell Contract shall be read to refer to the City of Buckeye. This Addendum shall be effective as of the date set forth below for approval and remain in effect for the remainder of the Sourcewell Contract 110421-ALT, unless such term is modified or extended pursuant to the terms of the Sourcewell Contract. Payments to the Contractor shall be calculated in accordance with the Fee Schedule, which is attached hereto as part of **Exhibit B**, in a total amount not to exceed $275,000.00.

FURTHER, this Addendum is subject to cancellation pursuant to ARS §38-511.

FURTHER, to the extent applicable, the Contractor and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-verify requirements under A.R.S. § 23-214(A). The Contractor's or its subcontractors' failure to comply with such warranty shall be deemed a material breach of this Addendum and may result in the termination of this Addendum by the City. The City retains the right to inspect the papers of the Contractor's or its subcontractors' employees who perform any work or services pursuant to this Addendum to ensure compliance with these warranties.

FURTHER, to the extent applicable, the Contractor warrants that it is not participating and will not participate in prohibited activity in contravention of A.R.S. § 35-393.01.

FURTHER, to the extent applicable under ARIZ. REV. STAT. § 35-394, Contractor certifies that it does not currently, and agrees for the duration of this Agreement that it will not use (i) the forced labor of ethnic Uyghurs in the Peoples Republic of China ("ethnic Uyghurs"), (ii) any goods or services produced by the forced labor of ethnic Uyghurs, or (iii) any Contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs. If Contractor becomes aware that it is not in compliance with this paragraph, Contractor shall notify the City of the noncompliance within five (5) business days of becoming aware of it. If Contractor fails to provide a written certification that Contractor has remedied the noncompliance within one hundred eighty (180) days after that, this Agreement shall terminate unless the termination date of this Agreement occurs before the end of the remedy period, in which case this Agreement terminates on the Agreement termination date.

FURTHER, the Parties agree that the Addendum and Exhibits thereto shall be governed by State of Arizona law and suits pertaining to the Addendum and Exhibits thereto may only be brought in courts located in Maricopa County, Arizona.

FURTHER, all modifications, including but not limited to service additions and deletions, will be made in writing and with the written agreement of both parties.

FURTHER, in the event of any inconsistency between this Addendum, Sourcewell Contract and **Exhibit B**, the documents shall govern in that order.

CLICKWRAP TERMS EXCLUDED, in the event the Consultant's terms of sale or service were provided to the City only upon "acceptance" of a "clickwrap" or "clickthrough" agreement, such terms of sale or service shall not be binding upon the City. No oral agreement, "clickwrap" or "clickthrough" agreement or other understanding shall in any way modify a City issued or approved contract or the terms of this Cooperative Contract Purchase Addendum (CCPA).

THEREFORE, the Parties have executed this Addendum as of the date first set forth above.

CITY

THE CITY OF BUCKEYE,
an Arizona Municipal corporation

_____
Dan Cotterman, City Manager

CONTRACTOR

ALTEC INDUSTRIES INC.,
an Alabama corporation

By: Brooklyn Russell

Title: Contract Specialist

ATTEST:

_____

Lucinda Aja, City Clerk

RECOMMENDED:

William Kauppi

_____

William Kauppi, Chief Financial Officer

APPROVED AS TO FORM:

_____

K. Scott McCoy, City Attorney

EXHIBIT A
TO
COOPERATIVE CONTRACT PURCHASE ADDENDUM
CONTRACT NO. 2025192

[Sourcewell Contract]

See following page(s).

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Sourcewell

Solicitation Number: RFP #110421

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Altec Industries, Inc., 210 Inverness Center Drive, Birmingham, AL 35242 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Public Utility Equipment with Related Accessories and Supplies from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

B. EXPIRATION DATE AND EXTENSION. This Contract expires December 27, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended one additional year upon the request of Sourcewell and written agreement by Supplier.

C. SURVIVAL OF TERMS. Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above.

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Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

Except as expressly agreed in the participating addendum or transaction document with the participating entity, all Equipment and Products provided under this Contract must be new and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Supplier warrants that all new Equipment, Products, and Services furnished (which does not include equipment or products that are solely financed) are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcewell receives the most current information.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

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A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Supplier must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. SALES TAX. Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;

- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Contract and will be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized

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subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum; the terms of which will be negotiated directly between the Participating Entity and the Supplier. Any negotiated additional terms and conditions for the direct purchase of new equipment or products must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

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7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and

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Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. ASSIGNMENT. Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid.

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C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. WAIVER. Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. CONTRACT COMPLETE. This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party.For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any negligent act or omission or willful misconduct in the performance of this Contract by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:
    a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use thetrademark(s) provided to Supplier by Sourcewell in advertising and

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promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.

b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.

2. *Limited Right of Sublicense*. The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. As applicable, Supplier agrees to indemnify and hold harmless Sourcewell and its Participating Entities against any and all suits, claims, judgments, and costs instituted or recovered against Sourcewell or Participating Entities by any person on account of the use of any Equipment or Products by Sourcewell or its Participating Entities supplied by Supplier in violation of applicable patent or copyright laws.

5. Termination. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

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D. ENDORSEMENT. The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

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1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*
Workers' Compensation: As required by any applicable law or regulation.
Employer's Liability Insurance: must be provided in amounts not less than listed below:
Minimum limits:
$500,000 each accident for bodily injury by accident
$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.
Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for Products-Completed operations
$2,000,000 general aggregate

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3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:
$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

5. *Network Security and Privacy Liability Insurance*. During the term of this Contract, Supplier will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Supplier's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:
$2,000,000 per occurrence
$2,000,000 annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or

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"work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Supplier must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

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21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Article, all references to "federal" should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Supplier's Equipment, Products, or Services with United States federal funds.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

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C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names

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of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation

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and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier not use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by an Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

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T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell

DocuSigned by:
Jeremy Schwartz
C0FD2A139D06489...

By: _____
Jeremy Schwartz
Title: Chief Procurement Officer
1/12/2022 | 12:44 PM CST
Date: _____

Altec Industries, Inc.

DocuSigned by:
Riley Browne
DDB79E9FF5034DA...

By: _____
Riley Browne
Title: Contract Specialist
1/12/2022 | 1:03 PM CST
Date: _____

Approved:

DocuSigned by:
Chad Coauette
7E42B8F817A64CC...

By: _____
Chad Coauette
Title: Executive Director/CEO
1/12/2022 | 1:06 PM CST
Date: _____

RFP 110421 - Public Utility Equipment with Related Accessories and Supplies

Vendor Details

Company Name:	Altec Industries, Inc.
Does your company conduct business under any other name? If yes, please state:	Global Rental Co Inc, JJ Kane Auctioneers, Altec Capital, Altec Supply, Altec Sentry, Altec Service
Address:	33 Inverness Center Pkw Birmingham, AL 35242
Contact:	Riley Browne
Email:	riley.browne@altec.com
Phone:	205-408-2341
HST#:	

Submission Details

Created On:	Thursday September 16, 2021 15:53:03
Submitted On:	Thursday November 04, 2021 12:46:34
Submitted By:	Riley Browne
Email:	riley.browne@altec.com
Transaction #:	d9f5703c-9b11-4637-9a77-a68682d8b3ec
Submitter's IP Address:	209.149.164.250

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond “N/A” if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	Altec Industries, Inc.	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	Altec Capital Services Altec Service JJ Kane Auctioneers Altec NUECO Altec Supply Altec Sentry	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	Altec Industries, Inc. Altec Capital Services Altec Service JJ Kane Auctioneers Altec NUECO Altec Supply Altec Sentry	*
4	Proposer Physical Address:	Altec Industries, Inc 210 Inverness Center Drive Birmingham, AL 35242	*
5	Proposer website address (or addresses):	www.altec.com https://www.jjkane.com/ https://www.altec.com/altec-capital/ https://www.altec.com/service/ https://connect.altec.com/store http://www.altec.com/altec-nueco https://www.altec.com/safety/ https://www.altec.com/altec-parts/	*
6	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the “Proposer’s Assurance of Compliance” on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Riley Browne Contract Specialist riley.browne@altec.com 205-408-2341	*
7	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Riley Browne Contract Specialist riley.browne@altec.com 205-408-2341	*
8	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Breanna Kinman Contract Specialist breanna.kinman@altec.com 816-236-1296	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	

9	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	Altec is a leading provider of products and services to the public utility, electric utility, telecommunications, tree care, lights and signs, and contractor markets. Altec Inc. is the holding company for Altec Industries, Inc. which holds Global Rental, Altec NUECO, JJ Kane Auctioneers, Altec Worldwide, Altec Capital, Altec Supply, Altec Ventures, LLC, Altec Spray Equipment, and Altec Air. We deliver products and services in more than 100 countries throughout the world. Since 1929, Altec has been a company committed to excellence in the Public Utility Equipment industry. Our products are the industry leaders and consistently raise the bar through innovative product design, integrated safety features, and continued dedication to total customer satisfaction. Altec continues to pursue a singular business philosophy: To be recognized by customers as the preferred supplier of products, services and solutions in all markets we serve. Our values sustain that vision, our goals build upon it and our associates help us to achieve it. Altec's values are the cornerstone of our corporate culture and every associate is considered an integral part of Team Altec. The history, tradition and culture of Altec are founded on our core values (listed in alphabetical order): • Customer first • Enjoyment of work • Family • Financial stability • Integrity • People are our greatest strength • Quality • Spiritual development • Teamwork	*
10	What are your company's expectations in the event of an award?	We hope to further strengthen our relationships with Sourcewell and government agencies through cooperative purchasing. We want to achieve continued growth within our government business sectors and be recognized as the preferred supplier of hydraulic equipment solutions for Sourcewell and its members.	*
11	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Altec Industries, Inc is a financially sound and conservatively managed company and has been in business for 93 years under the same family ownership. Because we are privately held we do not disclose detailed financial data, however please reference attached files "Financial Strength - Financial Statement Letter", "Financial Strength - Bank Statement Letter", and "Financial Strength - Dun and Bradstreet Screenshot" for more information regarding our financial strength and stability.	*
12	What is your US market share for the solutions that you are proposing?	We maintain a market share of approximately 70% for our core products. Non-core products are approximately 30%.	*
13	What is your Canadian market share for the solutions that you are proposing?	Canada market share is approximately 20%.	*
14	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No, we have never petitioned for bankruptcy protection.	*
15	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Altec is a manufacturer with direct sales force. Our sales force consists of 100% direct employees of Altec. Our sales force covers all 50 States, Canada, and over 100 countries throughout the world. Our service force is also 100% direct employees of Altec (both mobile service and service center employees). We are a direct sale / service / manufacturing company and do not maintain a dealer network. Please see attached documents "Company Information - Altec Production Facilities" and "Company Information - Altec Service Centers and Mobile Service Locations"	*

16	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Altec Industries holds all credible licenses and certifications necessary for providing goods and services referenced in this RFP (related to OSHA/ANSI/ASME standards for manufacturing). We are ISO 9001:2015 certified for technical sales, application engineering, procurement, materials, final assembly, product creation, manufacturing, quality, and general processes related to production of electronic components, fiberglass structures and the final assembly of utility equipment at 2106 Riverside Rd, Saint Joseph, MO and the production of aerial devices and digger derricks at 5001 E. 36 Hwy, Saint Joseph, MO. • Technical sales, application engineering, materials, final assembly, manufacturing, product creation, and quality processes related to the production of specialty utility equipment at 3907 S. 48th Terr, Saint Joseph, MO. • Manufacturing and quality processes related to the production of fiberglass structures and electronic components at 1009 Vernon Rd, Wathena, KS. • Materials and quality processes at 5703 Mitchell Ave, Saint Joseph, MO. • Product creation and quality processes related to design validation activities at 4906 E. 36 Hwy, Saint Joseph, MO. • Please see attached "Company Information - ISO Quality Certification" for more information Employees of our plants hold welding certifications, Fluid Power Society certifications and various engineering certifications, including Professional Engineering licenses Account Managers who specialize in our Crane product lines are required to become Certified Operators every 5-years, through our Sentry Operator Certification training program. ALTEC Industries, Inc. is capable of providing certification for equipment operators through our Sentry training program. Motor Vehicle Dealer Licenses in each state where applicable All of our facilities employ the Atec Production System which features the Kanban system of lean manufacturing. Authorized Representative Riley Browne and Government Sales Manager Elana Martinez hold Certified Schedules Contracts Manager (CSCM) certifications	*
17	Provide all “Suspension or Debarment” information that has applied to your organization during the past ten years.	Altec has never been suspended or disbarred.	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
18	Describe any relevant industry awards or recognition that your company has received in the past five years	• Selected to Forbes list of America's Best Midsize Employers 2019 • Altec won Exelon’s 2017 Innovation Award based on the application and acceptance of our JEMS product at all 4 Excelon companies. • 2017-2021 Altec has been recognized as a top supplier for Avista, a US-based energy company serving eastern Washington, northern Idaho and parts of southern and eastern Oregon. Each year, Avista uses a scorecard to rigorously rate suppliers’ customer service and value provided to the company. • Altec was named one of the “Best Places to Work” for 2017 by the Birmingham Business Journal. • Altec Mt. Airy Associates won the Chairman’s Award from the United Fund of Surry for 2017	*
19	What percentage of your sales are to the governmental sector in the past three years	Less than 10% of our sales are to the government.	*
20	What percentage of your sales are to the education sector in the past three years	Less than 1% of our sales are to the education sector.	*
21	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Texas Multiple Award Schedule (TXMAS): Over $1MM Commonwealth of Pennsylvania (Co-Stars): Over $1MM Michigan MI Deal: Over $1MM Washington State Purchasing Cooperative: Over $500k State of Ohio: Over $500k	*
22	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	GSA Contract GS-30F-026GA, over $5MM annually. We also hold two DLA contracts with similar combined volume	*

Table 4: References/Testimonials

Line Item 23. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Los Angeles Department of Water and Power (Member # 40257)	Joseph Ortiz	213-840-8489	*
City of Lakeland (Member # 4862)	Dwayne Goostree	863-581-3443	*
City of Seattle (Member # 25215)	Guy Noren	206-684-0141	*
Lewis County PUD (Member # 76495)	Bryan Watt	360-748-9261	

Table 5: Top Five Government or Education Customers

Line Item 24. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Federal Government Agency	Government	Georgia - GA	Located throughout US and world, purchases Aerial Devices, Digger Derricks	Transaction sizes range from 1 truck to multiple trucks per PO	Over $2M	*
Federal Government Agency	Government	California - CA	Located throughout US and world, purchases Aerial Devices, Digger Derricks, Cranes, Cable Pullers	Transaction sizes range from 1 truck to multiple trucks per PO	Over $2M	*
Federal Government Agency	Government	District of Columbia - DC	Located throughout US and world, purchases Aerial Devices, Digger Derricks, Cranes	Transaction sizes range from 1 truck to multiple trucks per PO	Over $2M	*
Federal Government Agency	Government	District of Columbia - DC	Located throughout US and world, purchases Aerial Devices	Transaction sizes range from 1 truck to multiple trucks per PO	Over $2M	*
Local Government Entity	Government	California - CA	Purchases Aerial Devices and Service Bodies	Transaction sizes generally are greater than 5 per PO	Over $2M	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
25	Sales force.	Altec employs a direct sales force of over 100 Account Managers who are dedicated to government and commercial sales and support within their respective territories. Their territories are established based on concentration of customers, and they live in their territories. Our Account Managers spend 100% of their time; communicating, consulting and managing customer's needs. The products represented in this RFP are core to our customers and industry, thus allowing our Account Managers to provide expert knowledge to Sourcewell members of their benefits and usage. Altec's Sourcewell contract is our preferred method by which to serve our government customers. There is no overlap in our sales and service functions	*
26	Dealer network or other distribution methods.	Altec is a factory direct sales / service company, we do not use dealer or distribution networks.	*
27	Service force.	All employees in our Service Force are employed by Altec Industries. Altec has 44 Service Centers located throughout the United States and Canada. These facilities are equipped with the tools, equipment, and certified hydraulic technicians needed to get your Altec unit up and running as soon as possible. The Altec Service Group employs over 150 Mobile Service Technicians nationwide that are available to be deployed to your location. Mobile service technicians are equipped with the trucks and tools needed to get your equipment serviced and back on the road as soon as possible. They provide on-site warranty, service and preventative maintenance solutions for our customers Additionally, Altec Mobile Service has 24 hour emergency assistance, as well as emergency storm coverage. There is no overlap in our sales and service functions. Please see attached map "Company Information - Altec Service Centers and Mobile Service Locations" that illustrate our service force coverage, and locations for our service centers.	*
28	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Altec handles all quotes and orders directly. A quote will be created based on customer needs and requirements, and an order can be sent to Altec Account Manager from customer in response to the quote. All purchase orders are processed by Altec, as we are a factory direct company. We prefer a process whereas Sourcewell members issue purchase orders directly to us. Our Sourcewell quotes / orders are flagged in our system upon creation, and a report is run each quarter to report this sales data to Sourcewell. This process is the responsibility of a team at our corporate office with visibility of our word wide operations. Customers are also currently able to request quotes via our website, www.altec.com. Altec offers parts and accessory sales via our AltecConnect online portal, https://www.altec.com/altec-connect which serves as a as a "one stop online shop" for ordering tools, supplies, accessories, replacement parts and for managing your fleet information.	*

29	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	When you purchase from Altec, you invest in a relationship that spans the life of the equipment. Altec Service Group backs up this promise with the most complete and comprehensive service and support organization in the industry. We also offer the most complete line of parts for equipment repair and maintenance, along with a technical support and training organization to train, educate, and problem solve. As the only authorized dealer of genuine Altec replacement parts, you can be assured that you will receive parts that meet the required Altec Quality and Engineering standards. Our dedicated line for parts / service / sales needs is 877-GO-ALTEC, it is available 24 hours a day. Our objective is to answer all parts calls in under 10 seconds. We have 35 parts experts with more than 300 years of combined experience taking parts calls. We hold 29,000 active items on hand, and 92.5% of product lines ship within 24 hours. Customers will never be sent to voicemail when calling 877-GO ALTEC for parts support. Additionally, a customer's Account Mangers will be available via their cell phones and email whenever needed, and during periods of natural disaster Altec will move resources into areas affected to provide parts and service work faster. We also offer Altec Connect, a more customer-focused experience that will allow our customers to view and search fleet information, order replacement parts and view APNs and service requests. In conjunction with the new Supply Store, Altec is dedicated to serving as a “one stop online shop” for ordering tools, supplies, accessories, replacement parts and for managing your fleet information. https://www.altec.com/altec-connect	*
30	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Altec proposes to service the entire United States and Canada (with capabilities to service Internationally).	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Altec proposes to service the entire United States and Canada (with capabilities to service Internationally).	*
32	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	Altec proposes to service the entire United States and Canada (with capabilities to service Internationally).	*
33	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	Altec proposes to service all Sourcewell members	*
34	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Altec will not have contract requirements or restrictions on Sourcewell members located in Hawaii, Alaska, or US Territories. The only difference in quoting will be shipping cost when a machine needs to travel via Ocean Freight.	*

Table 7: Marketing Plan

Line Item	Question	Response *	
35	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	The Altec/Sourcewell marketing plan will include, the development of printed marketing materials, press releases, advertisements, web-based marketing, and the attendance of trade shows. While in attendance at trade shows with substantial Sourcewell eligible customers present, such as GFX, Altec will typically bring a vehicle and display Sourcwell promotional material. The Altec Government Sales team and Corporate Communications Project Manager will be involved in all Sourcewell promotions corporate-wide. Altec will continue to help create content that drives awareness of cooperative purchasing, as represented by attached "Marketing Plan - Altec Article". Examples of material are included "Marketing Plan - Sourcewell Value Flyer - Altec", as well as "Marketing Plan - GFX 2021 Altec Booth" for reference and "Marketing Plan - www.altec.com Sourcewell Landing Page" Our Account Managers being comfortable with the contract and well versed in how it works, may be our most impactful marketing strategy, as they are working with our customers regarding their equipment needs on a daily basis. Altec employs a National sales training team, that provided initial base sales training programs for all new Altec sales associates (both Account Managers and Technical Sales Specialists). Our Sourcewell contract is a topic in this training, and has dedicated time assigned to it. Thereafter, focused web-training modules and e-courses are used to provide a more procedural method for these types of sales calls. These materials will also serve as follow-up training for all associates with 2+ years of experience. Material is accessible 24/7 on Altec's internal Sales Resource Center, please see "Marketing Plan - Internal Altec Resources". In addition to the training team, Altec employs a Government Sales team focused on the management of all federal, state and cooperative contracts. This team serves as the experts for the company, for associates in the field who need on-the-fly support. The Government team in tandem with a newly formed Contracts Steering Committee will communicate contract changes, improvements and regulations with the National sales force regularly.	*
36	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Website data allows Altec's marketing and IT teams the ability to measure customer activity as well as the health of the website in one tool. From a marketing perspective, we are able to analyze that our content effectively moves our users and customers through the sales funnel to increase leads. This information also helps us confirm that our content is satisfactory to support our traditional sales teams with accurate information that helps our customers make informed decisions about purchases. From an IT perspective, we are able to analyze information that relates to website health such as mobile usage, operating system and load times. This information allows us to make informed decisions about the priority of initiatives to improve Altec's digital presence. We maintain an active social presence through Facebook (over 253,000 likes, over 258,000 follows), along with other sites.	*
37	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	Our experience has been that Sourcewell provides numerous opportunities for promotion of our products via their own web traffic, tradeshow attendance and printed marketing materials. We hope this level of support will continue with this new RFP. Our Sourcewell contract is integrated into our sales process as the preferred method of using Cooperative Purchasing. Our sales team is required to complete training on Sourcewell and cooperative purchasing as a whole, and new members of our team attend a live training that details the contract and internal processes.	*
38	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Altec Connect provides for a more customer-focused experience that will allow our customers to view and search fleet information, order replacement parts and view APNs and service requests. In conjunction with the new Supply Store, Altec is dedicated to serving as a “one stop online shop” for ordering tools, supplies, accessories, replacement parts and for managing your fleet information. This system has been very well received by our customers, including governmental and educational customers because it reduces the number of places they need to go to get access to unit-specific information, replacement parts, tools, accessories, and service information. Altec manages federal customer solicitations/RFQs via the GSA E-buy system, FedBid and several other public sites. Although, awards (POs) are still provided manually by the respective contracting officer, these sites offer a method of standardized RFQ submissions. Consumers are currently able to request new/used equipment, rental and leasing quotes via our website.	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	

39	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	• Upon delivery of an Sourcewell member's completed equipment, the local Altec Account Manager provides an on-site equipment orientation with the appropriate operators. This In-Service is provided free of charge. • Each truck is delivered with two (2) sets of operator and maintenance/parts manuals. Within the equipment manuals, the standard features, safe operation, maintenance and repair information are covered. These are provided free of charge. • Additionally, over 150 basic operating and safety videos are available on https://store.altecsentry.com/catalog/free free of charge • Altec Sentry offers a variety of Instructor-Led courses for aerials, derricks and cranes. These OSHA and ANSI compliant courses aid in the fulfillment of employer training requirements. Many programs offer both Operator and Train-The-Trainer Formats. Additional costs apply based on duration of training, size of class, travel time for instructor, etc. Please navigate to https://www.altec.com/safety/ for more information. The following Instructor-Led Trainings are Available: o Insulating Aerial Device o Non-Insulating Aerial o Tree Care Aerial Device o Bucket Rescue o Digger Derrick o Backyard Digger o Crane o Wood Chipper Altec Sentry also offers more than 80 online courses for cranes, aerial devices, digger derricks and chippers. Through a simple dashboard and storefront, operators can receive ANSI and OSHA-compliant General Training and Familiarization without the need for traditional classroom sessions. • Other Altec Training options (additional costs apply): o Customized Altec equipment hydraulic maintenance training o International Fluid Power Society (IFPS) Certification training (testing provided by third party) o NCCCO certification programs for operators of mobile cranes and digger derricks	*
40	Describe any technological advances that your proposed products or services offer.	Our products are the industry leaders and are consistently raising the bar through innovative product design, integrated safety features, and continued dedication to total customer satisfaction. Altec showcases this through advancements such as; • Fiber Optic Controls • Lanyard Detection System that promotes safe unit operation by helping to ensure line workers are "clipped in" while conducting work from the platform. This operator aid helps reduce the risk of falling from the platform by reminding users to attach their lanyard before working at height (available on select models) • Altec Load Monitoring System (ALMS) acts as an aid to provide real-time visual and audible information about the percentage of rated load on your boom and/or platform. By actively monitoring your aerial's load capacity with a reliable system, you can avoid accidents and enhance safety on the job site (available on select models) • JEMS (Jobsite Energy Management System) wtih it's integrated plug-in system that uses stored electrical energy to power the aerial device, tools and exportable power, and provides cab comfort with Lithium-Ion batteries (available on select models) • Advanced paint systems • And many other was we keep our customers working safer and smarter	*
41	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Altec is the industry leader for sustainability efforts and is dedicated to listening and creating solutions. That's why we acknowledge the tremendous challenges and opportunities our customers face and aspire to responsibly care for the environment and the communities in which we operate. Altec's allegiance is evident in the development of numerous sustainability initiatives: • The Industry's First Green-Focused Facility. Located in Dixon, CA, Altec products are manufactured in a plant that features state-of-the-art sustainable construction that exceeds Title 24 energy and lighting codes. Altec received significant guidance and support on the development of this new green-focused facility from two of its customers – Pacific Gas & Electric Company (PG&E) and Southern California Edison. The new facility in Dixon allows Altec the opportunity to increase manufacturing of our Green Fleet line of products—the industry's leading energy-saving utility vehicles. Customer PG&E and Altec are in partnership to develop innovative, technologically advanced Green Fleet utility vehicles. These energy efficient Green Fleet vehicles provide a safer work environment for utility crews; significantly reduce emissions, and lower vehicle operating costs while extending vehicle life. • Meeting Customer Needs. Our Green Fleet product line decreases fuel consumption and greenhouse gas emissions, while lowering noise pollution. In partnership with the Department of Energy, Electric Partners Research Institute, CALSTART Hybrid Truck Users Forum and others, we offer a range of hybrid/electric and job-site energy management systems, along with recycled lightweight materials and alternative fuels. Altec JEMS (Jobsite Energy Management System) is an integrated plug-in system that uses stored electrical energy to power the aerial device, tools and exportable power, and provides cab comfort. The energy storage system is recharged by plugging into shore power or by the truck's internal combustion engine. Our JEMS product portfolio includes: o JEMS S o JEMS SE o JEMS LE • Facilities and Processes. Each Altec facility has established procedures and environmental management programs and actively engages in recycling steel, copper and aluminum, as well as consumer recyclables. The installation of powder coat and e-coat paint systems has substantially reduced solid waste volume and air emissions. All facilities in the corporation, including auction yards and service centers, have converted to energy efficient LED lighting. All new construction is reviewed and where applicable, energy efficiency products/construction are included (i.e., LED lighting, high efficiency gas burners, Energy Star appliances, motion activated lighting , etc.). • Our St. Joseph, MO facility has installed solar energy on three of the buildings on campus. • Altec EcoEasy Common Sustainability Goals. Green purchasing policies using Best-Value approach utilizing Staples' environmental office products and supplies has been implemented Corporate wide.	*
42	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	HVIP - Voucher Incentive Project for our Jobsite Energy Management System models. Visit https://californiahvip.org/vehicle-category/epto/ for more information Industry Organizations affiliations: • Calstart • Clean Cities	*

43	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	Altec recognizes that a diverse and talented workforce is a key competitive advantage. Our business success is reflected in the quality and skill of our people. Inclusion means understanding, valuing and respecting workplace diversity, so that no associate is excluded from the workplace nor the opportunity to develop skills and talents consistent with our values and business objectives. Altec Industries, Inc. and its affiliates are equal opportunity employers and maintain affirmative action plans to recruit, retain, develop and promote qualified individuals without unlawful consideration of race, gender, color, religion, sexual orientation, national origin, age, disability, citizenship status, veteran status, or any other characteristic protected by federal, state or local law. Altec is a National Corporate Member of the Women's Business Enterprise National Council. As part of our commitments to holding federal contracts, Altec is annually responsible to providing a small-business contracting plan which is reviewed and approved by one of our two federal contract agencies. Every year, we strive to find small business suppliers who will meet the quality and liability requirements, to supply products/services that meet/exceed our manufacturing standards. Suppliers who are interested in doing business with Altec are encouraged to register on our Supplier portal, located on our website.	*

44	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Altec offers Sourcewell members the advantage of working with one company to manufacture, sell, engineer, integrate key components (unit/body/chassis), administer warranty, and provide service solutions for a full line of Public Utility Equipment. We can provide full equipment lifecycle solutions, including: o Altec Capital Services (ACS) - Equipment Financing o Global Rental Company - Equipment Rentals o Altec Supply - Tool and Accessory Sales o Altec Sentry - Operator Safety Training o Altec Fleet Services - Comprehensive Fleet Management Solutions o Altec Service Group - In-shop and Mobile service and replacement parts support o Altec NUECO Used Equipment/Trade-In options (The only supplier of Altec Certified Pre-Owned Trucks) o JJ Kane Auctioneers - Auctions - (Specializes in Utility Equipment) Canadian and World Wide Availability: o Altec Canada - Factory direct purchasing solutions for our Sourcewell Canadian customers with local Sales, parts, shop and mobile service, rental, and financing. o Altec Worldwide – We deliver products and services to more than 100 companies throughout the world. Company Ownership: Altec has been a family owned and privately held manufacturing company, since 1929. Longevity in ownership, is an assurance for our Sourcewell customers that they can rely on availability of older Altec replacement parts, ensure Altec units are trade-worthy at a future date, and ultimately that the values and principles Altec was founded on remain in place today - Total customer satisfaction in all aspects of the business. Customer Focus: Altec listens and engineers solutions for our customers and the daily challenges they face. It is from that commitment, that innovative equipment, features and options are designed to provide equipment that is highly productive and has a low overall cost of ownership. Government Focused Sales: Altec is committed to assisting in the acquisition and procurement goals of each government entity we serve. Having a team who is both engaged in the customer relationship and also procurement process, assists Sourcewell members achieve their procurement goals effectively and efficiently. Innovative Design: Our products are consistently raising the bar with innovative product design and integrated safety features. ISO Facility: Many units are designed, manufactured and final assembled in an ISO9001 registered factory (St. Joseph, MO). Supply Chain Innitiatives: Altec continues to make significant efforts corporate-wide to reduce and contain costs by using the Altec Production System and strengthening our supply chain. Quality Control: Altec provides the ability to control quality by manufacturing parts for our equipment. This allows us not only quality control but schedule control. o Altec feels that the fiberglass boom is one of the most important components in the building of an aerial device or a digger derrick. We don't have to rely on an outside vendor for quality control. Altec has composite engineers on staff, we have traceability from raw material to the finished product. o All booms ultrasonically tested and documents maintained. o All fiberglass booms to have a minimum of 7 to 1 to ultimate safety factor. o All welding to be done by AWS certified welders who meet Standard D1.1 on a 3G weld. o All bearing surfaces to be machined after welding. o All units with electronic circuit boards to be wave soldered o Provide a power distribution module (PDM) in the cab as a central point for all electrical. Include diagnostic capability with LED lights. Mechanic Certification: All quality and final testing of equipment prior to shipment from manufacturer and final assembler to be performed by FPS certified mechanics. Safety Certification Training: To promote and ensure the safe operation of our equipment amongst our Sourcewell members, Altec offers numerous OSHA based training CBTs and Trainer led safety programs. Altec SENTRY complies and demonstrates the vital safety features necessary for the industries in which we serve. Safety Standards: Standard Safety features are provided on every applicable unit; outrigger boom Interlock, outrigger motion alarm, back up alarm, unit/outrigger selector, Altec ISO Grip (Insulated Control Handle, Auxiliary Control Covers, Control Console (dashboard), Boom Tip Covers). Available tools; Lanyard interlock, Load Monitoring Systems, Basic Operating Videos, Safety Videos, Sales Videos. Corporate Training: People (training and certifications), process (a controlled process that provides traceability and accountability) and technology (machinery used) makes Altec a differencing Vendor. Warranty: Most of our products have a limited lifetime structural warranty. National Service / Support Network: As a private company dedicated to our customers and associates, Altec leads the way in service and customer satisfaction in the markets we serve. Altec is proud to provide products and services that help crews work safer and smarter. o On-line ordering is available at www.altecconnect.com. Altec Connect provides easy access to ordering Tools and Accessories or Replacement Parts, as well as detailed manuals and parts information for your units. o Altec is committed to bringing you the services and products you need. For additional assistance with Parts, Tools, & Accessories, Shop Service, Mobile Service, or Technical Support, call 1-877-GO ALTEC.	*

Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
45	Do your warranties cover all products, parts, and labor?	Yes, our standard warranty is 1 year parts and labor, with 90 days for travel. Additionally it includes a limited lifetime warranty on most models. Please see attached "Warranty - Documents" for more information	*
46	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	No restrictions, however products must be operated and maintained in accordance with Altec operators and maintenance manuals, programs, and bulletins. Please see attached "Warranty - Documents" for more information	*
47	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Yes, standard warranty is 90 days for travel charges.	*
48	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	No, Altec employs Mobile Service Technicians in all 50 states and Canada. We own and operate 44 service facilities across the United States and Canada. It will be the member's decision to schedule a Mobile Service Technician to come to their site or schedule in shop service. In either case, 1-877-GO ALTEC (1-877-462-5832) is our dedicated number for members to speak with their local Parts, Mobile, or Shop Service representative.	*
49	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Products not manufactured by Altec which are supplied by Altec on special order would be covered under the manufacturer warranty. This would include items such as inverters, compressors, liftgates, generators, etc.	*
50	What are your proposed exchange and return programs and policies?	Parts ordered in error or no longer needed can be returned. If it was an error on Altec's part or otherwise not the customer's fault the 10% restocking fee will be waived. However. due to the nature of our equipment and the devaluation that occurs upon title / registration, there is no exchange or return program for equipment sales.	*
51	Describe any service contract options for the items included in your proposal.	We have included in our product offering service contract packages for member consideration at discounted rates. These include Preventative Maintenance (PM) Inspections at several different intervals, DOT inspections, Dielectric Tests.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
52	Describe your payment terms and accepted payment methods?	Payment Terms are Net 30. We accept payment by traditional methods such as check, wire transfer, and credit cards (There is a fee of 3% for credit card transactions used for the purchase of major units). Please see attached document "Payment Terms - Customer Detail" for complete details Customer payment inquiries can be sent to ARINQUIRY@ALTEC.COM or your local Altec Account Manager. Customer remittance information cab be sent to AEPREMITTANCE@ALTEC.COM or your local Altec Account Manager.	*
53	Describe any leasing or financing options available for use by educational or governmental entities.	Altec Industries provides Leasing and/or financing options through our subsidiary Altec Capital. Options include FMV, TRAC, and Capital leases, Equipment Finance Agreements (EFAs), and a dedicated Municipal Lease option to meet the equipment needs of our municipal customers. The benefits of our Municipal Lease option include: • Finance terms to match the useful life of the equipment. • Flexible lease options to shorten life cycles and decrease maintenance costs. • Conserves capital budget funds. • Match payments with budget allocations. • Non-appropriation language included. Equipment - Altec aerial trucks, digger derricks, cranes and miscellaneous specialty equipment. Ancillary non-Altec equipment will also be considered along with the leasing of Altec equipment Lease Term - 3 years to 8 years. Please call for shorter or longer lease terms. For used equipment, the age of the unit plus the lease term cannot exceed 8 years Purchase rates shown on attached document "Price List - Altec Capital Rate Matrix 11-1-2021" are good for 30 days from Date shown above. Credit Ratings - Baa or better Contact Altec Capital for a quote for your specific opportunity. With Altec Capital Services, there is no need to look anywhere else. Municipalities can now affordably purchase equipment in a timely, simplified way. The municipal lease offering is another product that Altec Capital Services, LLC offers to our customers in an effort to become your partner. Please feel free to visit http://www.alteccapital.com for more information.	*
54	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	Each opportunity will be quoted to customer, in compliance with Sourcewell contract terms and conditions including pricing and discount structure. Altec has created templates to help standardize the work practice and ensure we are quoting in a compliant manner. Please see attached "Audit - Standard Docs - Quote Template Example". We will typically also include a detailed quote document, in order for customer to verify their requirements are being met with our proposal. This document will include additional notes at the end. Please see attached "Standard Docs - Detailed Quote Document Example".	*
55	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Yes Altec accepts the P-card, there is a fee of 3% for credit card transactions used for the purchase of major units	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of

an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
56	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Line Item Proposed Contract Pricing plus $2.20/mile delivery charge (CONUS only). The pricing provided includes a discount of between 3% - 5% off MSRP depending on the model. Please see attached "Price List - ALTEC 110421 11-4-2021" for USA, and "Price List - ALTEC 110421 11-4-2021 CANADA" for Canada . NUECO pricing sheet is attached as well and represents a 3% discount off of standard pricing "Price List - NUECO - 2021" JJ Kane Auctioneers, an Altec company, is a full-service auction company that specializes in the remarketing of Utility and Forestry Equipment including but not limited to aerial lifts, cranes, digger derricks, cable placing machines, directional drills, excavation equipment, and trenchers, is offering Sourcewell members a 28.6% savings off their typical sellers fee. Please see attached "Price List - and Notes JJ Kane" Altec Capital rate sheet is attached "Price List - Altec Capital Rate Matrix 11-1-2021" as well as "Altec Capital Sourcewell Proposal". These rates are based on a credit rating of Baa or better, and are not to exceed rates. There is no more aggressive pricing available in the country for cooperative procurement organizations, state purchasing departments, GPOs, municipalities, universities, or school districts.	*
57	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Line Item Proposed Contract Pricing plus $2.20/mile delivery charge (CONUS only). The pricing provided includes a discount of between 3% - 5% off MSRP depending on the model. Please see attached "Price List - ALTEC 110421 11-4-2021" for USA, and "Price List - ALTEC 110421 11-4-2021 CANADA" for Canada . NUECO pricing sheet is attached as well and represents a 3% discount off of standard pricing "Price List - NUECO - 2021" JJ Kane Auctioneers, an Altec company, is a full-service auction company that specializes in the remarketing of Utility and Forestry Equipment including but not limited to aerial lifts, cranes, digger derricks, cable placing machines, directional drills, excavation equipment, and trenchers, is offering Sourcewell members a 28.6% savings off their typical sellers fee. Please see attached "Price List - and Notes JJ Kane" Altec Capital rate sheet is attached "Price List - Altec Capital Rate Matrix 11-1-2021" as well as "Altec Capital Sourcewell Proposal". These rates are based on a credit rating of Baa or better, and are not to exceed rates. There is no more aggressive pricing available in the country for cooperative procurement organizations, state purchasing departments, GPOs, municipalities, universities, or school districts.	*
58	Describe any quantity or volume discounts or rebate programs that you offer.	For equipment purchase prices: 2-5 Units: 1% Discount from Contract Price 6-10 Units: 1.5% Discount from Contract Price 11-19 Units: 2% Discount form Contract Price 20+ Units: TBD at Time of Order Note: Units must be identical and ordered at the same time to qualify for quantity rebate.	*
59	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or “nonstandard options”. For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Altec is offering nearly 500 of our most commonly ordered line items with specific pricing for Sourcwell members. When specific customer work practice requirements, customer preferences, ect, drive a need to utilize the Open Market section of our quote template, we will present a unique quote for each such request for customer review that will supplement the base model and contract items being quoted. This will all be accomplished with our standard quote template document, and allow our customers to be able to customize their equipment as desired.	*
60	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Delivery is the only cost not included in pricing. It applies to all customers and the price is $2.20 / mile for CONUS. Quotes would need to done for anything outside of the CONUS and will be priced at or below fair market value.	*
61	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Altec has a team of drivers that work for the company. We will also contract with approved and vetted third party drive away companies to deliver our equipment from our manufacturing facilities to the customer site. Delivery is an additional $2.20 / mile and will be calculated at time of quote for CONUS. Anything outside of the CONUS would be contracted through a third party company and would need to be priced at time of initial quote to customer. Pricing will be at or below fair market value. All parties participating in delivery of equipment will meet certain insurance and liability requirements.	*
62	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Canada deliveries will be driven to customer site by approved and vetted third party drive away companies. Alaska, Hawaii, and worldwide deliveries will be contracted through a third party company and would need to be priced at time of initial quote to customer. Price will be at or below fair market rate. All parties participating in delivery of equipment will meet certain insurance and liability requirements.	*

63	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Altec Industries has manufacturing facilities located throughout the country. If customer has a requirement for a "regional build" they can indicate this at time of quote and we will be happy to accommodate, please see attached "Company Information - Altec Production Facilities" for locations. If customer has any unique delivery requirements (such as loading equipment on a trailer for delivery, etc), they can also indicate at time of quote. Additionally customers are welcome to pickup their equipment at the manufacturing location, take a guided tour of the plant, and meet the Altec team that built their truck if desired.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
64	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	There is no more aggressive pricing available in the country for cooperative procurement organizations, state purchasing departments, GPOs, municipalities, universities, or school districts.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
65	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	Our Technical Sales Representatives that prepare Sourcewell quotes for our customers go through training on the Sourcewell quote process, requirements, and our quote template is up to date and posted on our internal company site. The quote template governs our pricing and ensures we are providing contract compliant quotes. Our Account Managers must verify customer eligibility and flag the opportunity as a Sourcewell quote in our system in order to receive Sourcewell pricing and discounts. We currently, and will continue to run quarterly reports for orders invoiced and flagged as Sourcewell, and compare the customers on this list with members listed on Sourcewell's website to check again that customers are members. The reporting and audit process is administered by Altec Corporate, with visibility of global operations. Internally, we run reports every month and identify any potential discrepancies before it is time to report our quarterly numbers and pay administrative fee to Sourcewell. Please see attached "Audit - Standard Docs - Quote Template Example". We will typically also include a detailed quote document, in order for customer to verify their equipment requirements are being met with our proposal. This document may include additional notes at the end. Please see attached "Standard Docs - Detailed Quote Document Example".	*
66	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Monthly update on new customers using our Sourcewell contract. Customers that use our Rental Equipment contract #062320-ALT that we are able to transition and fulfill other equipment needs with this new contract. Also number and ratio of formal bids that are being requested by our Sourcewell eligible customers. Training for 100% of Account Managers and Technical Sales Representatives on benefits and use of contract.	*
67	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	We would like to propose a 1% administrative fee payment to Sourcewell on all orders through Altec Industries, including NUECO, Service, Supply and SENTRY. Altec Capital proposes a flat $250 fee for lease transactions under the Sourcewell Contract. We propose an administrative fee of 1% of JJ Kane revenue (buyers fee and sellers fee).	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *	
68	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Altec is proposing Sourcewell members have access to essentially our full product line of equipment, products, and services to enhance Altec's "cradle to grave" support of our products and provide Sourcewell members with the best possible experience. Equipment is proposed as "turn-key". This would include: • Insulated Aerial Devices with standard service bodies and chip dump bodies mounted on chassis (non-overcenter, overcenter, telescopic and telescopic articulating) • Non-Insulated Aerial Devices with standard service bodies mounted on chassis (non-overcenter, overcenter, telescopic and telescopic articulating) • Altec's Aerial offerings include material handling and personnel only platforms, with platform heights from 35' to 207' • Derrick Devices with standard service bodies mounted on chassis (backyard, distribution and transmission) • Boom Truck Cranes mounted on chassis (riding seat, behind cab mount, rear mount and tractor mount) • Knuckle Boom Cranes mounted on chassis (light, medium and large) • Knuckle Boom Crane Mounted Grapple Saws mounted on chassis • Pressure Diggers mounted on chassis (digging depth from 10-22 ft) • Insulator Washers mounted on chassis and skids • Cable Placers, Stringers, Tensioners and Pullers mounted on chassis or trailers (overhead and underground) • Wood Chippers • Spray Equipment mounted on chassis • Spray Equipment mounted on skids • Service Bodies mounted on chassis (aluminum, fiberglass and steel) • Chip Dump Bodies mounted on chassis. • Pole Trailers • Tool Trailers • Crane Bodies mounted on chassis • Altec Capital Services - financing • Altec Service - maintenance and service work • JJ Kane Auctioneers - specializes in the remarketing of Utility Equipment • Altec NUECO - the only supplier of Altec Certified Pre-Owned Trucks • Altec Supply - replacement parts and accessories • Altec Sentry - training Please visit our website at www.altec.com for more product specific details, and see attached file "Company Information - Altec Subsidiary Information".	*
69	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	• Altec Capital Services - financing • Altec Service - maintenance and service work • JJ Kane Auctioneers - specializes in the remarketing of Utility Equipment • Altec NUECO - the only supplier of Altec Certified Pre-Owned Trucks • Altec Supply - replacement parts and accessories • Altec Sentry - training Please and see attached file "Company Information - Altec Subsidiary Information".	*

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
70	Telescopic, articulated, mast, and boom, aerial lifts, towers, buckets, and platforms	(●) Yes ( ) No	Equipment is proposed as "turn-key" and would include: • Insulated Aerial Devices with standard service bodies and chip dump bodies mounted on chassis (non-overcenter, overcenter, telescopic and telescopic articulating) • Non-Insulated Aerial Devices with standard service bodies mounted on chassis (non-overcenter, overcenter, telescopic and telescopic articulating) • Altec's Aerial offerings include material handling and personnel only platforms, with platform heights from 35' to 207'	*
71	Digger derricks, and cable placing, pulling, and tensioning equipment	(●) Yes ( ) No	Equipment is proposed as "turn-key" and would include: • Derrick Devices with standard service bodies mounted on chassis (backyard, distribution and transmission) • Cable Placers, Stringers, Tensioners and Pullers mounted on chassis or trailers (overhead and underground)	*
72	Directional drills, trenchless excavation equipment, thrust and boring machines, soil piercing tools, trenchers, rock wheels, and pile drivers	(●) Yes ( ) No	Equipment is proposed as "turn-key" and would include: • Pressure Diggers mounted on chassis (digging depth from 10-22 ft)	*
73	Utility locating equipment	(●) Yes ( ) No	Altec has utility locating equipment available for purchase with new equipment, or through Altec Supply	*
74	Accessories, supplies, replacement or wear parts, and services related to the offering of equipment in Lines 69-72	(●) Yes ( ) No	Altec has accessory items and supplies available with the purchase of new equipment, and through Altec Supply. We have included service contract packages for member consideration. These include PM Inspections at several different intervals, DOT inspections, Dielectric Tests, with options to pre-purchase with new equipment, or purchase after equipment has been delivered. Additionally training through our Sentry group is included in our package. Due to the complex nature of our service offerings for repair, and the large geographic area our facilities cover, we are not providing a repair program offering at this time, with this proposal offering. We are providing a program for preventative maintenance (PM inspections, DOT inspections, Dielectric Tests, etc).	*

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in ord, Excel, or compatible formats may also be provided.

. Documents should NOT have a security password, as Sourcewell may not be able to open the file. t is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blan and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. f you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. f the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Mar eting Plan category save the document as "Mar eting Plan."

- Pricing - Price Lists.zip - Thursday November 04, 0 1 1 : 8:47
- Financial Strength and Stability - Financial Strength and Stability.zip - Thursday November 04, 0 1 1 : 9:41
- Mar eting Plan/Samples - Mar eting Plan - Samples.zip - Thursday November 04, 0 1 1 :3 :
- M E/M E/S E or elated Certificates (optional)
- arranty nformation - arranty - Documents.pdf - Thursday November 04, 0 1 1 :3 :56
- Standard Transaction Document Samples - Standard Transaction Document Samples.zip - Thursday November 04, 0 1 1 :35:18
- pload Additional Document - Altec Capital Sourcewell Proposal.docx - Thursday November 04, 0 1 1 :35:40

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:

    1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

    3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Riley Browne, Contract Specialist, Altec Industries, Inc.

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_4_Public_Utility_Equipment_RFP_110421 Thu October 14 2021 04:33 PM	☑	2
Addendum_3_Public_Utility_Equipment_RFP_110421 Mon September 27 2021 05:28 PM	☑	1
Addendum_2_Public_Utility_Equipment_RFP_110421 Fri September 24 2021 03:55 PM	☑	1
Addendum_1_Public_Utility_Equipment_RFP_110421 Mon September 20 2021 02:54 PM	☑	1

EXHIBIT B
TO
COOPERATIVE CONTRACT PURCHASE ADDENDUM
CONTRACT NO. 2025192

[Fee Schedule]

See following page(s).

Altec #110421-ALT

Pricing for contract #110421-ALT offers Sourcewell participating agencies the following discounts:

- Up to a 5% discount off list price
- Up to a 28.6% discount off the typical seller's fee on items purchased through JJ Kane Auctioneers (an Altec Company)

Altec Industries, Inc.

Quote Number:	1635670
Opportunity Number:	24112292
Sourcewell Contract #:	110421-ALT
Date:	6/25/2024

Quoted for: City of Buckeye , AZ
Customer Contact: Beth Casillas
Phone: / **Email:** +1 (623) 349-6840 / bcasillas@buckeyeaz.gov
Quoted by: Steven Mays
Phone: / **Email:** (252)366-1685 / steven.mays@altec.com
Altec Account Manager: Dereek Huffer

REFERENCE ALTEC MODEL		Sourcewell Price
AT41M	**Articulating Telescopic Aerial Device with Material Handling Insulated, 41'**	**$221,112**

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1	AT41M-US48M	Articulating telescopic Aerial Device with Material Handling (insulating lower arm) with 48' boom boom height (AT48M)	$8,633
2	AT41M-AOR	Auxiliary Outriggers, Interlock, Wooden Pads / Holders (AT48M Class 5 application only)	$9,013
3	AT41M-LE	Lifting Eye - lifting eye on underside of lower boom. Rated at 1,000lbs (454kg) lifting capacity.	$218
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	SL	COMPARTMENT LIGHTS in Body Compartments - Strip LED (7 Compartments)	$1,554
2			
3			
4			
5			
6			
7			
8			
9			
10			
		SOURCEWELL OPTIONS TOTAL:	$240,530

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

1	UNIT		$0
2	UNIT & HYDRAULIC ACC		$0
3	BODY	LGSS	-$3,651
4	BODY & CHASSIS ACC		$0
5	ELECTRICAL	Whelen Arges Remote Spot Lights	$3,172
6	FINISHING		$0
7	CHASSIS	Ford F550, 4 x 4, Regular Cab, 6.7 L Power Stroke Diesel	$7,575
8	OTHER	Altec MY Price Adjustment	-$13,018
		OPEN MARKET OPTIONS TOTAL:	-$5,922

SUB-TOTAL FOR UNIT/BODY/CHASSIS:	**$234,608.00**
Delivery to Customer:	**$9,000.00**
Altec 8 Year Extended Warranty, Travel, Labor, Material, and Expense:	**$13,314.00**
AZ Tire Tax:	**$9.00**
TOTAL FOR UNIT/BODY/CHASSIS:	**$256,931.00**

(C.) **ADDITIONAL ITEMS** (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PRICING: Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model year beyond the current open order bank, should be considered estimates only. Altec's turn-key pricing is subject to change in accordance with chassis pricing received from the OEM. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM and that chassis price difference will be passed through to the customer.

PAINT COLOR: White to match chassis, unless otherwise specified
WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90)
TO ORDER: To order, please contact the Altec Account Manager listed above.
CHASSIS: Per Altec Commercial Standard
DELIVERY: No later than **24-27** months ARO, FOB Customer Location
TERMS: Net 30 days
BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.
TRADE-IN: Please ask your Altec Account Manager for more information
BUILD LOCATION: Creedmoor, NC

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.D. FIN-Bridge Over Railroad Crossing on Miller - FY 2023-2024 Railroad Crossing Elimination Program - US Department of Transportation: Federal Railroad Administration
DATE PREPARED: 10/15/24	**DISTRICT NO.:** All
STAFF LIAISON: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165	
DEPARTMENT: Financial Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the submission of a $750,000 Fiscal Year 2023-2024 Railroad Crossing Elimination (RCE) Program grant application for the planning and design of a bridge over the Union Pacific Railroad (UPRR) crossing on Miller Road.

SUMMARY

PROJECT DESCRIPTION:
The City of Buckeye desires to develop a comprehensive planning project that will lead to a construction stage for the grade separation of an existing railroad crossing along Miller Road just south of Baseline Road in an underserved community. The planning project is for a bridge over a railroad crossing that will be sufficiently developed to support future project development and construction. The goal is to improve safety and mobility of people and goods. The grant funds the planning effort for two years.

BENEFITS:
A bridge over the railroad crossing on Miller Road will enhance rail safety, improve health and safety to the community, promote wealth creation, eliminate a roadway-rail at-grade crossing and eliminate blocked traffic, accidents, and improve air quality by reducing vehicle wait times. The Miller Road bridge plans will also include ADA compliance standards to serve all individuals within the community.

Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains and spur activity, and potential rail and road closures due to incidents.

FUTURE ACTION:
After all grant funds have been expended, it is anticipated that the grant and the match will cover the cost of the planning project. If awarded, the City hopes to pursue a construction grant once the planning project has been completed.

FINANCIAL IMPACT STATEMENT:
The Federal grant portion is $600,000, with a $150,000 match from the City of Buckeye. The total project cost is $750,000.

CURRENT FISCAL YEAR TOTAL COST:
0

BUDGETED:
Yes

FISCAL YEAR:
2026-2028

FUND/DEPARTMENT:
Engineering

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
CAR Recap Summary Miller RCE - App.docx
Project Narrative Miller Road.pdf

FY 2023 – FY 2024 Railroad Crossing Elimination – Miller Road – Grant Application Summary Recap

Project Description:

The City of Buckeye desires to develop a comprehensive planning project that will lead to a construction stage for the grade separation of an existing railroad crossing along Miller Road just south of Baseline Road in an underserved community. The planning project is for a bridge over a railroad crossing that will be sufficiently developed to support future project development and construction. The goal is to improve safety and mobility of people and goods. The grant funds the planning effort for two years.

Project Cost

- $ 750,000

Required Match

- $ 150,000

Grant Amount

- $ 600,000

Plans Once Grant Expires

- After all grant funds have been expended, it is anticipated that the grant and the match will cover the cost of this planning project. The City hopes to pursue a construction grant once the planning project has been completed, if awarded.

Objectives and Expected Outcomes

- A bridge over the railroad crossing on Miller Road will enhance rail safety, improve health and safety to the community, promote wealth creation, eliminate a roadway-rail at-grade crossing and eliminate blocked traffic, accidents, and improve air quality by reducing vehicle wait times. The Miller Road bridge plans will also include ADA compliance standards to serve all individuals within the community.
- Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains and spur activity, and potential rail and road closures due to incidents.
- The expected outcome is an increase in vehicular and non-vehicular mobility for all individuals within the community.

Time Period for the Grant

- FY 2026 - FY 2028

The City of Buckeye ("Buckeye or City") is submitting two applications for the FY 2023-FY 2024 Railroad Crossing Elimination Program. This application is ranked priority 1.

Section I. Cover Page

Project Title: Miller Road-Union Pacific Railroad Above-grade Crossing Separation Planning Project	
Applicant Name: City of Buckeye	
Funding	
Amount of RCE Program Funding Requested under this NOFO	$ 600,000
Amount of Proposed Non-Federal Match	$ 150,000
Does some or all of the proposed Non-Federal Match for the total project cost consist of Preliminary Engineering costs incurred before project selection (but after November 15, 2021)? If yes, how much?	No
Other Sources of Federal funding, if applicable. Provide funding source and amount.	NA
Source(s) of Proposed Non-Federal Match	Buckeye - cash
If applicable, are set-aside funds requested? Is the project eligible for a funding set-aside in Section B.1? Yes/No. If yes, please specify which one [Planning Projects, Safety Information and Education Program, Rural or Tribal Set-Aside].	Planning project
If "Yes," amount of set-aside funds requested:	$: 600,000
Total Project Cost	$: 750,000
Previous Federal Grants	
Was a Federal Grant Application Previously Submitted for this Project? Yes/No. If yes, please specify the program, funding year and project title of the previous application, and identify any differences between the applications.	No
Location	
City(ies), County(ies), State(s) Where the Project is Located.	City of Buckeye, Maricopa County, State of Arizona
Is the Project Located in a Rural Area or on Tribal Lands? Yes/No	No
If the Project is located in a Rural Area or Tribal Land, is the Project Located in a county with 20 or fewer residents per square mile, according to the most recent decennial census? Yes/No	No
Congressional District(s) Where the Project is Located.	9
Application Tracks/Project Lifecycle Stages	
Application Track(s) proposed to be funded by this NOFO?	Track 1 – Project Planning
Lifecycle Stage(s) proposed to be funded by this NOFO?	Planning Project
Current Lifecycle Stage and Anticipated completion of current Lifecycle Stage?	Planning Project, 2 years
Rail Line Information	

Is the project located on real property owned by someone other than the applicant? Yes/No. If yes, list real property owners and the nature of the property interest.	No
Host Railroad/Infrastructure Owner(s) or Project Assets; Other impacted Railroad(s). Tenant Railroad(s), if applicable. If Applicable, is a 49 U.S.C. 22905-compliant Railroad Agreement executed or pending? Yes/No/Pending.	Union Pacific No
Planning Considerations	
Is the project currently programmed in ANY medium- or long-range planning document: Fore example, state rail plan, or interregional intercity passenger rail systems planning study, State Freight Plan, TIP, STIP, MPO Long Range Transportation Plan, State Long Range Transportation Plan, etc.? Yes/No. If yes, please specify.	No
Is the project located on a potential corridor selected for the Corridor Identification and Development Program? Yes/No. If yes, please specify the corridor(s).	No

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II. Project Summary (4-6 sentences)

The City of Buckeye desires to develop a comprehensive planning project that will lead to a construction stage for the grade separation of an existing railroad crossing along Miller Road just south of Baseline Road in an underserved community. The planning project is for a bridge over a railroad crossing that will be sufficiently developed to support future project development and construction. The goal is to improve safety and mobility of people and goods.

A bridge over the railroad crossing will enhance rail safety, improve health and safety to the community, promote wealth creation, eliminate a roadway-rail at-grade crossing and eliminate blocked traffic, accidents, and improve air quality by reducing vehicle wait times in this historically underserved community.

III. Grant Funds, Sources and Uses of Project Funds

Task No.	Task Name project component	Cost	Percentage of total cost	Source of funds and citation, as applicable
1.	Planning Project	$750,000	100%	US DOT and Buckeye
Total Project Cost.		$750,000	100%	US DOT and Buckeye
Federal Funding Requested in this Application (RCE Program Request).		$600,000	80%	US DOT
Total Non-Federal Match.		$150,000	20%	Buckeye
Non-Federal Funding (State)		Cash: $0 In-Kind: $0	0%	Not Applicable
Non-Federal Funding (Private Sector)		Cash: $0 In-Kind: $0	0%	Not Applicable
Non-Federal Funding (Local)		Cash: $150,000 In-Kind: $0	20%	Buckeye
Other Committed Federal Funding (e.g. Federal Highway Administration, congressionally directed/earmark other FRA grant program funds – including previous RCE grants, etc.). Note: If there are multiple sources of other federal funding, please break funding down by each source.		Not Applicable	Not Applicable	Not Applicable
Other Pending Federal Funding Requests		None	None	None
Amount (if any) of funding request eligible for set-aside funds as described in section B(1) (Planning, Rural/Tribal set-aside, or Highway-Rail Grade Crossing safety information and education programs).		$600,000	80%	US DOT
Portion of Total Project Costs Spent in a Rural Area, if applicable.		None	None	None

Does some or all of the proposed Non-Federal Match for the total project cost consist of Preliminary Engineering costs incurred before project selection (but after November 15, 2021)? If yes, how much?	No	Not Applicable	Not Applicable

IV. Applicant Eligibility Criteria

The City of Buckeye is a municipality incorporated in the State of Arizona on May 8, 1929, as verified by the Office of the Clerk of the County of Maricopa, State of Arizona.

A4100

A Log Cabin Town
Buckeye Incorp
C. 4202

County of Maricopa
State of Arizona
Office of the Clerk

State of Arizona }
County of Maricopa } ss.

I, Rhea Averill, *Clerk of the Board of Supervisors do hereby Certify That* the following is a true and correct extract from the minutes of the Board of Supervisors' meeting held May 8, 1929:

HEARING ON THE INCORPORATION OF BUCKEYE
(Attached)

In Witness Whereof, *I have hereunto set my hand and affixed the Official Seal of the Board of Supervisors. Done at Phoenix, the County Seat this* 10th *day of* August, 1959 *A.D.*

Rhea Averill
Clerk of the Board of Supervisors

10-3

Mr. Wm. Hamner, Town Clerk, Buckeye
File

HEARING ON THE INCORPORATION OF BUCKEYE

The hearing on the petition for the incorporation of Buckeye which was set for 2 p.m. came up for hearing. Affidavit was filed by C. A. Narramore that persons appearing on list of taxpayers under one name were the same as persons who had signed the petition for incorporation under different names. Report of the Southern Pacific Company and Mautual Cotton Oil Company asked that their protest against including their property within the proposed limits be permitted to stand.

Motion was made by A. C. Austin, seconded by Phil C. Ensign, that the following order incorporating the Town of Buckeye, be adopted:

ORDER

IN THE MATTER OF THE INCORPORATION
OF THE TOWN OF BUCKEYE

WHEREAS, a petition having been filed by the citizens of Buckeye for the incorporation of same under the laws of the State of Arizona as an incorporated town; and

WHEREAS, it appears to the satisfaction of the Board of Supervisors of Maricopa County that within the territory proposed to be incorporated that there are more than five hundred (500) inhabitants, and that more than two thirds of the taxable inhabitants within the said territory signed a petition applying for the incorporation of said town; and it further appearing to the satisfaction of the Board of Supervisors that the citizens of said town have complied with the laws of the State of Arizona pertaining to the incorporation of towns as authorized in Chapter 2, Title 7, of the Revised Statutes of Arizona, 1913, now, in accordance with said petitions for incorporation.

IT IS HEREBY ORDERED that said petitions for the incorporation of the Town of Buckeye, Maricopa County, Arizona, be and is hereby granted, all objections and protests to said incorporation having been denied, and from henceforth the inhabitants within the following described territory shall be a body politic and corporate by the name of Buckeye and by that name they and their successors shall be known in law, having perpetual succession unless disincorporated, may sue and be sued, plead and be impleaded, defend or be defended, in all courts in all actions, suits and matters whatsoever and may have and use a corporate seal and alter the same at pleasure.

TOWN OF BUCKEYE, INCORPORATED:
Maricopa County, Arizona.

Beginning at the Northeast corner of Section five (5), Township One (1) South, Range Three (3) West and running thence West to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section Five; running thence North, Two Hundred Fifty (250) feet to the North line of the Arizona Eastern Railway Company's Right-of-way; running thence West along said North line of said right-of-way Six Hundred Sixty feet; thence South with said right-of-way line One Hundred (100) feet; thence West along said North right-of-way line to a point One Hundred Fifty feet North of the Northwest corner of said Section Five; thence South One Hundred Fifty feet to the Northwest corner of Section Five; thence South along the West line of said Section Five to the Northwest corner of the Southwest quarter of the Southwest Quarter thereof; thence to the Northeast corner of said Southwest Quarter of the Southwest quarter of Section Five; thence South to the Southeast corner of the Southwest quarter of the Southwest quarter thereof; thence East to the Southwest corner of the Southeast Quarter of said Section; thence North to the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section; thence East to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section; thence North along the East line of said Section Five to the point of beginning.

IT IS FURTHER ORDERED that W. R. Campbell, E. J. Hendren, C. A. Narramore, R. W. Rainey and H. M. Watson, qualified electors of said Town, shall be and they are hereby appointed as the first common council of said Town of Buckeye, and they shall continue in office until their successors are elected and qualified as provided in Chapter 2, Title 7, Paragraph 1825, Revised Statutes of Arizona, 1913, Civil Code.

The vote being taken on above order resulted in Austin and Ensign voting "Yes" and Gilber voting "No" and gave as his reason that he did not think this the opportune time to incorporate the town.

Buckeye desires to complete a planning project for the above-grade construction of a railway crossing bridge that will eliminate the at-grade crossing, thereby eliminating the railway-roadway at-grade accidents, fatalities and injuries, and wait times contributing to harmful emissions. Buckeye is requesting a set-aside for this planning project. Buckeye will contribute a 20% match of the funding for this planning project with cash from the Buckeye General Fund.

V. Project Eligibility Criteria

The identified Buckeye roadway-rail crossing project will improve the safety and mobility of people and goods. This will be accomplished through a crossing grade separation through the use of a bridge of the roadway over the railroad tracks. The lifecycle stage of this application of this capital project is Track 1-Project Planning. The project will include the completion of conceptual engineering and design concepts, documentation of alternatives considered, completion of environmental analysis, scale design drawings, public and stakeholder engagement, completion of project cost estimation, and other requirements necessary to support future project development activities and construction.

VI. Detailed Project Description

Buckeye is a rural area with population clusters spread over 640 sq. miles, covered by greater than 90% agricultural/open space, 2% industrial/commercial use, and 4% residential. The 640 sq. miles present a challenge compounded by numerous response barriers. Environmental Systems Research Institute (ESRI) estimates a 2023 population of 121,717 located 25 miles west of Phoenix. The community includes 37,486 households. Buckeye's main ethnic breakdown is 46% Latino, 42% White, and 5.6% Black. ESRI median household income is $81,386, the median age is 34 years, and 8% of households are below poverty level. Buckeye has thousands of miles of dirt and gravel roadways. Portions of Buckeye have been federally identified as historically disadvantaged as to transportation, health, equity, environmental indicators, Risk Management Plan (RMP) facility proximity, wastewater discharge, flood risk, education, income, socioeconomic indicators, unemployment, and a high level of vulnerability to negative effects caused by external stresses on human health. Please see the following map (*Figure 1*).

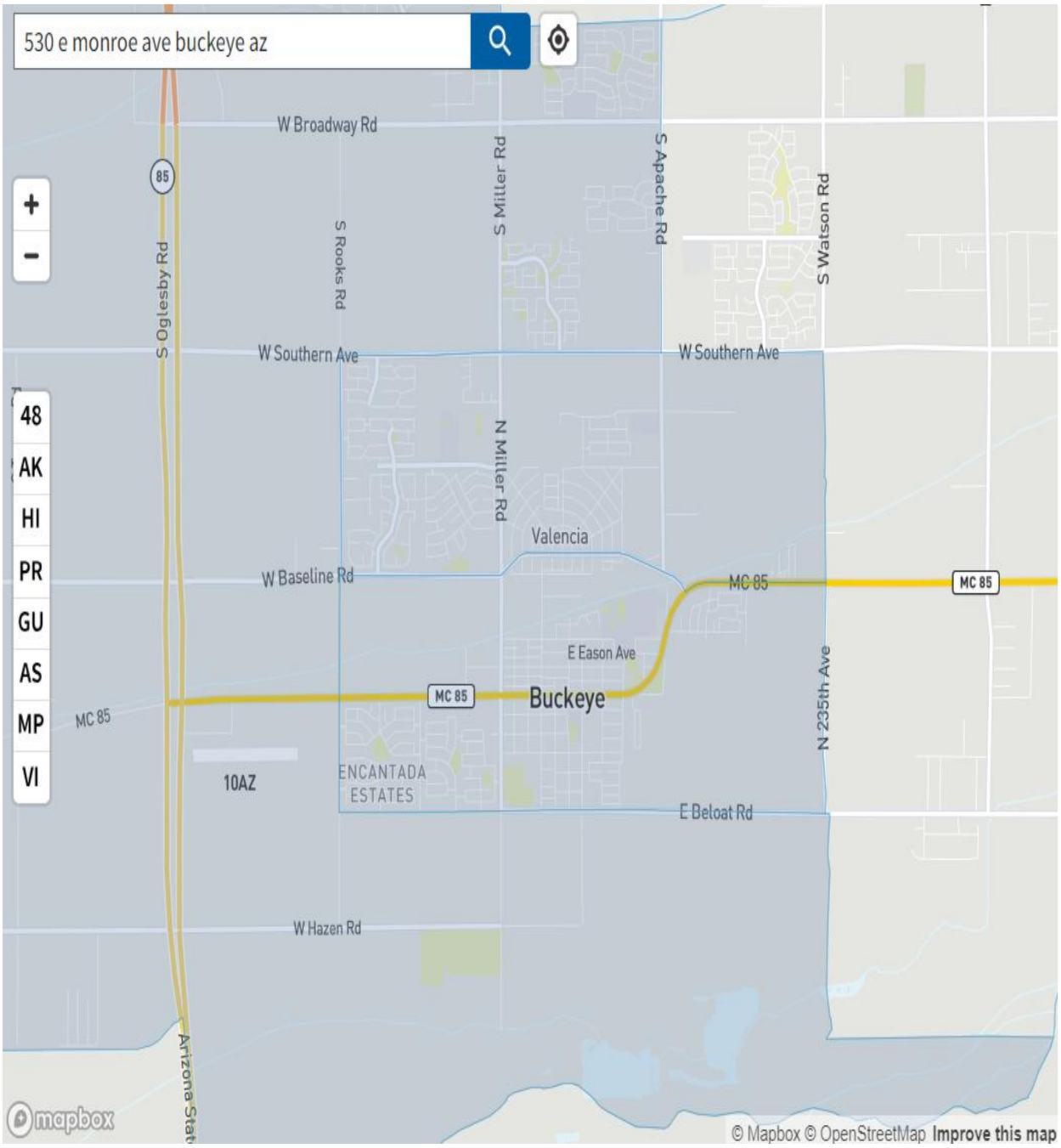

Figure 1 – Federally Designated Historically Disadvantaged Map

In the mid 2000's Buckeye was a rural community with a population of less than 10,000 residents. The current population is estimated at over 120,000 residents in 2024. It has been well documented that Buckeye is one of the fastest growing communities in the country (Five Arizona cities named among the fastest-growing in the U.S. (abc15.com)). As a fast-growing community, the City is facing serious infrastructure challenges due to the population increase. The required infrastructure improvements are outgrowing the financial capabilities of the City to construct the necessary infrastructure to support the population needs.

The subject of this application funding request is the railroad crossing on Miller Road just south of the Miller Road-Baseline Road intersection. Miller Road is a north-south section line roadway within the City of Buckeye. It is the only direct connection from Downtown Buckeye to Interstate 10 (I-10) located approximately 4.5 miles to the north, as shown in *Figure 2* below.

Per the City's adopted Transportation Master Plan (TMP) Miller Road is designated as a Major Arterial roadway in the near future with three (3) through lanes in each direction separated by a raised median. A key intersection along Miller Road is at Baseline Road, which is an east-west major roadway located ½ mile north of the downtown area. Baseline Road provides an alternative for traffic passing through the downtown area to avoid the lower posted speed limits. Approximately 300' south of the Miller Road and Baseline Road intersection is an at-grade crossing of the Union Pacific Railroad (UPRR), as shown in *Figure 3*.

There are spur lines in the project area that the UPRR uses to detach and reattach rail cars. During these maneuvers, the Miller Road crossing is closed for a minimum of 15-30 minutes. This causes significant delays for Miller Road traffic trying to access Downtown Buckeye.

VII. Highway-Rail Grade Crossing Safety Information and Education Programs

Union Pacific (UP) provides Rail Safety Education Resources, which can be found at this link: UP: Rail Safety Education Resources. UP also offers free rail safety presentations upon request. The City will request rail safety presentations from UP to be conducted at City facilities to help educate the community on the efforts put forth by the City, UP, and the US DOT.

It is also important for the community to be aware of UPRR's Top 5 Commodities in Arizona in 2023 (pdf_arizona_usguide.pdf (up.com)):

> Shipped: 1. Intermodal-Wholesale, 2. Metallic Minerals, 3. Non-Ferrous Metals, 4. Wheat & Flour, 4. Non-Metallic Minerals.
>
> Received: 1. Assembled autos, 2. Intermodal-Wholesale, 3. Sulfur, 4. Cement & Misc. Minerals, 5. Lumber & Building Materials

The City aims to increase community awareness of the potential safety risks and hazardous materials encountered with railway traffic to reduce and prevent motor vehicle, pedestrian, and other accidents from occurring.

VIII. Project Location

The coordinates for the two UPRR tracks that intersect Miller Road are as follows:

- Latitude: 33.3776555 and Longitude: -112.5907576
- Latitude: 33.3771390 and Longitude: -112.5907380

Miller Road is a north-south section line roadway within the City of Buckeye. It is the only direct connection from Downtown Buckeye to Interstate 10 (I-10) located approximately 4.5 miles to the north, as shown in *Figure 2* below.

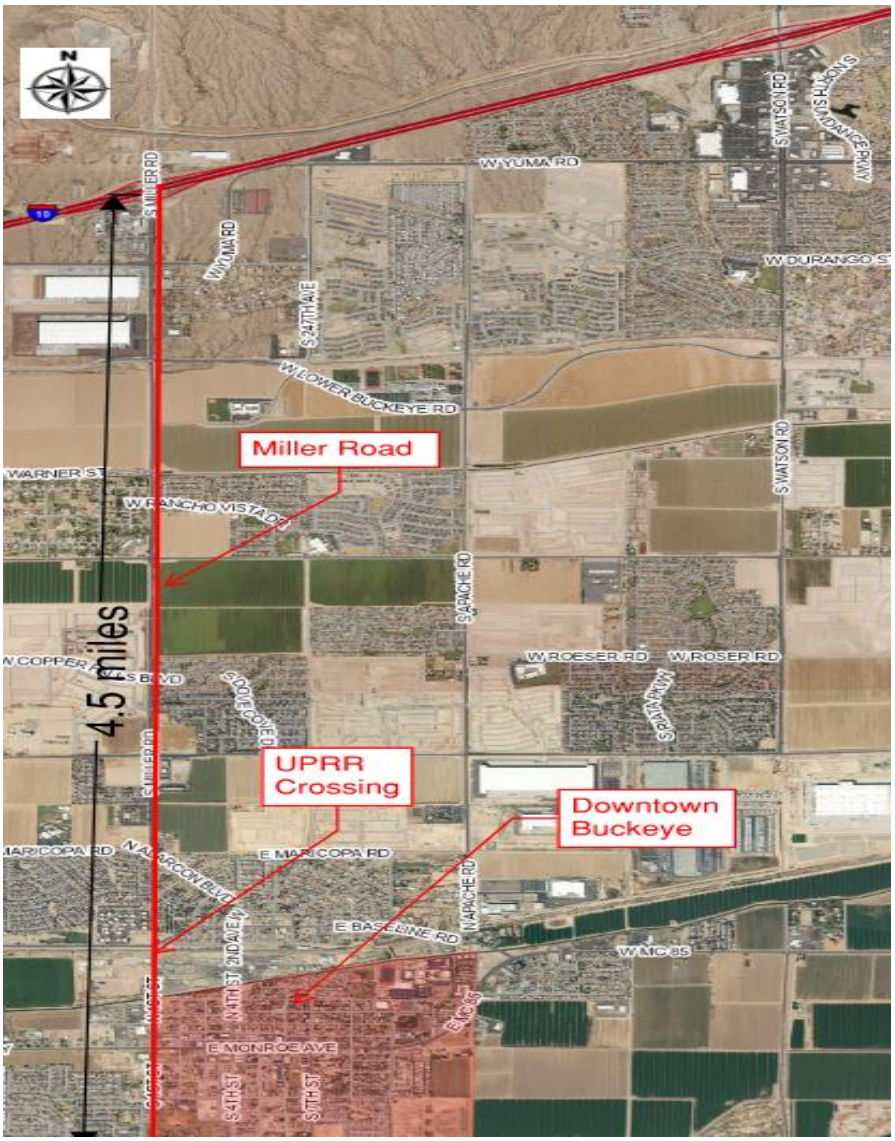

Figure 2 – Project Location

Per the City's adopted Transportation Master Plan (TMP), Miller Road is designated as a Major Arterial roadway in the near future with three (3) through lanes in each direction separated by a raised median. A key intersection along Miller Road is at Baseline Road, which is an east-west major roadway located ½ mile north of the downtown area that provides an alternative for traffic passing through the downtown area to avoid the lower posted speed limit. Approximately 300 feet south of the Miller Road and Baseline Road intersection is an at-grade crossing of the Union Pacific Railroad, as shown in *Figure 3*. Additionally, just south of the first railroad at-grade crossing is a second at-grade railroad crossing to accommodate spur lines.

These spur lines in the project area are used by the Union Pacific Railroad ("UPRR") to detach and reattach rail cars. During these maneuvers, the Miller Road crossing is closed for a minimum of 15-30 minutes. This causes significant delays for Miller Road traffic trying to access Downtown Buckeye or destinations north of downtown. Exacerbating this delay are several factors. Trains pass through this area several times a week. The at-grade railroad crossings are

just 300 feet south of the Miller-Baseline intersection. The Miller-Baseline intersection is regulated with a 4-way stop sign, which creates vehicular back up along Miller, south to the at-grade railroad crossing. Traffic backs up between the Miller-Baseline intersection and the at-grade crossing, and between the two railroad crossings and south of the railroad crossings. The 2024 average daily traffic volumes along Miller Road through the Baseline Road intersection are approximately 16,000 vehicles. Per the City's adopted TMP, the projected buildout daily volume for Miller Road is over 25,000 vehicles.

The intersection has one (1) approach lane in each direction and northbound and southbound left turn lanes. There are no right turn lanes on any of the approaches. It is currently an All-Way STOP intersection and during peak hours northbound vehicles queue back over the railroad tracks. The City has evaluated the intersection and determined it should be improved to accommodate the current (and future) traffic volumes.

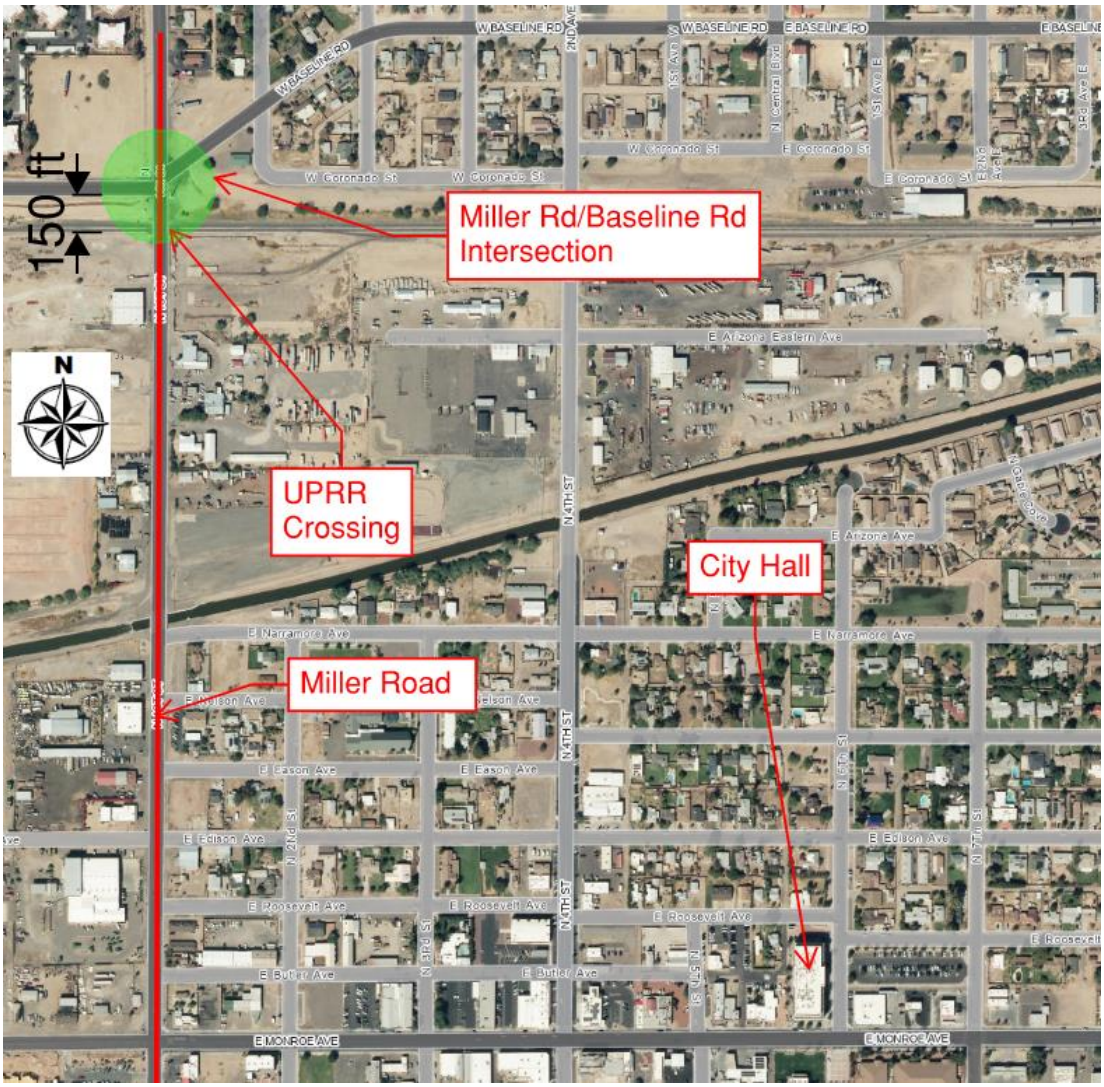

Figure 3 – Study Area

The existing at-grade crossing does have gates and the appropriate signage advising drivers of the crossing. *Figure 4* is an image looking southbound at the crossing from just north of the Miller Road/Baseline Road intersection.

Figure 4 – Looking Southbound from Baseline Road Intersection

Within the project limits there are overhead electrical lines (as shown in *Figure 4*) that are under the jurisdiction of Arizona Public Service (APS):

- East side of Miller Road north of Baseline Road – 69kv
- East side of Miller Road south of Baseline Road – 12kv
- South side of Baseline Road west of Miller Road – 69kv

Improving or modifying the existing at-grade crossing will require coordination with APS for the relocation of their equipment.

As mentioned, the City has been evaluating the intersection of Miller Road and Baseline Road for the past few years to determine an intersection configuration to accommodate the future traffic volumes anticipated in the intersection. The following are the steps the City has completed to date:

- Shift the intersection north to provide more separation from the railroad and compare a signalized intersection to a roundabout. It was determined that the projected level-of-service and safety would be similar for either configuration, so other items were evaluated. The primary concern with the roundabout was due to the proximity of the railroad and the long closure of the crossing that southbound traffic would queue back up into the roundabout. This could potentially prohibit any traffic from entering and

basically shut down all four directions of travel. The conclusion of the evaluation was to shift the intersection and install a traffic signal.

- A design concept report (DCR) was completed to determine the ultimate and interim roadway cross section and layout for the Miller Road/Baseline Road intersection and approximately ½-mile of roadway.
- Design of the interim improvements began and coordination meetings with the UPRR have occurred, including an on-site field review with the UPRR representatives and a representative from the Arizona Corporation Commission (ACC). During these meetings, the UPRR informed the City that in order to improve the existing at-grade railroad crossing on Miller Road by adding 1 or more lanes across the railroad tracks, the City would need to remove at least two (2) other existing at-grade crossings of the UPRR.
- The City has had follow up meetings with the UPRR and ACC regarding the requirement of removing other existing at-grade crossings elsewhere in the City and the UPRR has not altered their stance on required removals. The City has a limited number of existing at-grade crossings and removing at least two (2) of them would greatly negatively impact the City's transportation network.

In the meantime, a large warehouse distribution center (over 1,500,000 square feet) has been proposed west of Miller Road that utilizes the Miller Road/Baseline Road intersection extensively. This project, combined with others in the area (KORE Power, the lithium-ion battery manufacturer, and another 6,000,000 square feet of warehousing facilities) requires a safe intersection and railroad crossing for employees to get to/from work and products to be delivered regionally. The proposed planning project will improve safety for all users of Miller Road.

The proposed above-grade bridge overpass of the two sets of railroad tracks will resolve the many existing issues. Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains and spur activity, and potential rail and road closures due to incidents. The expected users and beneficiaries will be people traversing Miller Road to access places of employment, shops, schools, medical facilities, places of worship, the I-10 freeway, and others. Residents of the affected area in this disadvantaged community will benefit from enhanced safety, reduced vehicular emissions, and traffic congestion. UPRR will benefit from the above-grade bridge by eliminating the risk of people and vehicular incidents with trains. The project will provide pedestrian and micromobility for small, low-speed human or electric-powered modes of transportation, such as bicycles, scooters, electric-assist bicycles, electric-assist scooters, and lightweight, wheeled modes of conveyance. Buckeye leadership has expressed a commitment to a goal of zero roadway fatalities and serious injuries. The proposed project will express the Mayor and Council's public commitment. The above-grade planning project will target achieving zero roadway fatalities and serious injuries.

IX. Grade Crossing Information

US DOT Grade Crossing Inventory #	Proposed Improvement	Rail Operator(s)	Railroad Owner	Latitude coordinates (at least five decimal places of precision)	Longitude coordinates (at least five decimal places of precision)
741771Y	Planning for the construction of an above-grade overpass structure (bridge)	Union Pacific Railroad Company [UP]	Union Pacific Corporation	33.37765	-112.59075
741772F	Planning for the construction of an above-grade overpass structure (bridge)	Union Pacific Railroad Company [UP]	Union Pacific Corporation	33.37713	-112.59073

The crossings are located at railroad milepost 875.340. The type of trains traversing these tracks are freight. The surrounding land use is residential and commercial. The latitude is 33.3776555 and the longitude is -112.5907576 for the first set of tracks, and the latitude is 33.3771390 and the longitude is -112.5907380 for the second set of tracks. There is one thru train in the morning and one thru train in the evening. There are a total of 2 switching trains. The maximum crossing speed of trains is 40 miles per hour (MPH). Typical speed range over the crossing is 10 to 40 MPH. There is one main track and two siding tracks. Train detection is constant warning time. The crossing is signaled with no other traffic control devices. There is no event recorder and no remote health monitoring. Pavement markings include stop lines and railroad crossing signs. There are three (3) concrete paved traffic lanes across the tracks with two-way traffic. There are streetlights within 50 feet of the crossing. The posted speed limit of the roadway is 35 MPH. It is estimated that 30% of the traffic are trucks and average daily school bus crossings are 28.

X. Safety Benefit

A review of the crash history of Miller Road and Baseline Road/UPRR for the time period of 2014-2023 indicated 39 total crashes, 5 of which resulted in serious injuries.

The 2024 average traffic volume along Miller Road through the Baseline Road intersection is approximately 16,000 vehicles per day. According to the City's adopted Transportation Master Plan (TMP), the projected buildout volume for Miller Road is over 25,000 vehicles per day.

With traffic volumes along Miller Road and Baseline Road projected to double in the next 10 years, the number of crashes is expected to increase, as well as the potential for crashes that result in serious injuries and potentially fatalities.

Approximately ½ mile south of the UPRR tracks, a new apartment complex is being built, called Solana Villas, which will have 200 apartments available for rent. According to census.gov, the average household is comprised of 3.16 persons, thus these 200 new apartments will house approximately 632 people and create more traffic along Miller Road since it is an arterial roadway. Additionally, approximately 2.5 miles southeast of the UPRR tracks is another townhome-style residential development currently being built, called Lanai Living, which will have a total of 444 units available for rent. Based on census.gov, the average household is comprised of 3.16 persons, thus these 444 new townhomes will house approximately 1,403 people and create more traffic along Miller Road since Miller Road is the nearest arterial roadway. Many of these new residents of the area will likely traverse via Miller Road since it is an arterial roadway connecting users to Interstate-10 which runs east-west and is approximately 32 west of Phoenix. With the construction of a bridge over the UPRR tracks, Miller Road commuters will not have to cross any railroad tracks and will also not be delayed when the train is passing through Miller Road. Additionally, the current state of the at-grade railroad tracks creates a barrier for first responders as they are unable to quickly respond to calls for service if the train is crossing and blocking Miller Road, the main arterial roadway connecting downtown Buckeye.

The proposed above-grade bridge overpass of the two sets of railroad tracks will resolve the many existing issues. Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains and spur activity, and potential rail and road closures due to incidents. The expected users and beneficiaries will be people traversing Miller Road to access places of employment, shops, schools, medical facilities, places of worship, the I-10 freeway, and others. Residents of the affected area in this historically disadvantaged community will benefit from enhanced safety, reduced vehicular emissions, increased ability for wealth creation, and reduced traffic congestion. UPRR will benefit from the above-grade bridge by eliminating the risk of people and vehicular incidents with trains. The project will provide pedestrian and micromobility for small, low-speed human or electric-powered modes of transportation, such as bicycles, scooters, electric-assist bicycles, electric-assist scooters, and lightweight, wheeled modes of conveyance. Buckeye leadership has expressed a commitment to a goal of zero roadway fatalities and serious injuries. The proposed project will express the Mayor and Council's public commitment. The above-grade planning project will target achieving zero roadway fatalities and serious injuries.

The City's goal is to improve safety, increase mobility, reduce greenhouse gas emissions, promote wealth creation, and provide safe pathways for vehicular and non-vehicular traffic. The project is in coordination with the City Transportation Master Plan to consider climate resiliency. The completed project will benefit the community and provide equity by removing access disparities and significantly improving connectivity and safety. By overpassing the railroad tracks, safety will be enhanced by removing the crossing of railroad tracks and eliminating train versus vehicle or pedestrian collisions. The new multi-modal direct access over the existing barriers will improve job prospects and allow residents to access employment by means other than vehicular. Using the EPA's EJScreen geospatial tool, the ozone reading in this area is in the

88th percentile compared to the United States. The reduction in vehicle wait times, as a result of the overpass connection, will decrease vehicle emissions and will equitably distribute the benefits of better air quality, improving the neighborhood environmental and health conditions.

The proposed multi-modal overpass provides safer accessibility to vehicular and non-vehicular traffic. It reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The overpass also reduces first responder barriers in the event of an emergency, keeping response times low and saving lives. An hour of automobile idling burns approximately one-fifth of a gallon of gas and releases nearly 4 pounds of Carbon Dioxide (CO2) into the air (https://ravalli.us/DocumentCenter/View/229/Vehicle-Idling). Excessive amounts of CO2 in the atmosphere can contribute to global warming. If the average wait time is 30 minutes, for an average of 10 vehicles per crossing wait, at 3 times per week for 52 weeks produces about 3,000 pounds of carbon dioxide per year and can save up to 150 gallons of gasoline. Thus, providing a significant health benefit and sustaining the environment in this disadvantaged community.

XI. Evaluation and Selection Criteria

A review of the crash history of Miller Road and Baseline Road/UPRR for the time period 2014-2023 indicated the following –

- 39 total crashes (5 with serious injuries)

With traffic volumes along Miller Road and Baseline Road projected to nearly double in the next 10 years, the number of crashes will increase and so will the potential for serious injury crashes.

The City is submitting this project under the *Track 1 – Project Planning* category asking for assistance in completing a design concept report (DCR) that considers a grade-separated railroad crossing of Miller Road and the UPRR. The DCR would also evaluate various configurations of providing a connection between east-west Baseline Road and north-south Miller Road. This could include a raised intersection option. Another option is a configuration that eastbound and westbound Baseline Road remain at their current elevation and one-lane ramps would connect to elevated Miller Road with any turning movements to/from Miller Road to Baseline Road occurring at the elevated intersection.

As mentioned, the City has been evaluating the intersection of Miller Road and Baseline Road for the past few years to determine an intersection configuration to accommodate the future traffic volumes anticipated in the intersection. The following are the steps the City has completed to date:

- Shift the intersection north to provide more separation from the railroad and compare a signalized intersection to a roundabout. It was determined that the projected level-of-service and safety would be similar for either configuration, so other items were evaluated. The primary concern with the roundabout was due to the proximity of the railroad and the long closure of the crossing that southbound traffic would queue back up into the roundabout. This could potentially prohibit any traffic from entering and basically shut down all four directions of travel. The conclusion of the evaluation was to shift the intersection and install a traffic signal.

- A design concept report (DCR) was completed to determine the ultimate and interim roadway cross section and layout for the Miller Road/Baseline Road intersection and approximately ½-mile of roadway.
- Design of the interim improvements began and coordination meetings with the UPRR have occurred, including an on-site field review with the UPRR representatives and a representative from the Arizona Corporation Commission (ACC). During these meetings, the UPRR informed the City that in order to improve the existing at-grade railroad crossing on Miller Road by adding 1 or more lanes across the railroad tracks, the City would need to remove at least two (2) other existing at-grade crossings of the UPRR.
- The City has had follow up meetings with the UPRR and ACC regarding the requirement of removing other existing at-grade crossings elsewhere in the City and the UPRR has not altered their stance on required removals. The City has a limited number of existing at-grade crossings and removing at least two (2) of them would greatly negatively impact the City's transportation network.

As part of the planning process, Buckeye will complete any required NEPA actions and environmental permitting. The timeline for the completion of the planning project is 24 months. Buckeye will contract the services of a qualified outside, independent planning contractor for the execution of the planning project.

Buckeye has a full-time Capital Improvement Program Department (CIPD) which has successfully completed over 20 projects similar to this proposed project. Buckeye was the sole administrator of these projects. CIPD currently has 30 projects in the 5-year CIP plan with budgeted costs between $2 million and $50 million, including this project. The CIPD uses outside consultants to create design plans, planning activities, structure and construction documents, etc. which are subsequently reviewed and approved by the City staff (and outside consultants if necessary). The CIPD conducts a bid process to select the contractors to execute the planned project. Thereafter, seasoned CIPD staff oversee, monitor, and inspect the project from start to completion. This includes, but is not limited to, permits, traffic control, inspections, and closeout. After the 60% design stage, CIPD identifies the right-of-way (ROW) needs and begins ROW acquisition. CIPD obtains appraisals of the needed ROW, contacts the landowner, and begins the acquisition process.

Based upon past experience and familiarity with the proposed project, project risks, such as procurement delays, environmental uncertainties and approvals, increases in real estate acquisition costs, legislative approval, and other risks that may affect the likelihood of a successful project start and completion, Buckeye has taken these into account through the budget and scheduling process. The National Environmental Policy Act (NEPA) process has not commenced but due to our familiarity with this project and experience with prior similar projects, plus the project scheduling allowance that was incorporated, Buckeye does not anticipate that the NEPA will be a no-go milestone. This area is substantially agricultural and normally does not pose environmental issues. Additionally, the same applies to local regulatory approvals and permits. Buckeye will need to coordinate with the railroad and the utilities, with whom Buckeye has a long-standing relationship and does not expect any major issues.

Based upon the prior work and analysis, Buckeye is ready to proceed with the proposed planning project with the financial aid of the FY 2023-FY 2024 Railroad Crossing Elimination Program.

The proposed above-grade bridge overpass of the two sets of railroad tracks will resolve the many existing issues. Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains and spur activity, and potential rail and road closures due to incidents. The barrier for first responders will be removed, enhancing police, fire, and medical response in the event of an emergency. The expected users and beneficiaries will be people traversing Miller Road to access places of employment, shops, schools, medical facilities, places of worship, the I-10 freeway, and others. Residents of the affected area in this disadvantaged community will benefit from enhanced safety, reduced vehicular emissions, and traffic congestion. UPRR will benefit from the above-grade bridge by eliminating the risk of people and vehicular incidents with trains. The project will provide pedestrian and micromobility for small, low-speed human or electric-powered modes of transportation, such as bicycles, scooters, electric-assist bicycles, electric-assist scooters, and lightweight, wheeled modes of conveyance. Buckeye leadership has expressed a commitment to a goal of zero roadway fatalities and serious injuries. The proposed project will express the Mayor and Council's public commitment. The above-grade planning project will target achieving zero roadway fatalities and serious injuries.

Crash history of the Miller Road and UPRR at-grade crossing for the time period 2014-2023 indicates that there were 39 total crashes (5 with serious injuries). With traffic volumes along Miller Road and Baseline Road projected to double in the next 10 years, the number of crashes will increase and so will the potential for serious injury crashes.

The average number of school buses that cross the Miller Road UPRR tracks is 28 per day.

The total day thru trains is 1, and the total night thru trains is 1, with 2 total switching trains. These trains typically traverse over the crossing going anywhere from 10-40 mph.

On July 29th, 2024, around 3:30 pm, there was a collision between the train and a commercial van at the UPRR crossing on Dean Road in Buckeye (Train collides with van in Buckeye (azfamily.com)).

One-half mile south of the UPRR tracks, a new apartment complex is being built, called Solana Villas, which will have 200 apartments available for rent. According to census.gov, the average household is comprised of 3.16 persons, thus these 200 new apartments will house approximately 632 people and create more traffic along Miller Road since Miller Road is an arterial roadway.

Approximately 2.5 miles southeast of the UPRR tracks is another townhome-style residential development currently being built, called Lanai Living. Lanai Living will have a total of 444 units available for rent. According to census.gov, the average household is comprised of 3.16 persons, thus these 444 new townhomes will house approximately 1,403 people and create more traffic along Miller Road since Miller Road is the nearest arterial roadway.

According to the 2020 Census, Census Tract 506.17 had a population density of 177.2 people per square mile. The Miller Road project is located within this census tract.

The wait times for drivers waiting for the train to cross can be up to 5 minutes during normal crossings. There are spur lines in the project area that the UPRR uses to detach and reattach rail cars. During these maneuvers, the Miller Road crossing is closed for a minimum of 15-30 minutes.

Buckeye is planning to use Project Labor Agreements, when possible, to ensure fair wages will be paid to workers and to encourage that underrepresented and local workers will be hired for project work. This project will be open for bid to all qualified contractors, including Minority Business Enterprises, Minority Owned Businesses, Woman Owned Businesses, and Veteran Owned Businesses. The completed project will support equitable commercial and mixed-income residential development.

This project creates safer, more time saving, and more convenient travel routes to the local employers on Rooks Road, MC85, Miller Road and Baseline Road, and any other new developments north of downtown Buckeye and the disadvantaged community. The roadway helps relieve any supply chain bottleneck by creating access to additional routes. The project creates additional routes to employment for the local employment base. These new employers promote long-term economic growth and other broader economic and fiscal benefits with robust job creation by supporting good-paying job opportunities for new hires and retention for underrepresented populations into those jobs including women and people of color. New employment planned for this area include Kore manufacturing (3,000 employees), Wentworth Properties (1,300 employees), and other expected employment generators, (up to 500 employees). 4800 new jobs, at an expected hourly rate of $18, provides nearly $180 million in wages. The project will open new, good paying jobs to the residents of the Buckeye disadvantaged community. These jobs include Walmart distribution center with an estimated 1,500 employees, Cardinal Glass, with an estimate 200+ employees next to Walmart, and Ross Dress for Less distribution center, about to open, across the road from Walmart with an estimated 1,300 new jobs. Walmart provides workforce development programs for its employees. Ross provides tuition assistance to vocational, undergraduate, and graduate programs for its employees. These programs will further reduce the hardships faced by those in the disadvantaged community and improve the quality of life.

XII. Project Implementation and Management

The Buckeye project is entirely located in an historically disadvantaged community and is to build a pedestrian, bicycle, and motor vehicle bridge over the railroad tracks connecting the downtown historically disadvantaged, minority neighborhoods to opportunities of employment, improved prosperity, and all points north. Also, once Buckeye is able to incorporate public transit, there will be transit and transit stops convenient to the downtown and the employment centers. This will serve as a “cornerstone project” for the downtown, paving the way for economic and social improvement, equitable community connectivity, mobility, safety, and reduced environmental harm.

The project will bridge the transportation barrier of railroad tracks. The barrier separates historic downtown Buckeye from employment opportunities. The downtown neighborhoods are 64% people of color population and historically underserved, and the project completion will restore neighborhood connectivity. The project will provide new bicycle and pedestrian routes. A Community Advisory Committee will be established to provide input, feedback, and help guide the equitable implementation of the project. The goals of this project are to eliminate the barrier by way of bridging over the barrier between Downtown Buckeye and the employment centers, thereby reconnecting residents through additional transportation access, such as walking, rolling, and biking.

As part of the planning process, Buckeye will complete any required NEPA actions and environmental permitting. The timeline for the completion of the panning project is 24 months. Buckeye will contract the services of a qualified outside, independent planning contractor for the execution of the planning project.

Buckeye has a full-time Capital Improvement Program Department (CIPD) which has successfully completed over 20 projects similar to this proposed project. Buckeye was the sole administrator of these projects. CIPD currently has 30 projects in the 5-year CIP plan with budgeted costs between $2 million and $50 million, including this project. The CIPD uses outside consultants to create design plans, planning activities, structure and construction documents, etc. which are subsequently reviewed and approved by the City staff (and outside consultants if necessary). The CIPD conducts a bid process to select the contractors to execute the planned project. Thereafter, seasoned CIPD staff oversee, monitor, and inspect the project from start to completion. This includes, but is not limited to, permits, traffic control, inspections, and closeout. After the 60% design stage, CIPD identifies the right-of-way (ROW) needs and begins ROW acquisition. CIPD obtains appraisals of the needed ROW, contacts the landowner, and begins the acquisition process.

Based upon past experience and familiarity with the proposed project, project risks, such as procurement delays, environmental uncertainties and approvals, increases in real estate acquisition costs, legislative approval, and other risks that may affect the likelihood of a successful project start and completion, Buckeye has taken these into account through the budget and scheduling process. The National Environmental Policy Act (NEPA) process has not commenced but due to our familiarity with this project and experience with prior similar projects, plus the project scheduling allowance that was incorporated, Buckeye does not anticipate that the NEPA will be a no-go milestone. This area is substantially agricultural and normally does not pose environmental issues. Additionally, the same applies to local regulatory approvals and permits. We will need to coordinate with the railroad and the utilities, with whom Buckeye has a long-standing relationship and do not expect any major issues.

Buckeye is planning to use Project Labor Agreements, when possible, to ensure fair wages will be paid to workers and to encourage that underrepresented and local workers will be hired for project work. This project will be open for bid to all qualified contractors, including Minority Business Enterprises, Minority Owned Businesses, Woman Owned Businesses, and Veteran Owned Businesses. The completed project will support equitable commercial and mixed-income residential development.

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.E. FIN-Planning Project to Eliminate Rail Crossing at Baseline - FY 2023-2024 Railroad Crossing Elimination Program - US Department of Transportation: Federal Railroad Administration
DATE PREPARED: 10/15/24	**DISTRICT NO.:** All
STAFF LIAISON: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165	
DEPARTMENT: Financial Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the submission of a $750,000 Fiscal Year 2023-2024 Railroad Crossing Elimination (RCE) Program grant application for the planning and design of the relocation of Baseline Road around the Union Pacific Railroad (UPRR) crossing, eliminating the railroad crossing at Baseline Road.

SUMMARY

PROJECT DESCRIPTION:
The City of Buckeye desires to develop a comprehensive planning project that will lead to a construction stage for the grade separation of an existing railroad crossing along Baseline Road in an underserved community. The planning project is for the relocation of Baseline Road to eliminate the railroad crossing that currently exists at Baseline Road. The planning project will be sufficiently developed to support future project development and construction. The goal is to improve safety and mobility of people and goods. The grant funds the planning effort for two years.

The crossing elimination will enhance rail safety, improve health and safety to the community, promote wealth creation, eliminate a roadway-rail at-grade crossing and eliminate blocked traffic, accidents, and improve air quality by reducing vehicle wait times in this historically underserved community.

BENEFITS:
The Baseline Road railroad crossing elimination will enhance rail safety, improve health and safety to the community, promote wealth creation, eliminate a roadway-rail at-grade crossing and eliminate blocked traffic, accidents, and improve air quality by reducing vehicle wait times. The Baseline Road relocation plans will also include ADA compliance standards to serve all individuals within the community. The project will provide pedestrian and micro-mobility for small, low-speed human or electric-powered modes of transportation, such as bicycles, scooters, electric-assist bicycles, electric-assist scooters, and lightweight, wheeled modes of conveyance.

Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains, and potential rail and road closures due to incidents.

FUTURE ACTION:
After all grant funds have been expended, it is anticipated that the grant and the match will cover the cost of this planning project. If awarded, the City hopes to pursue a construction grant once the planning project has been completed.

FINANCIAL IMPACT STATEMENT:
The Federal grant portion is $600,000, with a $150,000 match from the City of Buckeye. The total project cost is $750,000.

CURRENT FISCAL YEAR TOTAL COST:
0

BUDGETED:
Yes

FISCAL YEAR:
2026-2028

FUND/DEPARTMENT:
Engineering

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
CAR Recap Summary Baseline RCE - App.docx
Project Narrative Baseline Road.pdf

FY 2023 – FY 2024 Railroad Crossing Elimination –Baseline Road – Grant Application Summary Recap

Project Description:

The City of Buckeye desires to develop a comprehensive planning project that will lead to a construction stage for the grade separation of an existing railroad crossing along Baseline Road in an underserved community. The planning project is for the relocation of Baseline Road to eliminate the railroad crossing that currently exists at Baseline Road. The planning project will be sufficiently developed to support future project development and construction. The goal is to improve safety and mobility of people and goods.

The crossing elimination will enhance rail safety, improve health and safety to the community, promote wealth creation, eliminate a roadway-rail at-grade crossing and eliminate blocked traffic, accidents, and improve air quality by reducing vehicle wait times in this historically underserved community.

Project Cost

- $ 750,000

Required Match

- $ 150,000

Grant Amount

- $ 600,000

Plans Once Grant Expires

- After all grant funds have been expended, it is anticipated that the grant and the match will cover the cost of this planning project. The City hopes to pursue a construction grant once the planning project has been completed, if awarded.

Objectives and Expected Outcomes

- This railroad crossing elimination will enhance rail safety, improve health and safety to the community, promote wealth creation, eliminate a roadway-rail at-grade crossing and eliminate blocked traffic, accidents, and improve air quality by reducing vehicle wait times. The Baseline Road relocation plans will also include ADA compliance standards to serve all individuals within the community.
- The project will provide pedestrian and micromobility for small, low-speed human or electric-powered modes of transportation, such as bicycles, scooters, electric-assist bicycles, electric-assist scooters, and lightweight, wheeled modes of conveyance.
- Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains, and potential rail and road closures due to incidents.

Time Period for the Grant

- FY 2026 - FY 2028

The City of Buckeye ("Buckeye or City") is submitting two applications for the FY 2023-FY 2024 Railroad Crossing Elimination Program. This application is ranked priority 2.

Section I. Cover Page

Project Title: Baseline Road-Union Pacific Railroad Above-grade Crossing Separation Planning Project	
Applicant Name: City of Buckeye	
Funding	
Amount of RCE Program Funding Requested under this NOFO	$ 600,000
Amount of Proposed Non-Federal Match	$ 150,000
Does some or all of the proposed Non-Federal Match for the total project cost consist of Preliminary Engineering costs incurred before project selection (but after November 15, 2021)? If yes, how much?	No
Other Sources of Federal funding, if applicable. Provide funding source and amount.	NA
Source(s) of Proposed Non-Federal Match	Buckeye - cash
If applicable, are set-aside funds requested? Is the project eligible for a funding set-aside in Section B.1? Yes/No. If yes, please specify which one [Planning Projects, Safety Information and Education Program, Rural or Tribal Set-Aside].	Planning project
If "Yes," amount of set-aside funds requested:	$: 600,000
Total Project Cost	$: 750,000
Previous Federal Grants	
Was a Federal Grant Application Previously Submitted for this Project? Yes/No. If yes, please specify the program, funding year and project title of the previous application, and identify any differences between the applications.	No
Location	
City(ies), County(ies), State(s) Where the Project is Located.	City of Buckeye, Maricopa County, State of Arizona
Is the Project Located in a Rural Area or on Tribal Lands? Yes/No	No
If the Project is located in a Rural Area or Tribal Land, is the Project Located in a county with 20 or fewer residents per square mile, according to the most recent decennial census? Yes/No	No
Congressional District(s) Where the Project is Located.	9
Application Tracks/Project Lifecycle Stages	
Application Track(s) proposed to be funded by this NOFO?	Track 1 – Project Planning
Lifecycle Stage(s) proposed to be funded by this NOFO?	Planning Project
Current Lifecycle Stage and Anticipated completion of current Lifecycle Stage?	Planning Project, 2 years
Rail Line Information	

Is the project located on real property owned by someone other than the applicant? Yes/No. If yes, list real property owners and the nature of the property interest.	No
Host Railroad/Infrastructure Owner(s) or Project Assets; Other impacted Railroad(s). Tenant Railroad(s), if applicable. If Applicable, is a 49 U.S.C. 22905-compliant Railroad Agreement executed or pending? Yes/No/Pending.	Union Pacific No
Planning Considerations	
Is the project currently programmed in ANY medium- or long-range planning document: For example, state rail plan, or interregional intercity passenger rail systems planning study, State Freight Plan, TIP, STIP, MPO Long Range Transportation Plan, State Long Range Transportation Plan, etc.? Yes/No. If yes, please specify.	No
Is the project located on a potential corridor selected for the Corridor Identification and Development Program? Yes/No. If yes, please specify the corridor(s).	No

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II. Project Summary (4-6 sentences)

The City of Buckeye desires to develop a comprehensive planning project that will lead to a construction stage for the grade separation of an existing railroad crossing along Baseline Road in an underserved community. The planning project is for the relocation of Baseline Road to eliminate the railroad crossing that currently exists at Baseline Road. The planning project will be sufficiently developed to support future project development and construction. The goal is to improve safety and mobility of people and goods.

The crossing elimination will enhance rail safety, improve health and safety to the community, promote wealth creation, eliminate a roadway-rail at-grade crossing and eliminate blocked traffic, accidents, and improve air quality by reducing vehicle wait times in this historically underserved community.

III. Grant Funds, Sources and Uses of Project Funds

Task No.	Task Name project component	Cost	Percentage of total cost	Source of funds and citation, as applicable
1.	Planning Project	$750,000	100%	US DOT and Buckeye
Total Project Cost.		$750,000	100%	US DOT and Buckeye
Federal Funding Requested in this Application (RCE Program Request).		$600,000	80%	US DOT
Total Non-Federal Match.		$150,000	20%	Buckeye
Non-Federal Funding (State)		Cash: $0 In-Kind: $0	0%	Not Applicable
Non-Federal Funding (Private Sector)		Cash: $0 In-Kind: $0	0%	Not Applicable
Non-Federal Funding (Local)		Cash: $150,000 In-Kind: $0	20%	Buckeye
Other Committed Federal Funding (e.g. Federal Highway Administration, congressionally directed/earmark other FRA grant program funds – including previous RCE grants, etc.). Note: If there are multiple sources of other federal funding, please break funding down by each source.		Not Applicable	Not Applicable	Not Applicable
Other Pending Federal Funding Requests		None	None	None
Amount (if any) of funding request eligible for set-aside funds as described in section B(1) (Planning, Rural/Tribal set-aside, or Highway-Rail Grade Crossing safety information and education programs).		$600,000	80%	US DOT

Portion of Total Project Costs Spent in a Rural Area, if applicable.	None	None	None
Does some or all of the proposed Non-Federal Match for the total project cost consist of Preliminary Engineering costs incurred before project selection (but after November 15, 2021)? If yes, how much?	No	Not applicable	Not applicable

IV. Applicant Eligibility Criteria

The City of Buckeye is a municipality incorporated in the State of Arizona on May 8, 1929, as verified by the Office of the Clerk of the County of Maricopa, State of Arizona.

A4100

Buckeye Incorp.

C. 4202

County of Maricopa

State of Arizona

Office of the Clerk

State of Arizona }
County of Maricopa } ss.

I, Rhea Averill, Clerk of the Board of Supervisors do hereby Certify That the following is a true and correct extract from the minutes of the Board of Supervisors' meeting held May 8, 1929:

HEARING ON THE INCORPORATION OF BUCKEYE

(Attached)

In Witness Whereof, *I have hereunto set my hand and affixed the Official Seal of the Board of Supervisors. Done at Phoenix, the County Seat this* 10th *day of* August, 1959 *A.D.*

Rhea Averill

Clerk of the Board of Supervisors

10-3

Mr. Wm. Hamner, Town Clerk, Buckeye
File

HEARING ON THE INCORPORATION OF BUCKEYE

The hearing on the petition for the incorporation of Buckeye which was set for 2 p.m. came up for hearing. Affidavit was filed by C. A. Narramore that persons appearing on list of taxpayers under one name were the same as persons who had signed the petition for incorporation under different names. Report of the Southern Pacific Company and Mautual Cotton Oil Company asked that their protest against including their property within the proposed limits be permitted to stand.

Motion was made by A. C. Austin, seconded by Phil C. Ensign, that the following order incorporating the Town of Buckeye, be adopted:

ORDER

IN THE MATTER OF THE INCORPORATION
OF THE TOWN OF BUCKEYE

WHEREAS, a petition having been filed by the citizens of Buckeye for the incorporation of same under the laws of the State of Arizona as an incorporated town; and

WHEREAS, it appears to the satisfaction of the Board of Supervisors of Maricopa County that within the territory proposed to be incorporated that there are more than five hundred (500) inhabitants, and that more than two thirds of the taxable inhabitants within the said territory signed a petition applying for the incorporation of said town; and it further appearing to the satisfaction of the Board of Supervisors that the citizens of said town have complied with the laws of the State of Arizona pertaining to the incorporation of towns as authorized in Chapter 2, Title 7, of the Revised Statutes of Arizona, 1913, now, in accordance with said petitions for incorporation.

IT IS HEREBY ORDERED that said petitions for the incorporation of the Town of Buckeye, Maricopa County, Arizona, be and is hereby granted, all objections and protests to said incorporation having been denied, and from henceforth the inhabitants within the following described territory shall be a body politic and corporate by the name of Buckeye and by that name they and their successors shall be known in law, having perpetual succession unless disincorporated, may sue and be sued, plead and be impleaded, defend or be defended, in all courts in all actions, suits and matters whatsoever and may have and use a corporate seal and alter the same at pleasure.

TOWN OF BUCKEYE, INCORPORATED:
Maricopa County, Arizona.

Beginning at the Northeast corner of Section five (5), Township One (1) South, Range Three (3) West and running thence West to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section Five; running thence North, Two Hundred Fifty (250) feet to the North line of the Arizona Eastern Railway Company's Right-of-way; running thence West along said North line of said right-of-way Six Hundred Sixty feet; thence South with said right-of-way line One Hundred (100) feet; thence West along said North right-of-way line to a point One Hundred Fifty feet North of the Northwest corner of said Section Five; thence South One Hundred Fifty feet to the Northwest corner of Section Five; thence South along the West line of said Section Five to the Northwest corner of the Southwest quarter of the Southwest Quarter thereof; thence to the Northeast corner of said Southwest Quarter of the Southwest quarter of Section Five; thence South to the Southeast corner of the Southwest quarter of the Southwest quarter thereof; thence East to the Southwest corner of the Southeast Quarter of said Section; thence North to the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section; thence East to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section; thence North along the East line of said Section Five to the point of beginning.

IT IS FURTHER ORDERED that W. R. Campbell, E. J. Hendren, C. A. Narramore, R. W. Rainey and H. M. Watson, qualified electors of said Town, shall be and they are hereby appointed as the first common council of said Town of Buckeye, and they shall continue in office until their successors are elected and qualified as provided in Chapter 2, Title 7, Paragraph 1825, Revised Statutes of Arizona, 1913, Civil Code.

The vote being taken on above order resulted in Austin and Ensign voting "Yes" and Gilber voting "No" and gave as his reason that he did not think this the opportune time to incorporate the town.

Buckeye desires to complete a planning project for the relocation of Baseline Road that will eliminate the current at-grade crossing, thereby eliminating the railway-roadway at-grade accidents, fatalities and injuries, and wait times contributing to harmful emissions. Buckeye is requesting a set-aside for this planning project. Buckeye will contribute 20% for the match of the funding for this planning project with cash from the Buckeye General Fund.

V. Project Eligibility Criteria

The identified Buckeye roadway-rail crossing project will improve the safety and mobility of people and goods. This will be accomplished through a crossing grade elimination through the relocation of the roadway avoiding intersecting with the railroad tracks. The lifecycle stage of this application of this capital project is Track 1-Project Planning. The project will include the completion of conceptual engineering and design concepts, documentation of alternatives considered, completion of environmental analysis, scale design drawings, public and stakeholder engagement, completion of project cost estimation, and other requirements necessary to support future project development activities and construction.

VI. Detailed Project Description

Buckeye is a rural area with population clusters spread over 640 sq. miles, covered by greater than 90% agricultural/open space, 2% industrial/commercial use, and 4% residential. The 640 sq. miles present a challenge compounded by numerous response barriers. Environmental Systems Research Institute (ESRI) estimates a 2023 population of 121,717 located 25 miles west of Phoenix. The community includes 37,486 households. Buckeye's main ethnic breakdown is 46% Latino, 42% White, and 5.6% Black. ESRI median household income is $81,386, the median age is 34 years, and 8% of households are below poverty level. Buckeye has thousands of miles of dirt and gravel roadways. Portions of Buckeye have been federally identified as historically disadvantaged as to transportation, health, equity, environmental indicators, Risk Management Plan (RMP) facility proximity, wastewater discharge, flood risk, education, income, socioeconomic indicators, unemployment, and a high level of vulnerability to negative effects caused by external stresses on human health. Please see the following map (*Figure 1*).

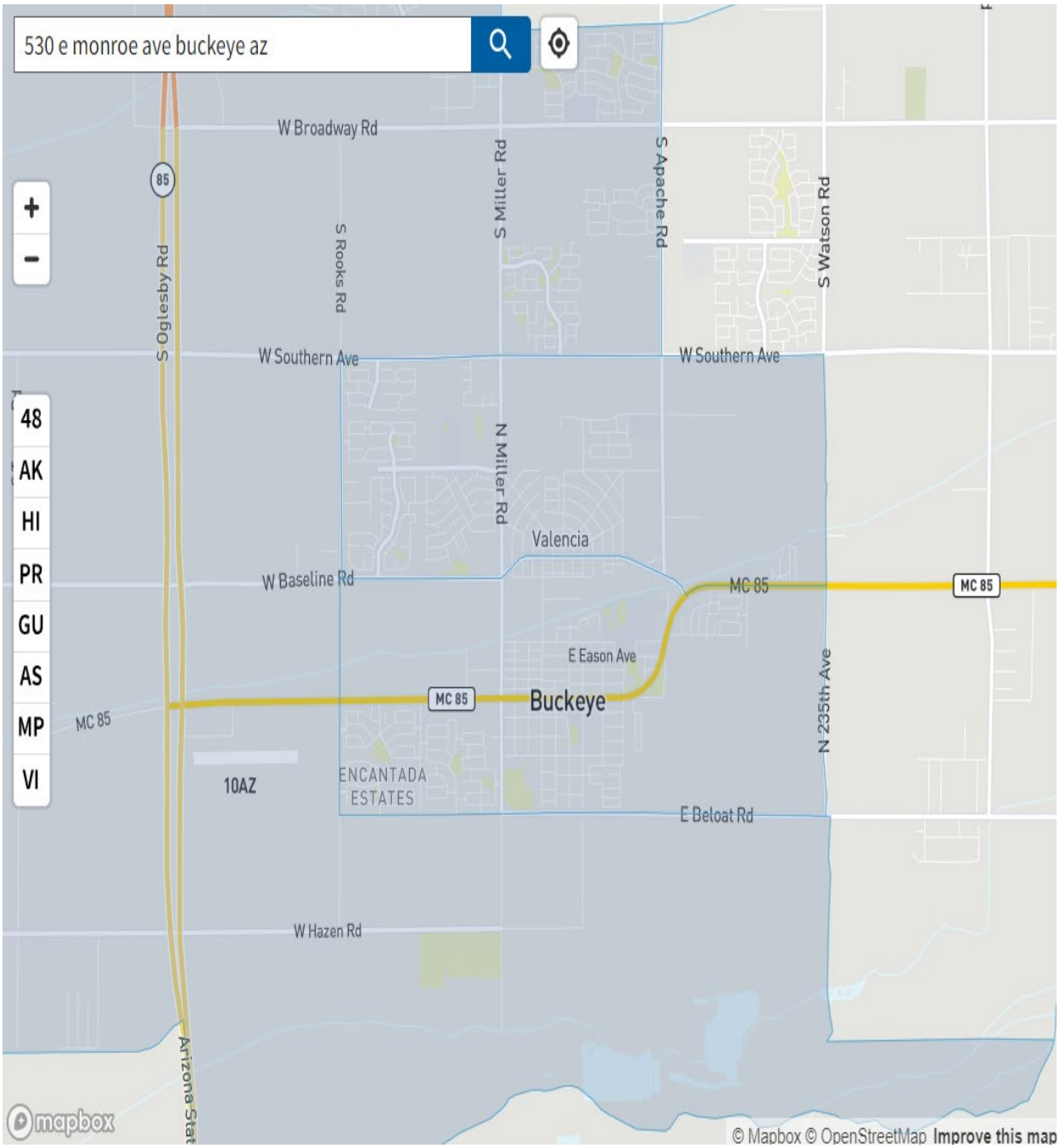

Figure 1 – Federally Designated Historically Disadvantaged Map

In the mid 2000's Buckeye was a rural community with a population of less than 10,000 residents. The current population is estimated at over 120,000 residents in 2024. It has been well documented that Buckeye is one of the fastest growing communities in the country (Five Arizona cities named among the fastest-growing in the U.S. (abc15.com)). As a fast-growing community, the City is facing serious infrastructure challenges due to the population increase. The required infrastructure improvements are outgrowing the financial capabilities of the City to construct the necessary infrastructure to support the population needs.

The subject of this application funding request is the railroad crossing elimination on Baseline Road located 0.2 miles west of the railroad crossing at Apache Road. Baseline Road is an east-west section line roadway that generally parallels the Union Pacific Railroad (UPRR) through the downtown area of the City of Buckeye. East of Apache Road, Baseline Road is south of the UPRR. West of Apache Road, Baseline Road shifts to the north side of the UPRR via an at-grade railroad crossing as shown in *Figure 2 – Project Location* below.

Per the City's adopted Transportation Master Plan (TMP) Baseline Road is designated as an Arterial roadway in the near future with two (2) through lanes in each direction with a middle turn lane. Baseline Road serves as a regional roadway continuing east as Maricopa County Road 85 (MC 85). Baseline Road also continues west for several miles crossing Arizona State Highway 85 (SR 85) and the Hassayampa River. It not only serves as a regional roadway in the area but the primary access for the federally designated disadvantaged residential area of Valencia, adjacent to the downtown area of Buckeye by providing direct access to the few railroad crossings of the UPRR that traverses through the City. *Figure 3* provides an aerial image of the project area.

VII. Highway-Rail Grade Crossing Safety Information and Education Programs

Union Pacific (UP) provides Rail Safety Education Resources, which can be found at this link: UP: Rail Safety Education Resources. UP also offers free rail safety presentations upon request. The City will request rail safety presentations from UP to be conducted at City facilities to help educate the community on the efforts put forth by the City, UP, and the US DOT.

It is also important for the community to be aware of UPRR's Top 5 Commodities in Arizona in 2023 (pdf_arizona_usguide.pdf (up.com)):

> Shipped: 1. Intermodal-Wholesale, 2. Metallic Minerals, 3. Non-Ferrous Metals, 4. Wheat & Flour, 4. Non-Metallic Minerals.
>
> Received: 1. Assembled autos, 2. Intermodal-Wholesale, 3. Sulfur, 4. Cement & Misc. Minerals, 5. Lumber & Building Materials

The City aims to increase community awareness of the potential safety risks and hazardous materials encountered with railway traffic to reduce and prevent motor vehicle, pedestrian, and other accidents from occurring.

VIII. Project Location

The coordinates for the UPRR tracks that currently intersect Baseline Road are as follows:

- Latitude: 33.3787354 and Longitude: -112.5753366

Baseline Road is an east-west section line roadway that generally parallels the UPRR through the downtown area of the City of Buckeye. East of Apache Road, Baseline Road is south of the UPRR. West of Apache Road, Baseline Road shifts to the north side of the UPRR via an at-grade railroad crossing as shown in *Figure 2* below.

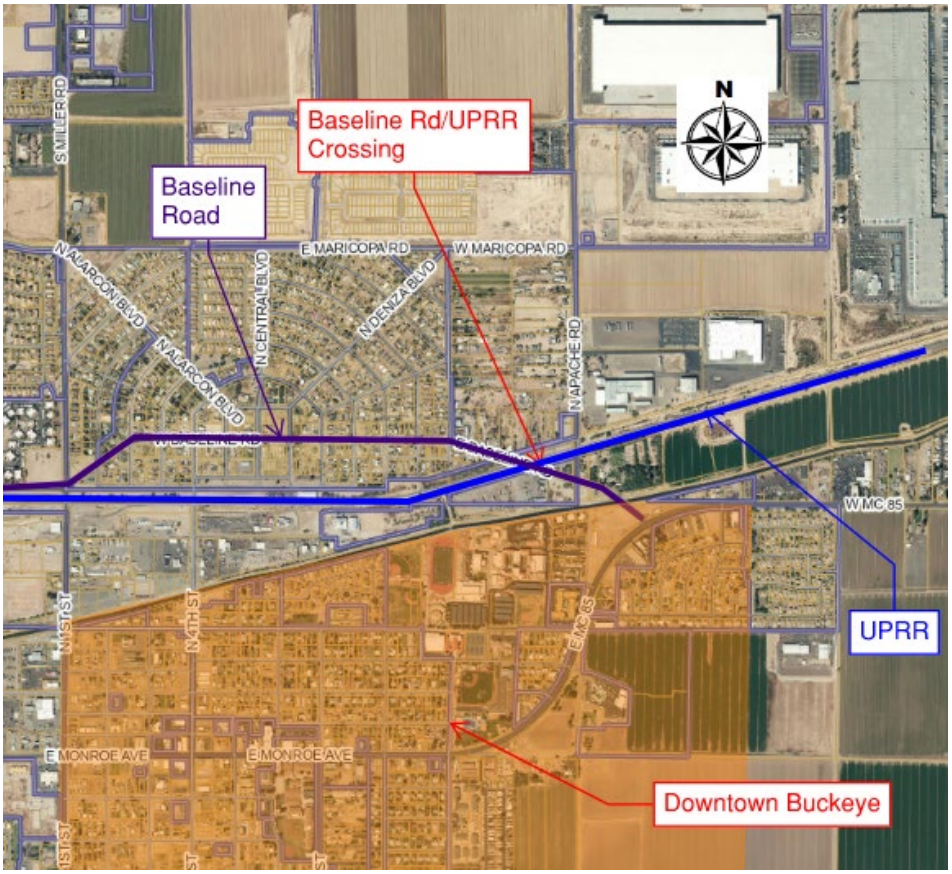

Figure 2 – Project Location

Per the City's adopted Transportation Master Plan (TMP), Baseline Road is designated as an arterial roadway, where in the near future two (2) through lanes in each direction with a middle turn lane will be accommodated. Baseline Road serves as a regional roadway continuing east through Buckeye. It also goes west for several miles crossing Arizona State Highway 85 and the Hassayampa River. It not only serves as a regional roadway in the area but the primary access for the federally designated disadvantaged residential area of Valencia, adjacent to the downtown area of Buckeye, by providing direct access to the few railroad crossings of the UPRR that traverse through the City. *Figure 3* provides an aerial image of the project area.

The 2024 average daily traffic volume along this portion of Baseline Road is approximately 8,000 vehicles. Per the City's adopted TMP, the projected buildout daily volume for Baseline Road is estimated at 20,000 vehicles. With a projected future daily volume of 20,000 vehicles, complete elimination of the railway crossing and relocation of this portion of the east-west roadway would have an improved positive impact on the immediate area, UPRR, and the adjacent roadway network.

Baseline Road, in the subject area, is a two-lane roadway (1 lane eastbound and 1 lane westbound) with a posted speed limit of 30 mph. There are no right turn lanes on any of the approaches. Additionally, there are no STOP signs or traffic signals that slow through traffic when crossing the UPRR tracks. The crossing does have the gate arms and the appropriate signage and roadway markings. The City has evaluated the crossings within the City and identified the existing Baseline Road and UPRR as a potential crossing that could be eliminated.

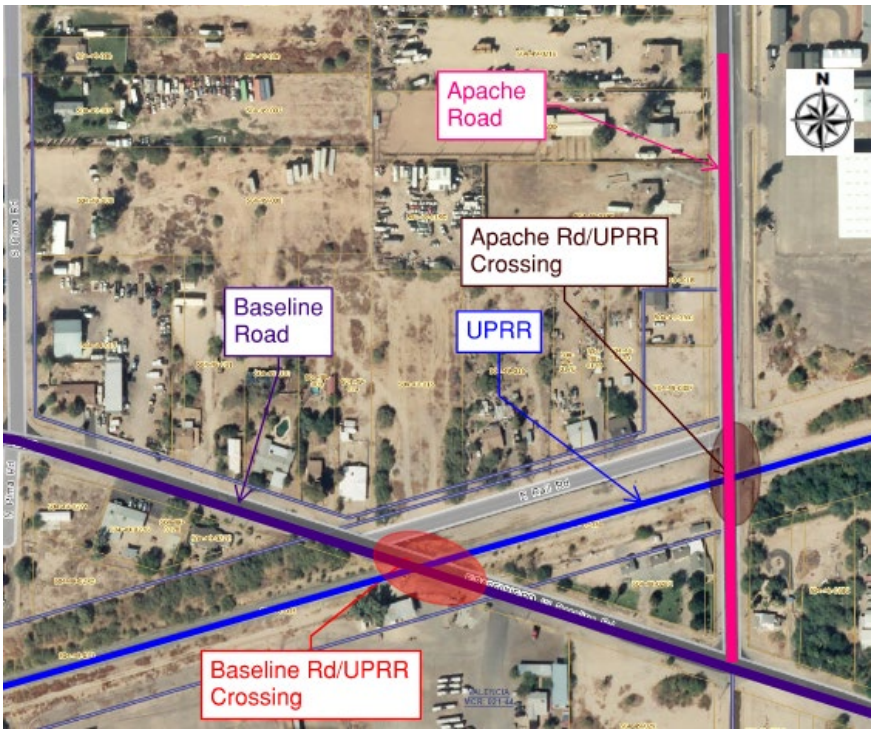

Figure 3 – Project Area

The existing at-grade crossing does have gates and the appropriate signage advising drivers of the crossing. *Figure 4* is an image looking eastbound at the crossing.

Figure 4 – Facing Eastbound at the Crossing

Within the project limits there are overhead electrical lines (as shown in *Figure 4*) that are under the jurisdiction of Arizona Public Service (APS).

Eliminating the existing at-grade crossing may require coordination with APS for the relocation of their equipment.

As mentioned, the City has been evaluating the Baseline Road/UPRR crossing for the past few years to determine if the crossing could be eliminated while continuing to provide a transportation network for the area. The following are the steps the City has completed to date:

- The City utilized a Consultant to complete a traffic evaluation to determine the impact to residents of the area if the Baseline Road/UPRR crossing was eliminated. This included a very preliminary evaluation of possible replacement east-west roadways north of the crossing. See *Image A* below.

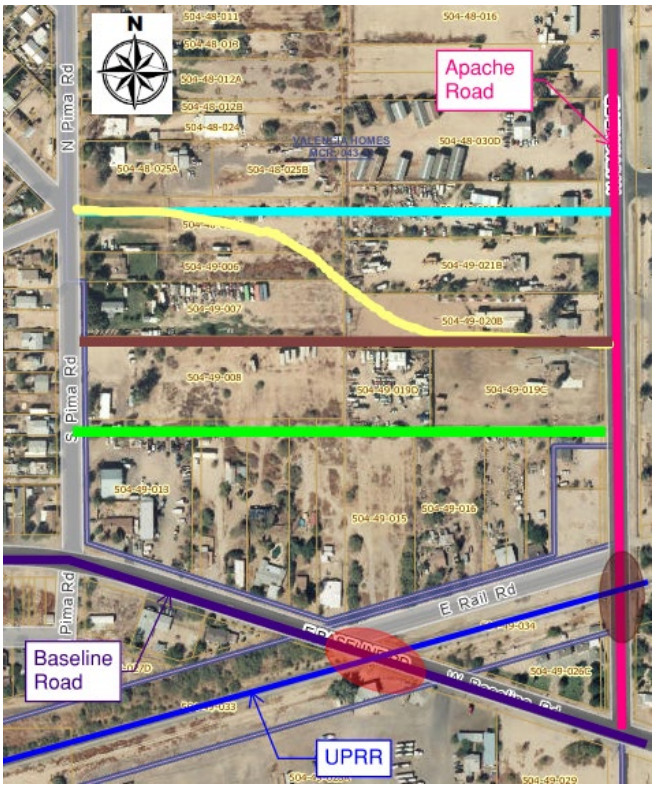

Image A – Study 1 Roadways Evaluated

- At the direction of City Management, the City retained a different Consultant to do a more detailed evaluation and look at other roadway options. The option still included a relocation of Baseline Road north of the existing railroad crossing. *Image B* below identifies some of the alignments evaluated.

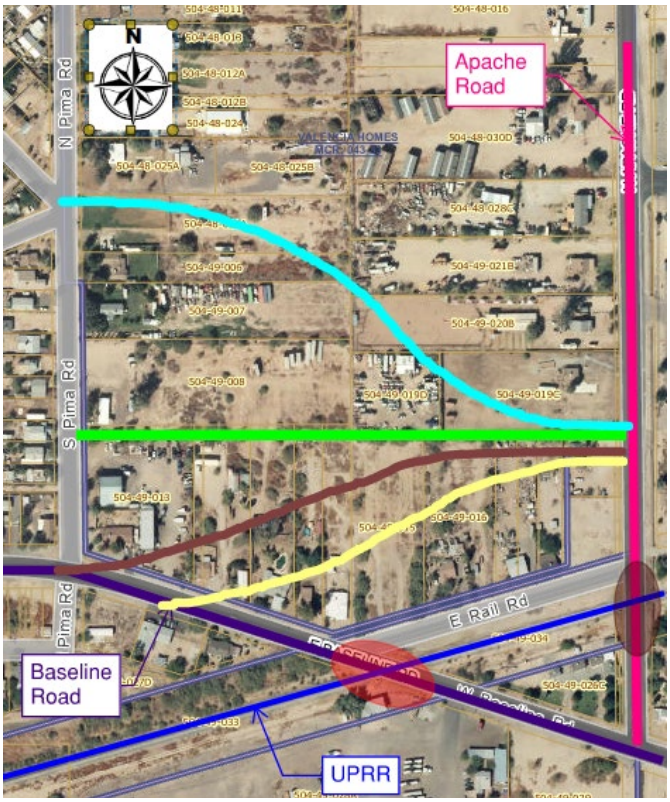

Image B – Study 2 Roadways Evaluated

- The City has had follow up meetings with the UPRR and Arizona Corporation Commission regarding the requirements of removing other existing at-grade crossings elsewhere in the City.

In the meantime, there are large warehouse distribution centers located within 5 miles northeast of the proposed project area. The warehouses include Walmart distribution center, employing 1,500 employees, Cardinal Glass, with an estimated 200+ employees next to Walmart, and Ross Dress for Less distribution center, with an estimated 1,300 employees. These warehouses require safe intersections and railroad crossings for employees to get to and from work and for products to be delivered regionally. The proposed planning project will improve safety for all users of Baseline Road.

The proposed Baseline Road relocation will resolve many existing issues. Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by eliminating road closures and delays due to passage of trains and spur activity. Fatalities and injuries will be eliminated by eliminating the road railway crossing. The expected users and beneficiaries will be people traversing Baseline Road to access places of employment, shops, schools, medical facilities, places of worship, the I-10 freeway, and others. Residents of the affected area in this disadvantaged community will benefit from enhanced safety, reduced vehicular emissions, and reduced traffic congestion. UPRR will benefit from the rail crossing elimination by eliminating the risk of people and vehicular incidents with trains. The planning project will also provide pedestrian and micromobility pathways for small, low-speed human or electric-powered modes of transportation, such as bicycles, scooters, electric-

assist bicycles, electric-assist scooters, and lightweight, wheeled modes of conveyance. Buckeye leadership has expressed a commitment to a goal of zero roadway fatalities and serious injuries. The proposed project will express the Mayor and Council's public commitment. The above-grade planning project will target achieving zero roadway fatalities and serious injuries.

IX. Grade Crossing Information

US DOT Grade Crossing Inventory #	Proposed Improvement	Rail Operator(s)	Railroad Owner	Latitude coordinates (at least five decimal places of precision)	Longitude coordinates (at lease five decimal places of precision)
741774U	Planning for the relocation of Baseline to eliminate the railway crossing	Union Pacific Railroad Company [UP]	Union Pacific Corporation	33.3787354	-112.5753366

The crossing is located at railroad milepost 876.240. The type of trains traversing these tracks are freight. The surrounding land use is residential and commercial. The latitude is 33.3787354 and the longitude is -112.5753366. There is one thru train in the morning and one thru train in the evening. There are a total of 2 switching trains. The maximum crossing speed of trains is 40 miles per hour (MPH). Typical speed range over the crossing is 20 to 40 MPH. There is one main track and no siding tracks. Train detection is constant warning time. The crossing is signaled but no other traffic control devices. There is no event recorder and no remote health monitoring. Pavement markings include stop lines and railroad crossing signs. There are two (2) concrete paved traffic lanes across the tracks with two-way traffic. There are streetlights within 50 feet of the crossing. The posted speed limit of the roadway is 35 MPH. It is estimated that average daily school bus crossings are 22.

X. Safety Benefit

The 2024 average daily traffic volumes along this portion of Baseline Road are approximately 8,000 vehicles. Per the City's adopted TMP, the projected buildout daily volume for Baseline Road is approximately 20,000 vehicles. With a projected future daily volume of 20,000 vehicles, complete elimination of this portion of the east-west roadway would have an impact on the immediate area and the adjacent roadway network.

With traffic volumes along Baseline Road projected to more than double in the next 10 years, the number of crashes is expected to increase, as well as the potential for crashes that result in serious injuries and potentially fatalities.

Approximately 1.5 miles southwest of the UPRR tracks, a new apartment complex is being built, called Solana Villas, which will have 200 apartments available for rent. According to census.gov, the average household is comprised of 3.16 persons, thus these 200 new apartments will house approximately 632 people and potentially create more traffic along Baseline Road

since Baseline Road is an arterial roadway. Additionally, approximately 0.8 miles south of the UPRR tracks is another townhome-style residential development currently being built, called Lanai Living, which will have a total of 444 units available for rent. Based on census.gov, the average household is comprised of 3.16 persons, thus these 444 new townhomes will house approximately 1,403 people and create more traffic along Baseline Road since Baseline Road is an arterial roadway. Many of these new residents of the area will likely traverse through the City via Baseline Road. With the relocation of Baseline Road and the elimination of the railroad crossing at Baseline Road, commuters will not have to cross any railroad tracks and will also not be delayed when the train is passing near Baseline Road.

The proposed relocation of Baseline Road will resolve the many existing issues. Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains and spur activity, and potential rail and road closures due to incidents. The expected users and beneficiaries will be people traversing Baseline Road to access places of employment, shops, schools, medical facilities, places of worship, the I-10 freeway, and others. Residents of the affected area in this historically disadvantaged community will benefit from enhanced safety, reduced vehicular emissions, increased ability for wealth creation, and reduced traffic congestion. UPRR will benefit from the Baseline Road relocation by eliminating the risk of people and vehicular incidents with trains. The project will provide pedestrian and micromobility for small, low-speed human or electric-powered modes of transportation, such as bicycles, scooters, electric-assist bicycles, electric-assist scooters, and lightweight, wheeled modes of conveyance. Buckeye leadership has expressed a commitment to a goal of zero roadway fatalities and serious injuries. The proposed project will express the Mayor and Council's public commitment. The Baseline Road relocation planning project will target achieving zero roadway fatalities and serious injuries.

The City's goal is to improve safety, increase mobility, reduce greenhouse gas emissions, promote wealth creation, and provide safe pathways for vehicular and non-vehicular traffic. The project is in coordination with the City Transportation Master Plan to consider climate resiliency. The completed project will benefit the community and provide equity by removing access disparities and significantly improving connectivity and safety. By relocating Baseline Road, safety will be enhanced by removing the crossing of railroad tracks and eliminating train versus vehicle or pedestrian collisions. The new multi-modal direct access around the existing barriers will improve job prospects and allow residents to access employment by means other than vehicular. Using the EPA's EJScreen geospatial tool, the ozone reading in this area is in the 88th percentile compared to the United States. The reduction in vehicle wait times, as a result of the Baseline Road relocation, will decrease vehicle emissions and will equitably distribute the benefits of better air quality, improving the neighborhood environmental and health conditions.

The proposed Baseline Road relocation provides safer accessibility to vehicular and non-vehicular traffic. It reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The relocation also reduces first responder barriers in the event of an emergency, keeping response times low and saving lives. An hour of automobile idling burns approximately one-fifth of a gallon of gas and releases nearly 4 pounds of Carbon Dioxide (CO2) into the air (https://ravalli.us/DocumentCenter/View/229/Vehicle-Idling). Excessive amounts of CO2 in the atmosphere can contribute to global warming. If the average wait time is 30 minutes, for an

average of 10 vehicles per crossing wait, at 3 times per week for 52 weeks produces about 3,000 pounds of carbon dioxide per year and can save up to 150 gallons of gasoline. Thus, providing a significant health benefit and sustaining the environment in this disadvantaged community.

XI. Evaluation and Selection Criteria

With traffic volumes along Baseline Road projected to nearly double in the next 10 years, the number of crashes will increase and so will the potential for serious injury crashes.

The City is submitting this project under the *Track 1 – Project Planning* category asking for assistance in completing a design concept report (DCR) that considers an at-grade crossing elimination at Baseline Road through the relocation of Baseline Road around the UPRR tracks. The DCR would also evaluate various configurations of providing a connection between east-west Baseline Road and north-south Apache Road. This could include a removed Baseline Road/UPRR intersection option and the construction of various replacement roadways of Baseline Road to allow the removal of the existing Baseline Road/UPRR at-grade crossing.

As mentioned, the City has been evaluating the Baseline Road/UPRR crossing for the past few years to determine if the crossing could be eliminated while continuing to provide a transportation network for the area. The following are the steps the City has completed to date:

- The City utilized a Consultant to complete a traffic evaluation to determine the impact to residents of the area if the Baseline Road/UPRR crossing was closed. This included a very preliminary evaluation of possible replacement east-west roadways north of the crossing. See *image* below (*Image A*).

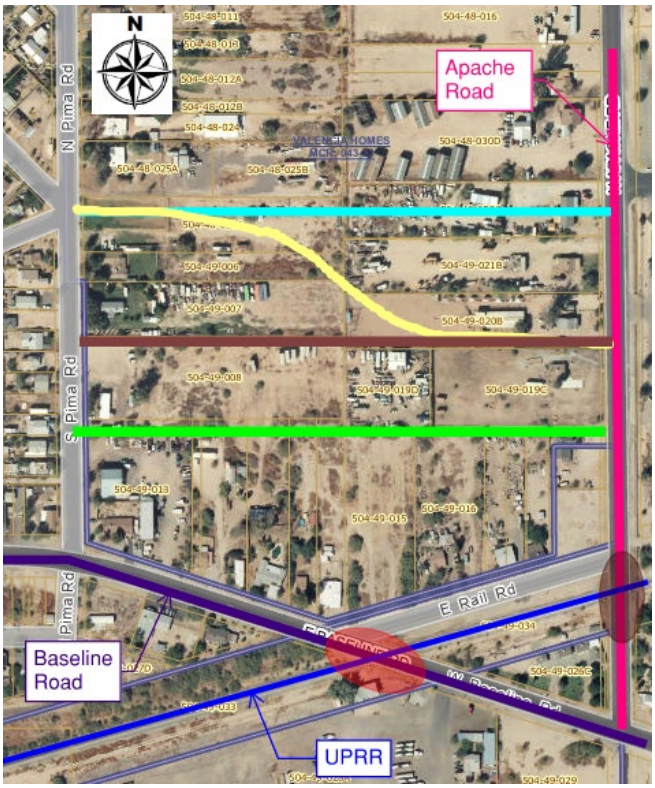

Image A – Study 1 Roadways Evaluated

- At the direction of City Management, the City retained a different Consultant to do a more detailed evaluation and look at other roadway options. The option still included a replacement of Baseline Road north of the existing railroad crossing. *Image B* below identifies some of those alignments evaluated.

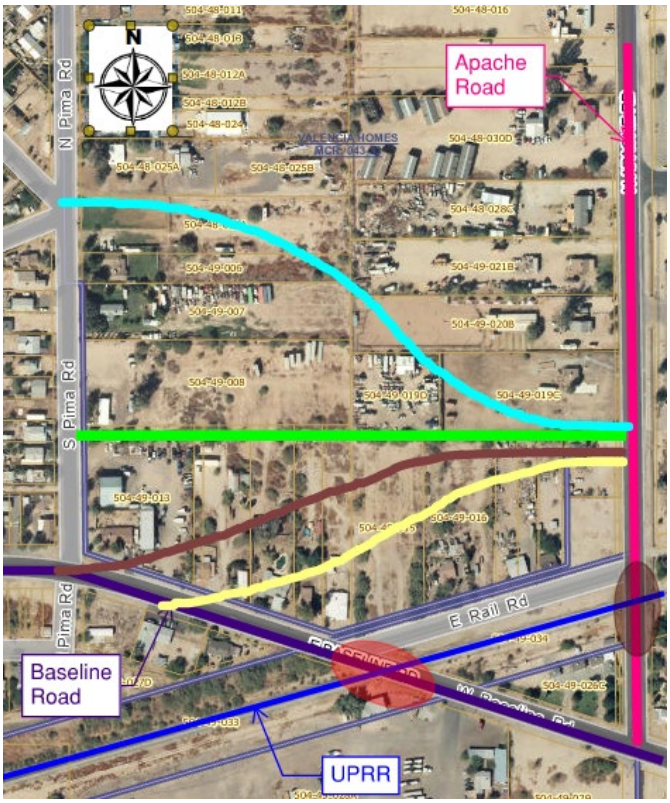

Image B – Study 2 Roadways Evaluated

- The City has had follow up meetings with the UPRR and ACC regarding the requirement of removing other existing at-grade crossings elsewhere in the City.

As part of the planning process, Buckeye will complete any required NEPA actions and environmental permitting. The timeline for the completion of the planning project is 24 months. Buckeye will contract the services of a qualified outside, independent planning contractor for the execution of the planning project.

Buckeye has a full-time Capital Improvement Program Department (CIPD) which has successfully completed over 20 projects similar to this proposed project. Buckeye was the sole administrator of these projects. CIPD currently has 30 projects in the 5-year CIP plan with budgeted costs between $2 million and $50 million, including this project. The CIPD uses outside consultants to create design plans, planning activities, structure and construction documents, etc. which are subsequently reviewed and approved by the City staff (and outside consultants if necessary). The CIPD conducts a bid process to select the contractors to execute the planned project. Thereafter, seasoned CIPD staff oversee, monitor, and inspect the project from start to completion. This includes, but is not limited to, permits, traffic control, inspections,

and closeout. After the 60% design stage, CIPD identifies the right-of-way (ROW) needs and begins ROW acquisition. CIPD obtains appraisals of the needed ROW, contacts the landowner, and begins the acquisition process.

Based upon past experience and familiarity with the proposed project, project risks, such as procurement delays, environmental uncertainties and approvals, increases in real estate acquisition costs, legislative approval, and other risks that may affect the likelihood of a successful project start and completion, Buckeye has taken these into account through the budget and scheduling process. The National Environmental Policy Act (NEPA) process has not commenced but due to our familiarity with this project and experience with prior similar projects, plus the project scheduling allowance that was incorporated, Buckeye does not anticipate that the NEPA will be a no-go milestone. This area is substantially agricultural and normally does not pose environmental issues. Additionally, the same applies to local regulatory approvals and permits. Buckeye will need to coordinate with the railroad and the utilities, with whom Buckeye has a long-standing relationship and does not expect any major issues.

Based upon the prior work and analysis, Buckeye is ready to proceed with the proposed planning project with the financial aid of the FY 2023-FY 2024 Railroad Crossing Elimination Program.

The proposed railroad crossing elimination through the relocation of Baseline Road around the railroad tracks will resolve the many existing issues. Safety for people will be greatly improved by separating the railway from the roadway. Mobility of people and goods will be enhanced by removing the road closures and delays due to passage of trains, and potential rail and road closures due to incidents. The barrier for first responders will be removed, enhancing police, fire, and medical response in the event of an emergency. The expected users and beneficiaries will be people traversing Baseline Road to access places of employment, shops, schools, medical facilities, places of worship, the I-10 freeway, and others. Residents of the affected area in this disadvantaged community will benefit from enhanced safety, reduced vehicular emissions, and traffic congestion. UPRR will benefit from the above-grade bridge by eliminating the risk of people and vehicular incidents with trains. The project will provide pedestrian and micromobility for small, low-speed human or electric-powered modes of transportation, such as bicycles, scooters, electric-assist bicycles, electric-assist scooters, and lightweight, wheeled modes of conveyance. Buckeye leadership has expressed a commitment to a goal of zero roadway fatalities and serious injuries. The proposed project will express the Mayor and Council's public commitment. The above-grade planning project will target achieving zero roadway fatalities and serious injuries.

With traffic volumes along Baseline Road projected to double in the next 10 years, the number of crashes will increase and so will the potential for serious injury crashes.

The average number of school buses that cross the Baseline Road UPRR railroad tracks is 22 per day.

The total day thru trains is 1, and the total night thru trains is 1, with 2 total switching trains. These trains typically traverse over the crossing going anywhere from 20-40 mph.

On July 29th, 2024, around 3:30 pm, there was a collision between the train and a commercial van at the UPRR crossing on Dean Road in Buckeye (Train collides with van in Buckeye (azfamily.com)).

Approximately 1.5 miles southwest of the UPRR tracks, a new apartment complex is being built, called Solana Villas, which will have 200 apartments available for rent. According to census.gov, the average household is comprised of 3.16 persons, thus these 200 new apartments will house approximately 632 people and potentially create more traffic along Baseline Road since Baseline Road is an arterial roadway. Additionally, approximately 0.8 miles south of the UPRR tracks is another townhome-style residential development currently being built, called Lanai Living, which will have a total of 444 units available for rent. Based on census.gov, the average household is comprised of 3.16 persons, thus these 444 new townhomes will house approximately 1,403 people and create more traffic along Baseline Road since Baseline Road is an arterial roadway. Many of these new residents of the area will likely traverse via Baseline. With the relocation of Baseline Road avoiding the UPRR tracks, Baseline Road commuters will not have to cross any railroad tracks and will also not be delayed when the train is passing near Baseline Road.

According to the 2020 Census, Census Tract 507.01 had a population density of 2,723 people per square mile. The Baseline Road project is located within this census tract.

The wait times for drivers waiting for the train to cross can be up to 5 minutes during normal crossings.

Buckeye is planning to use Project Labor Agreements, when possible, to ensure fair wages will be paid to workers and to encourage that underrepresented and local workers will be hired for project work. This project will be open for bid to all qualified contractors, including Minority Business Enterprises, Minority Owned Businesses, Woman Owned Businesses, and Veteran Owned Businesses. The completed project will support equitable commercial and mixed-income residential development.

This project creates safer, more time saving, and more convenient travel routes to the local employers on Rooks Road, MC85, Miller Road and Baseline Road, and any other new developments north of downtown Buckeye and the disadvantaged community. The roadway helps relieve any supply chain bottleneck by creating access to additional routes. The project creates additional routes to employment for the local employment base. These new employers promote long-term economic growth and other broader economic and fiscal benefits with robust job creation by supporting good-paying job opportunities for new hires and retention for underrepresented populations into those jobs including women and people of color. New employment planned for this area include Kore manufacturing (3,000 employees), Wentworth Properties (1,300 employees), and other expected employment generators, (up to 500 employees). 4800 new jobs, at an expected hourly rate of $18, provides nearly $180 million in wages. The project will open new, good paying jobs to the residents of the Buckeye disadvantaged community. These jobs include Walmart distribution center with an estimated 1,500 employees, Cardinal Glass, with an estimate 200+ employees next to Walmart, and Ross Dress for Less distribution center, about to open, across the road from Walmart with an estimated 1,300 new jobs. Walmart provides workforce development programs for its employees. Ross provides tuition assistance to vocational, undergraduate, and graduate programs for its employees. These programs will further reduce the hardships faced by those in the disadvantaged community and improve the quality of life.

XII. Project Implementation and Management

The Buckeye project is entirely located in an historically disadvantaged community and is to relocate a pedestrian, bicycle, and motor vehicle accessible road around the railroad tracks connecting the downtown historically disadvantaged, minority neighborhoods to opportunities of employment, improved prosperity, and all points north. Also, once Buckeye is able to incorporate public transit, there will be transit, and transit stops convenient to the downtown and the employment centers. This will serve as a "cornerstone project" for the downtown, paving the way for economic and social improvement, equitable community connectivity, mobility, safety, and reduced environmental harm.

The project will relocate the transportation barrier of railroad tracks. The barrier separates historic downtown Buckeye from employment opportunities. The downtown neighborhoods are 64% people of color population and historically underserved, and the project completion will restore neighborhood connectivity. The project will provide new bicycle and pedestrian routes. A Community Advisory Committee will be established to provide input, feedback, and help guide the equitable implementation of the project. The goals of this project are to eliminate the barrier by way of relocating Baseline Road around the barrier between Downtown Buckeye and the employment centers, thereby reconnecting residents through additional transportation access, such as walking, rolling, and biking.

As part of the planning process, Buckeye will complete any required NEPA actions and environmental permitting. The timeline for the completion of the panning project is 24 months. Buckeye will contract the services of a qualified outside, independent planning contractor for the execution of the planning project.

Buckeye has a full-time Capital Improvement Program Department (CIPD) which has successfully completed over 20 projects similar to this proposed project. Buckeye was the sole administrator of these projects. CIPD currently has 30 projects in the 5-year CIP plan with budgeted costs between $2 million and $50 million, including this project. The CIPD uses outside consultants to create design plans, planning activities, structure and construction documents, etc. which are subsequently reviewed and approved by the City staff (and outside consultants if necessary). The CIPD conducts a bid process to select the contractors to execute the planned project. Thereafter, seasoned CIPD staff oversee, monitor, and inspect the project from start to completion. This includes, but is not limited to, permits, traffic control, inspections, and closeout. After the 60% design stage, CIPD identifies the right-of-way (ROW) needs and begins ROW acquisition. CIPD obtains appraisals of the needed ROW, contacts the landowner, and begins the acquisition process.

Based upon past experience and familiarity with the proposed project, project risks, such as procurement delays, environmental uncertainties and approvals, increases in real estate acquisition costs, legislative approval, and other risks that may affect the likelihood of a successful project start and completion, Buckeye has taken these into account through the budget and scheduling process. The National Environmental Policy Act (NEPA) process has not commenced but due to our familiarity with this project and experience with prior similar projects, plus the project scheduling allowance that was incorporated, Buckeye does not anticipate that the NEPA will be a no-go milestone. This area is substantially agricultural and normally does not pose environmental issues. Additionally, the same applies to local regulatory

approvals and permits. We will need to coordinate with the railroad and the utilities, with whom Buckeye has a long-standing relationship and do not expect any major issues.

Buckeye is planning to use Project Labor Agreements, when possible, to ensure fair wages will be paid to workers and to encourage that underrepresented and local workers will be hired for project work. This project will be open for bid to all qualified contractors, including Minority Business Enterprises, Minority Owned Businesses, Woman Owned Businesses, and Veteran Owned Businesses. The completed project will support equitable commercial and mixed-income residential development.

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.F. FIN - Rooks Road Multi-Modal Bridge - US Department of Transportation (DOT) - Reconnecting Communities Pilot (RCP) Program
DATE PREPARED: 10/15/24	**DISTRICT NO.:** All
STAFF LIAISON: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165	
DEPARTMENT: Financial Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action to ratify and approve the submission of a $18,74,250 United States Department of Transportation (DOT) Reconnecting Communities Pilot (RCP) Program grant application for the planning, design, and construction of a multi-modal bridge and road over the irrigation canal on Rooks Road.

SUMMARY

PROJECT DESCRIPTION:
The City of Buckeye seeks to construct a multi-modal bridge and road connecting Rooks Road from Baseline Road to MC85. The bridge over the irrigation canal will connect the downtown area to employment (KORE Power) and other daily essentials by means of motor vehicles, walking, bicycling, and rolling. The completion of the accessibility and connection of Rooks Road over the irrigation canal will also improve air pollution, reduce environmental harm, and improve community accessibility, economic development, and safety.

BENEFITS:
Connecting Rooks Road from Baseline Road to MC85 will increase the community's ability to access jobs, shopping, banks and other daily essentials by multiple means of transportation, while also reducing the need for vehicles and reducing air pollution. This construction will remove existing barriers and provide more efficient, safer access to the community, as well as an increase in good job opportunities for residents of the downtown area. The completion of Rooks Road will also provide alternative routes for commercial traffic, and shortened commutes for local traffic.

FUTURE ACTION:
If awarded, the Award Agreement will be presented to Council for acceptance and approval. After construction of the proposed project, maintenance of the project area would be included in the General Fund operating budget.

FINANCIAL IMPACT STATEMENT:
The Federal grant portion is $9,337,125 with a $9,337,125 match from the City of Buckeye. The total project cost is $18,674,250.

CURRENT FISCAL YEAR TOTAL COST:
$3,112,375

BUDGETED:
Yes

FISCAL YEAR:
2025-2028

FUND/DEPARTMENT:
Engineering

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
CAR Recap Summary Rooks Project.docx
RCP Rooks narrative.pdf
Budget and BCA - Rooks.pdf

U.S. DOT: Reconnecting Communities Pilot (RCP) Program Summary Recap

Project Description:

The City of Buckeye seeks to construct a multi-modal bridge and road completion connecting Rooks Road from Baseline Road to MC85. The bridge over the irrigation canal will reconnect the downtown area to employment (KORE Power) and other daily essentials by means of motor vehicles, walking, bicycling, and rolling.

Project Cost

- $ 18,674,250 ($9,337,125 Reimbursable based on budget)

Required Match

- $ 9,337,125

Grant Amount

- $ 9,337,125

Plans Once Grant Expires:

- Future maintenance needs will become a part of the annual budget unless future grant opportunities arise.

Objectives and Expected Outcomes

- The objective is to provide the community with a much-needed connection of Rooks Road.
- The expected outcome is an increase in access to employment opportunities and multi-modal means of transportation for those living in the downtown area.
- An additional expected outcome is decreased air pollution as commutes would be shortened.
- The completion of Rooks Road also provides alternative routes for commercial traffic.

Time Period for the Grant

- 2025 - 2028

City of Buckeye Grant Proposal

Rooks Road Overpass Connection in Buckeye for a construction application

City of Buckeye
530 E. Monroe Ave.
Buckeye, AZ 85396

Any inquiries with respect to this proposal may be directed to:
Rob Roach: Grant Program Manager - 623-349-6165 - rroach@buckeyeaz.gov
Courtney Gomez: Grant Analyst – 623-349-6159 – cgomez@buckeyeaz.gov
Total Project Cost: $18,674,250

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Project Description

The project will construct an equitable multi-modal bridge over connectivity barriers, an irrigation canal, using community and stakeholder engagement for the benefit of a disadvantaged community. The bridge will connect the disadvantaged community to employment and economic prosperity by means of vehicle, walking, bicycling, and rolling. The mitigation of the burdening transportation facility will also improve air pollution, reduce environmental harm, and improve community accessibility and safety for the disadvantaged communities in Buckeye.

a) Overview

Introduction

The area today known as the City of Buckeye ("City" or "Buckeye") was originally inhabited by the Hohokam civilization between the years of 200 and 1450. The Hohokam are thought to have abandoned the area due to an extensive drought with an estimated duration from 1276 to 1299, followed by continued infrequent rainfall up until 1450. The first current day settlement was established in 1885, by a group looking to develop an irrigation ditch. In 1922, the Buckeye Water Conservation and Drainage District was established, and the 28-mile canal is still operating to this day.

Up until 2000, the downtown area of Buckeye was the center of population, which was estimated at 6,537. The downtown area of Buckeye is located south of the irrigation canal. Since 2000, the majority of the commercial, industrial, retail, and residential growth has occurred north of the irrigation canal. This development includes KORE Power, a lithium battery manufacturer, which is building a manufacturing facility just north of the canal on Rooks Road. It is estimated that KORE Power will create approximately 3,000 new jobs. Wentworth Properties is planning to build an industrial park in this area, which is estimated to create 1,300 new jobs.

Transportation assets have historically focused around commerce. The construction of Interstate 10 (I-10) from Phoenix to Los Angeles runs through the northern portion of Buckeye and several miles north of the historically underserved downtown Buckeye. There are a limited number of roads that lead from I-10 south to downtown Buckeye. There are no roads that connect the underserved area to employment centers that are walkable and bicycle accessible due to an irrigation canal that prevents downtown residents from the employment opportunities.

Why is all this noteworthy? Because all these employment opportunities for people living south of the canal are available only to those who have access to a vehicle. According to the USDOT Equitable Transportation Community Explorer mapping tool, Downtown Buckeye has a population of 11,600 and 100% is determined as disadvantaged with 38% to 50% of the population in the 2 tracts at or below 200% of the federal poverty line. The community is 55% to 60% at risk of climate and disaster risk, and 71% to 75% at risk of extreme climate change. The community is 69% to 78% environmentally burdened, 74% to 82% facing health vulnerability, 61% to 79% facing social vulnerability, and the southern portion of the community is 66% transportation insecure.

Project History

Since at least 2000, Downtown Buckeye has been the subject of underinvestment and inequity. Virtually all new development has occurred north of the irrigation canal. The canal has become a barrier to equity and economic improvement. This is because there are no non-vehicular pathways of transportation available to reach the large employers which are situated north of the canal. From the downtown area, currently, the shortest distance to the large employers is 2.6 miles because there are no access points across the canal that are in close proximity to the disadvantaged community. The closest access point could be by way of Rooks Road if the road were to span over the canal. Upon completion of an overpass over the irrigation canal the distance would be under 1 mile from downtown and could allow for non-vehicular means of travel to the aforementioned employers. In addition to providing a shorter travel route for drivers and means of travel for non-vehicular users, it would allow the City to provide a "completed" transit system in the area due to the completion of Rooks Road.

Transportation Needs

The Buckeye Rooks Road Connection project seeks to construct a pedestrian, bicycle, and motor vehicle bridge over the irrigation canal to reconnect the downtown historically minority neighborhoods to opportunities of employment and improved prosperity. Also, once Buckeye is able to incorporate public transit, there will be transit and transit stops convenient to Downtown and the employment centers. This will serve as a "cornerstone project" for Downtown, paving the way for economic and social improvement, equitable community connectivity, mobility, safety, and reduced environmental harm.

Safety- This project will provide for new multi-modal pathways for vehicular, pedestrian, handicap, and bicycle traffic including a dedicated bike lane within historically disadvantaged communities, census tract 507. This provides safer pathways for non-vehicular traffic by separating them from vehicular lanes. Buckeye will be installing Intelligent Transportation Systems (ITS), which according to the Department of Transportation, is a national program, using computers and communications to make travel safer by providing traveler information to give current, multi-modal information on travel conditions to guide choices on how, when, and where to travel. It also provides in-vehicle maps and automatic notification emergency services regarding serious accidents and their location. The project also includes traffic signals. According to one study that measured fatalities at intersections without traffic signals versus intersections with traffic signals, out of 10,267 fatalities at intersections, only 3,145 took place at intersections with traffic signals. (Do Traffic Lights Make Intersections Safer? | Raipher, P.C.) Traffic signals generally reduce the severe left turn/angle crashes that result in fatalities by indicating which movements have the right-of-way. Per the Buckeye Police Department, along Rooks Road, there were 2 traffic accidents in 2021, 4 during 2022, and 6 in 2023. The City's goal is to reverse this negative trend. The City plans to leverage public health by way of community engagement. News releases will target the entire City to promote traffic safety, warn against the negative effects of impaired driving, and highlight the safety features of the proposed project, once completed, as identified in the Department's National Roadway Safety Strategy plan. The City also uses social media such as Facebook, X, Nextdoor, and Instagram to reach all audience demographics.

Rooks Road between Baseline Road and MC85 will have streetlights. The streetlights will provide the proper roadway illumination to ensure the roadway users (vehicles, pedestrians and

bicyclists) can see anything in or crossing their travel path thus increasing the safety of the corridor.

Traffic signals will be installed at the intersection of Rooks Road and MC85, and Rooks Road and Baseline. These traffic signals will not only improve the operation of the intersections and the Rooks Road corridor, it will also improve the safety of the road. The traffic signals will be equipped with advance detection zones to minimize dilemma zones situations for drivers that will extend green times as needed to allow vehicles to safely pass through the intersection. Additionally, the project calls for ITS on Rooks Road from Baseline Road to MC85. According to the Department of Transportation, installing Intelligent Transportation Systems (ITS) along Rooks Road help reduce travel time and make travel safer for non-commercial and commercial traffic. ITS provides connectivity between traffic signals along Rooks Road to allow Signal and Traffic Engineering staff the ability to monitor and adjust signal operations as necessary for efficiency and safety. A secondary benefit to the ITS system is that it provides a connection from the City's Public Works Facility (home of the traffic signal staff) to the City's ever growing traffic signal system and the ability to monitor and adjust traffic signal timing as needed during peak hours or incidents to minimize traffic delays and reduce travel times and emissions.

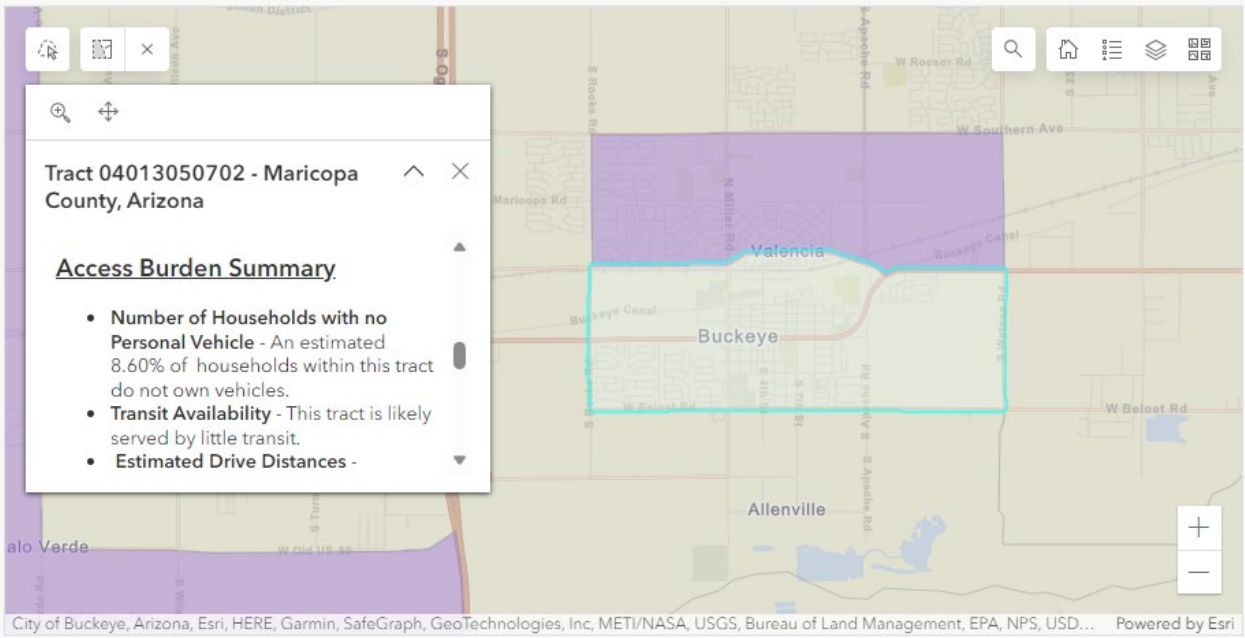
Proposed Improvements

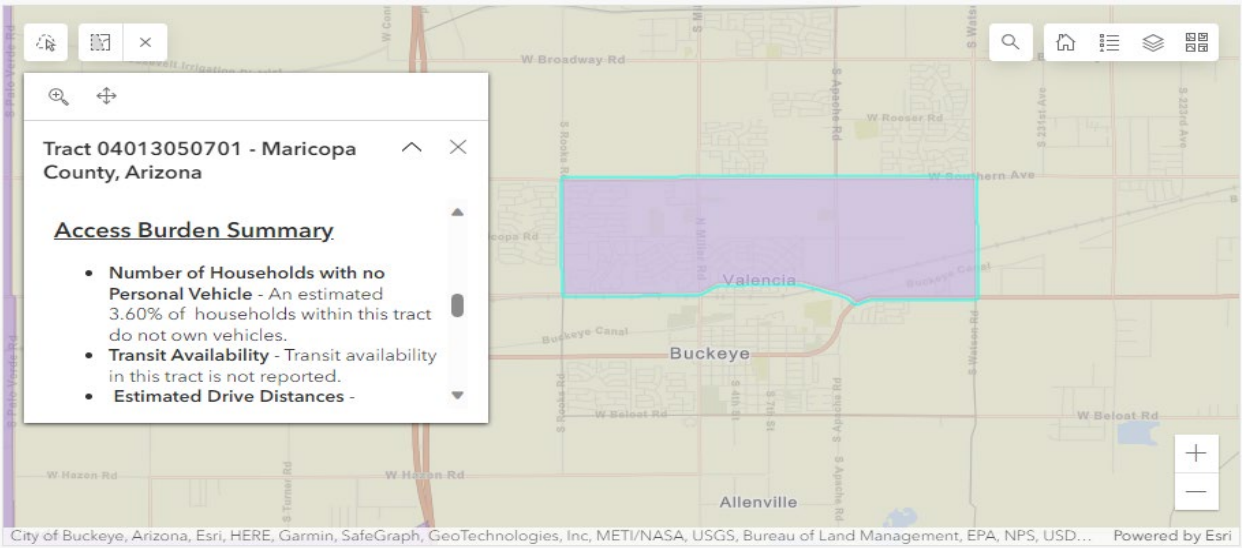
The project will overpass the transportation barrier, an irrigation canal. This barrier separates historic Downtown Buckeye from employment opportunities. The downtown neighborhoods are 64% people of color population and historically underserved, and the project completion will restore neighborhood connectivity. The project will provide new bicycle and pedestrian routes. A Community Advisory Committee was established to provide input, feedback, and help guide the equitable implementation of the project. The goals of this project are to eliminate the barrier by way of bridging the barrier between Downtown Buckeye and the employment centers, thereby reconnecting residents through alternative transportation access, such as walking, rolling, and biking.

The project consists of a final design, 110-acre land purchase for right-of-way, and construction of a 4-lane road section (2-lanes in each direction separated by a raised median) of Rooks Road from Baseline Road to MC85, Buckeye, Arizona. This includes a grade separated multi-modal structure over an irrigation canal, a 16-inch water line, two traffic signals, Intelligent Transportation Systems (ITS) conduit, pull box and fiber optics, and any other sleeves for utilities, drainage facilities, dedicated bike lanes, sidewalks, ITS, and armoring of the Palo Verde Nuclear Cooling line. The cost is budgeted at $18,674,250 with $9,337,125 requested in federal funds (50%) and a $9,337,125 match from the City (50%). Baseline Road is a major east-west connector traversing most of the community of Buckeye. Traffic counts along Baseline are about 25,600 average daily vehicles (City of Buckeye 2023 Traffic Study). Baseline Road provides east-west access to downtown Buckeye and State Route 85 (SR 85), which is a major north-south highway connecting Interstate 10 and points south to Yuma, Arizona. MC85 is a major east-west connector traversing the community of Buckeye. Traffic counts along MC85 at Rooks Road are 26,000 average daily vehicles (City of Buckeye 2023 Traffic Study). MC85 is also a major connection to downtown Buckeye and SR 85. SR 85 average daily traffic along this area is 20,016 (MAG 2022). The irrigation canal cuts off Rooks Road from the southernmost section of Rooks Road just north of MC85. This obstacle creates a barrier to the surrounding disadvantaged community and precludes direct access from MC 85 to Rooks Road north of this barrier.

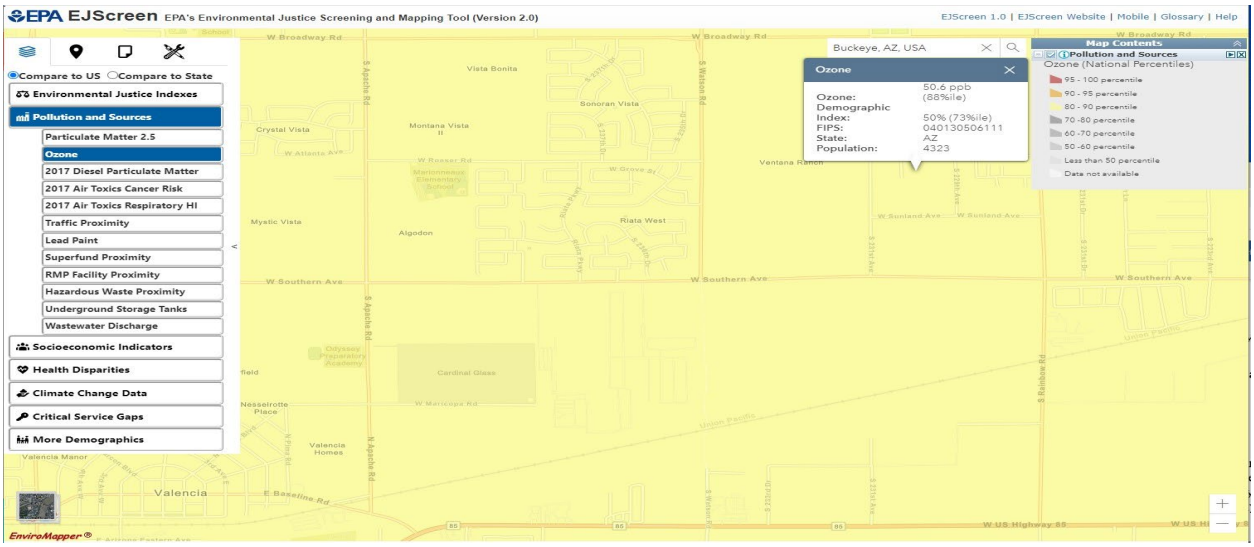
According to the DOT Grant Project Location Verification mapping tool, this entire component is in an area that has been identified as a Federally designated historically disadvantaged community census tract. The irrigation canal is an existing barrier in this community that cuts off residents from freely traveling back and forth between north and south, preventing direct access to employment and community services. The canal creates a barrier to accessing workplaces, as well as recreation areas, schools, banks, post office, social services, community services, health services, and shopping. The extra time and distance it takes vehicles to travel around this barrier creates higher levels of pollution to accumulate in the area. Non-vehicular travel around this barrier is difficult to impossible. Construction of a multi-modal overpass over the irrigation canal, and completion of the road connecting Rooks Road from Baseline Road to MC85 will accommodate vehicular traffic, pedestrians, handicaps, bicyclists, etc. The project includes pedestrian and bicycle paths for non-vehicular transportation.

Location & Map





Based upon the above ETC tool screenshots (outlined in blue above), 6.4% of the downtown community households do not own a personal vehicle. This makes it even more important to install a pedestrian/bicycle means of access to good jobs. The project will reduce the distance from 2.6 miles to less than a mile, thus reducing the ozone and greenhouse gases dispersed into the community. The City's goal is to reduce travel times, reduce distance, reduce greenhouse gas emissions, and provide safe pathways for non-vehicular traffic. The project is in coordination with the City Transportation Master Plan (TMP) to consider climate resiliency, stormwater drainage, and flood risk management (Microsoft Word - 0.0a_Title Page_2019 07 09 MMY (buckeyeaz.gov)). The completed project will benefit the community and provide equity by removing access disparities and significantly improving connectivity and safety. The new multi-modal direct access over the existing barrier will improve job prospects and allow residents to access employment by means other than vehicular. Using the EPA's EJScreen geospatial tool, the ozone reading in this area is in the 88th percentile compared to the United States. The reduction in miles traveled, as a result of the overpass connection, will decrease vehicle emissions and will equitably distribute the benefits of better air quality, improving the neighborhood's environmental and health conditions. The Rooks Road extension project will connect one of the few major north/south arterials with another major east/west arterial in the city. The proposed extension will also cross a railway that bisects the City east to west. Continuity of roadway is critical for efficient traffic flow as well as providing a major backbone corridor for fiber infrastructure for the City and broadband providers. The City will install underground conduits and fiber optic cabling along the proposed route that will be sufficient to carry City infrastructure as well as City utility partners to support and enable broadband proliferation to disadvantaged citizens and businesses. A "dig once" approach will be preferred to alleviate future construction and traffic restrictions. Specifically, the City will install two conduits via directional boring with 14 micro ducts capable of carrying 6,048 fibers terminated into traffic rated vaults at either end of the expansion.

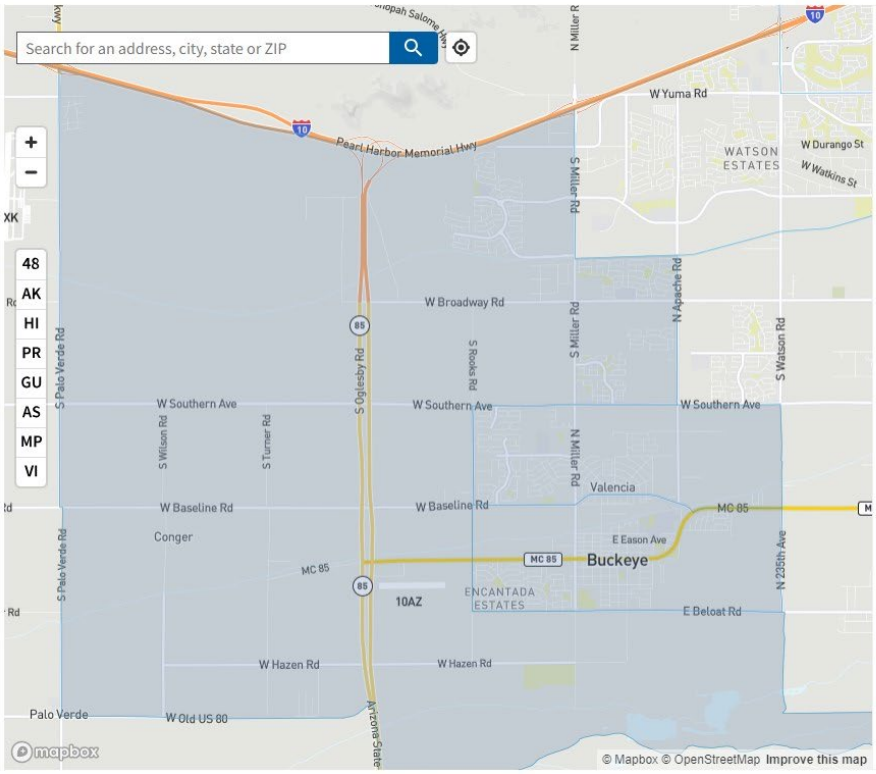


b) Location and Map, KML has been attached to the website application.

screeningtool.geoplatform.gov/en/#12.01/33.39445/-112.61382

Update

Telestaff



How to use the map:

Zoom in +, search, or locate yourself and select to see information about any census tract.

Things to know:

The tool uses census tracts. Census tracts are a small unit of geography. They generally have populations of between 1,200 - 8,000 people.

Communities that are disadvantaged live in tracts that experience burdens. These tracts are highlighted on the map.

The tool ranks most of the burdens using percentiles. Percentiles show how much burden each tract experiences when compared to other tracts.

Thresholds, or cutoffs, are used to determine if communities in a tract are

U.S. territories note

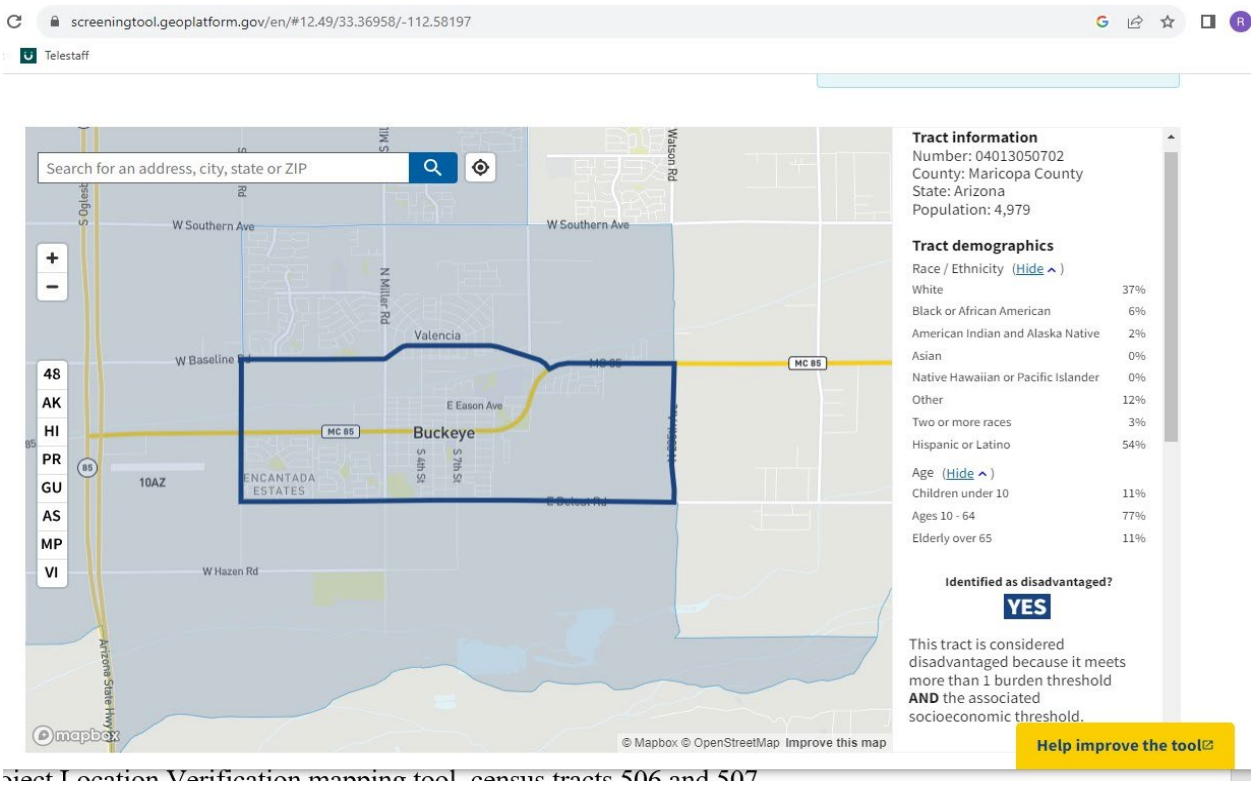
Help improve the tool

The subject of this grant request is the Rooks Road improvement project. Rooks Road services residential communities, healthcare, schools, employment centers, Downtown Buckeye, recreation areas, etc. The entire City of Buckeye, according to the DOT Grant Project Location Verification mapping tool and the U.S. Census Bureau as described in Section H of the NOFO, is designated as rural.

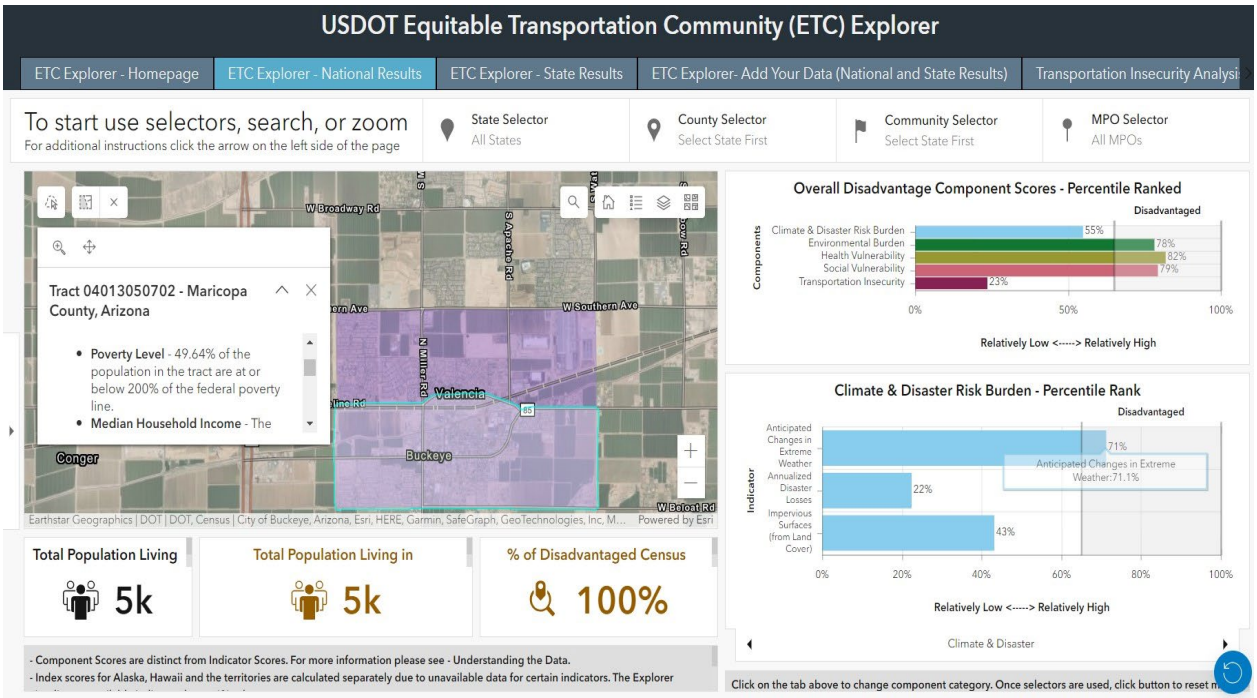
The surrounding area impacted by this project extends from Baseline south on Rooks Road to MC 85, and west to downtown Buckeye on MC 85, which is also named Monroe Avenue (please see attached map above). Downtown Buckeye has an estimated population of 11,600, with 64% being people of color, and is designated as an Historically Disadvantaged Community (please see above and below maps).

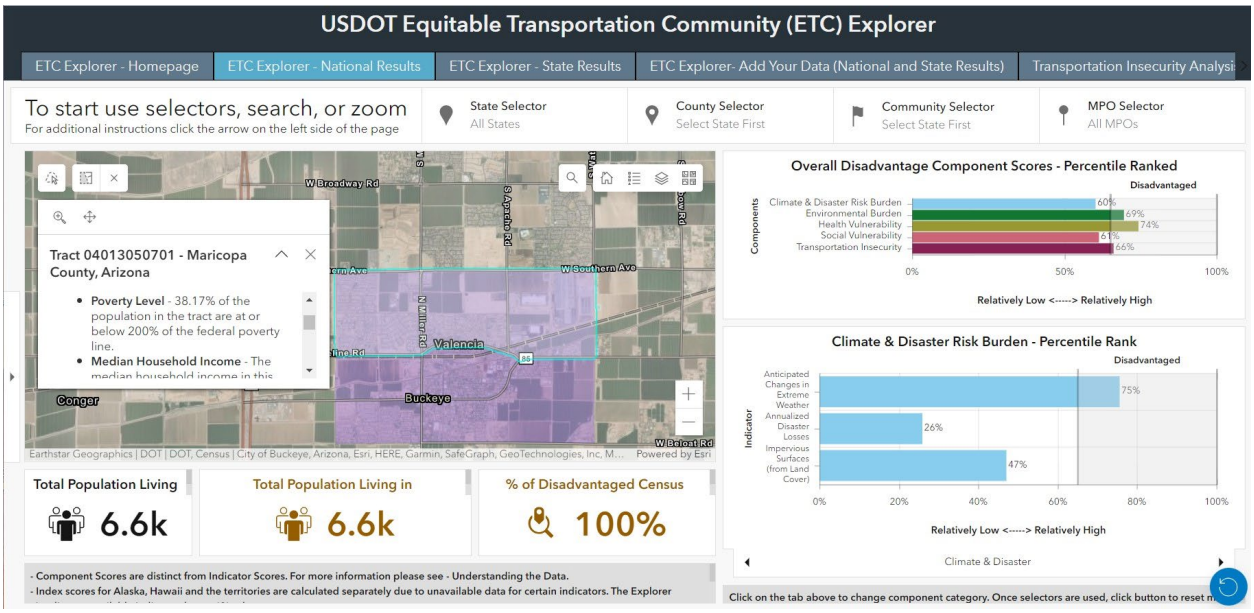
c) Response to Merit Criteria

1. Equity and Justice40



ject Location Verification mapping tool, census tracts 506 and 507

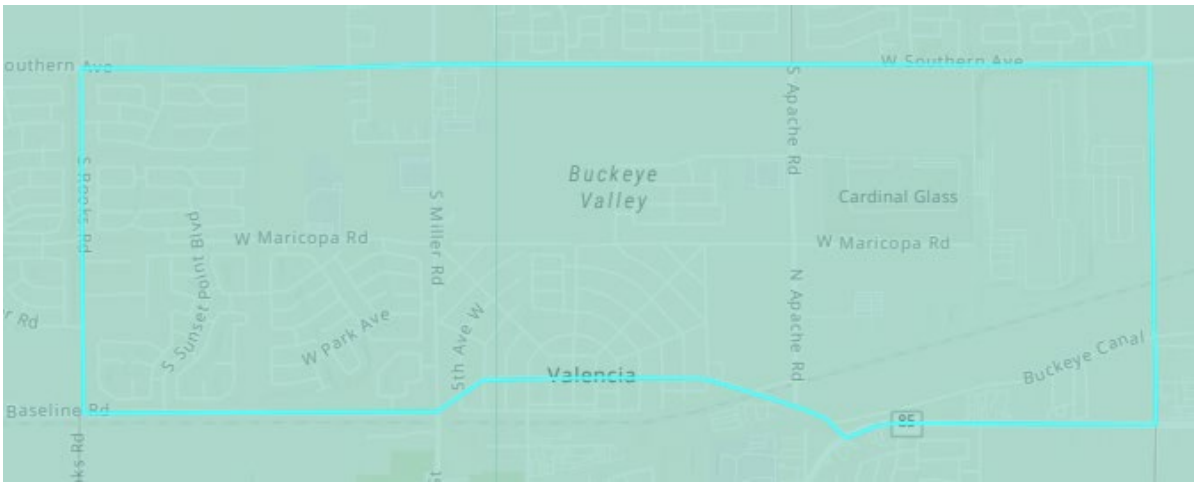




Per the above ETC and CEJST maps, downtown Buckeye has been determined as 100% disadvantaged with 38% to 50% of the population in the 2 tracts at or below 200% of the federal poverty line. The community is 55% to 60% at risk of climate and disaster risk, and 71% to 75% at risk of extreme climate change. The community is 69% to 78% environmentally burdened, 74% to 82% facing health vulnerability, 61% to 79% facing social vulnerability, and the southern portion of the community is 66% transportation insecure. The project addresses socioeconomic disparities in that it will provide disadvantaged residents with non-vehicular access to vital jobs.

There are no unhoused individuals that have established informal communities in and around the area to which there could be a negative impact of the project's construction. There are no historical lands or buildings located within the project impact area.

The following are census tracts for downtown Buckeye as shown by the [ETC Explorer - State Results | USDOT Equitable Transportation Community (ETC) Explorer (arcgis.com)]



Tract 04013050701 - Maricopa County, Arizona

Urbanized Area Summary
Tract contains all or a portion of an Urban Area (UZA) with the following population sizes:

- **UZA Population 50k or Less** - Yes
- **UZA Population 50k to 200k** - No
- **UZA Population 200k+** - No

Cost Burden Summary

- **Poverty Level** - 38.2% of the population in the tract are at 200% or less of the federal poverty level.
- **Median Household Income** - The median household income in this tract is $59,194.
- **Transportation Cost Burden** - The average household in this tract spends 17.77% of their household income on transportation.
- **Estimated Cost of Transportation** - The average household in this tract spends an estimated $13,528 on transportation.
- **Housing Cost Burden** - The average household in this tract spends 23.70% of their household income on housing.

Access Burden Summary

- **Number of Households with no Personal Vehicle** - An estimated 3.60% of households within this tract do not own vehicles.
- **Transit Availability** - Transit availability in this tract is not reported.
- **Estimated Drive Distances** - Estimated drive distances to various points of interest are summarized below:
  - Adult Education - 30 minutes
  - Grocery Stores - 5 minutes
  - Medical Facilities - 6 minutes
  - Parks - 6 minutes
- **Points of Interest within a 15 Minute Walk?**
  - Adult Education - No
  - Grocery Stores - No
  - Medical Facilities - No
  - Parks - No
- **Broadband Access** - 8.8% of households in this tract lack internet access.

Safety Summary
Traffic fatalities estimated between 2017-2021 as reported by the fatality analysis reporting system.

- **Total Fatalities** - 1
- **Total Motorist Fatalities** - 0
- **Total Cyclist Fatalities** - 0
- **Total Pedestrian Fatalities** - 1
- **Total Other Fatalities** - 0

Tract 04013050702 - Maricopa County, Arizona

Urbanized Area Summary

Tract contains all or a portion of an Urban Area (UZA) with the following population sizes:

- **UZA Population 50k or Less** - Yes
- **UZA Population 50k to 200k** - No
- **UZA Population 200k+** - No

Cost Burden Summary

- **Poverty Level** - 49.6% of the population in the tract are at 200% or less of the federal poverty level.
- **Median Household Income** - The median household income in this tract is $50,592.
- **Transportation Cost Burden** - The average household in this tract spends 20.43% of their household income on transportation.
- **Estimated Cost of Transportation** - The average household in this tract spends an estimated $13,139 on transportation.
- **Housing Cost Burden** - The average household in this tract spends 23.46% of their household income on housing.

Access Burden Summary

- **Number of Households with no Personal Vehicle** - An estimated 8.60% of households within this tract do not own vehicles.
- **Transit Availability** - This tract is likely served by little transit.
- **Estimated Drive Distances** - Estimated drive distances to various points of interest are summarized below:
  - Adult Education - 30 minutes
  - Grocery Stores - 3 minutes
  - Medical Facilities - 2 minutes
  - Parks - 3 minutes
- **Points of Interest within a 15 Minute Walk?**
  - Adult Education - No
  - Grocery Stores - No
  - Medical Facilities - Yes
  - Parks - No
- **Broadband Access** - 18.7% of households in this tract lack internet access.

Safety Summary

Traffic fatalities estimated between 2017-2021 as reported by the fatality analysis reporting system.

- **Total Fatalities** -
- **Total Motorist Fatalities** -
- **Total Cyclist Fatalities** -
- **Total Pedestrian Fatalities** -
- **Total Other Fatalities** -

As stated earlier, 3.6% to 8.6% of the disadvantaged community do not own vehicles and need other means of transportation to access jobs. 38.2% to 49.6% of the community are at 200% or less of the federal poverty level. The average household in this community spends 17.8% to 20.4% of their income on transportation and they spend about 23.6% on housing. This does not leave much to live on after transportation and housing are accounted for. Anything Buckeye can do to lessen this inequity is a significant improvement.

The section of Rooks Road that needs to be improved, including the bridge over the irrigation canal, is approximately 0.5 miles. The current alternative route to access the aforementioned services and the surrounding community on the other side of the existing barriers is a travelling distance of 2.6 miles. Constructing a multi-purpose pathway between Baseline Road and MC85 reduces the distance by 2.1 miles, removes the existing barriers and provides a more efficient, safer access to the rest of the community for vehicular traffic, bicyclists, pedestrians, and the handicapped. The community will be less reliant on automobiles and will be able to reduce vehicular emissions pollution. Additionally, vehicles will have a much shorter route through the community which will reduce harmful emissions in the community.

Baseline Road is a major east-west connector traversing most of the community of Buckeye. Traffic counts along Baseline are 25,600 average daily vehicles (City of Buckeye 2023 Traffic Study). Baseline Road provides east-west access to downtown Buckeye and State Route 85, which is a major north-south highway connecting Interstate 10 and points south to Yuma, Arizona. MC85 is a major east-west connector traversing the community of Buckeye. Traffic counts along MC85 at Rooks Road are 26,000 average daily vehicles (City of Buckeye 2023 Traffic Study). MC85 is also a major connection to downtown Buckeye and State Route 85. State Route 85 average daily traffic along this area is 20,016 (MAG 2022).

The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 4.2 miles would reduce CO2 emissions by 365,400 grams or 806 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 3,000 vehicles, that would reduce CO2 emissions by over 2.4 million pounds per year. Thus, providing a significant health benefit to this disadvantaged community.

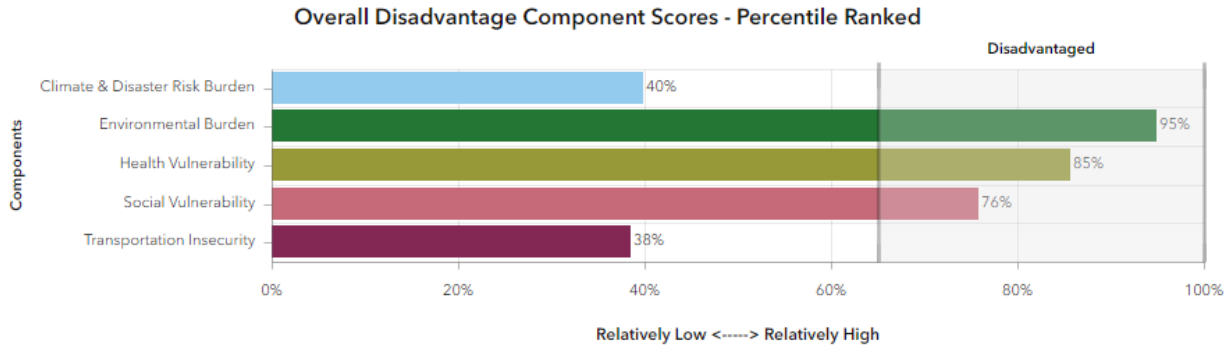
2. Access

The project creates new, improved, and affordable transportation options for this disadvantaged community. The new bridge over the irrigation canal creates a new pathway for residents of downtown Buckeye to essential job opportunities, promoting wealth creation. There will be a dedicated pathway for pedestrians, bicycles, and other rolling transportation modes. The increased access is safer due to the dedicated non-vehicular pathway. The shorter distance and pedestrian pathway create a more affordable daily transit to jobs, including for people with disabilities, as the project includes ADA compliant components. The project will encourage people to work, live, and play in the community by providing vehicular and non-vehicular transportation choices.

3. Facility Suitability

The existing transportation facility, Rooks Road, presents a significant barrier to job access, disadvantaged community mobility, and economic prosperity to the disadvantaged community, in that the road is bifurcated by an irrigation canal, and cuts off the disadvantaged community from good job opportunities. It also causes motor vehicle traffic to drive additional distances around the barrier to access destinations north of the downtown area, causing additional gas-

powered vehicle emissions. This situation creates long-term harmful health conditions for the community.



[ETC Explorer - State Results | USDOT Equitable Transportation Community (ETC) Explorer (arcgis.com)]

According to the above ETC map, these communities rank in the 85th percentile with respect to health conditions. The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 4.2 miles would reduce CO2 emissions by 365,400 grams or 806 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 3,000 vehicles, that would reduce CO2 emissions by over 2.4 million pounds per year. Thus, providing a significant health benefit to this disadvantaged community.

Additionally, the project removes existing and future transportation network inefficiency. There is a large employer located on the north side of the barrier along Rooks Road. Upon completion of the overpass, all traffic will be able to access additional roads to the south and destinations east or west from the southern access route. The entire City of Buckeye, according to the DOT Grant Project Location Verification mapping tool, is designated as rural. This project is budgeted at a cost of $16,836,750 and is in an historically disadvantaged community per the DOT Grant Project Location Verification mapping tool, census tract 507. Buckeye needs to address equity considerations for this underserved community by fixing an existing system vulnerability by improving the roadway infrastructure to accommodate multi-modal traffic and build an overpass over the irrigation canal, connecting Rooks Road on both sides of this barrier, adding traffic lanes, dedicated bike lanes, sidewalks, traffic signals and Intelligent Transportation Systems (ITS).

4. Community Engagement and Community-based Stewardship, Management, and Partnerships

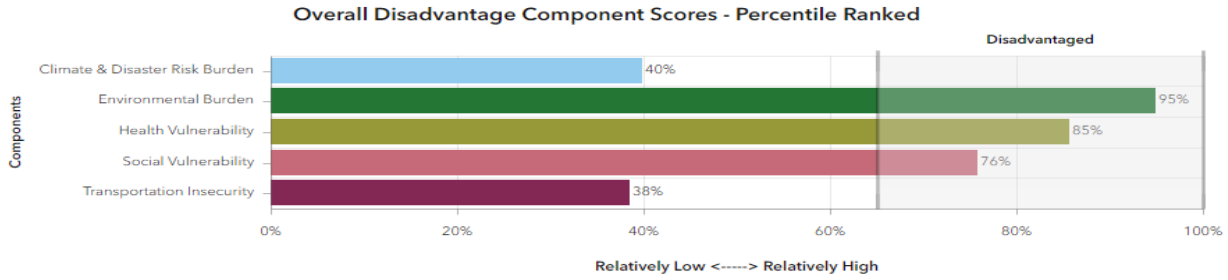
In 2022, Buckeye commenced a downtown revitalization planning movement. In so doing, a planning commission and a technical committee were formed. Participants included residents, local business owners, community advocates, City Council members, and City staff. Approximately 130 people have been involved in the discussion and planning. Public meetings were held in December 2022 and May 2023. One of the common themes that came out of this

community-centered approach was the need to build an overpass over the irrigation canal to reconnect the community to opportunities and to redress inequities. The community members that are most affected by this community reconnecting have participated in these meetings and shared their input and ideas. Buckeye will continue to engage public stakeholders and community members throughout the project.

5. Equitable Development

This project supports the Buckeye Downtown Revitalization Equitable Development Plan, which has been attached to this application 638264191745430000 (buckeyeaz.gov). Additionally, once the funding commitments have been received and the project is ready to proceed, a committee, to include local stakeholders, will be formed to study how the inclusion of local history and culture may be incorporated into the project. Buckeye will also pursue possible public and private investment to support commercial and mixed-income residential developments for walkability along the rural main streets. Buckeye anticipates that new public and private investment can expand housing and cultural opportunities and neighborhood services to low-income communities and communities of color. This project will stimulate additional development in this area similar to the affordable housing projects such as Lanai Living, Solana Villas, and other new apartments in downtown Buckeye.

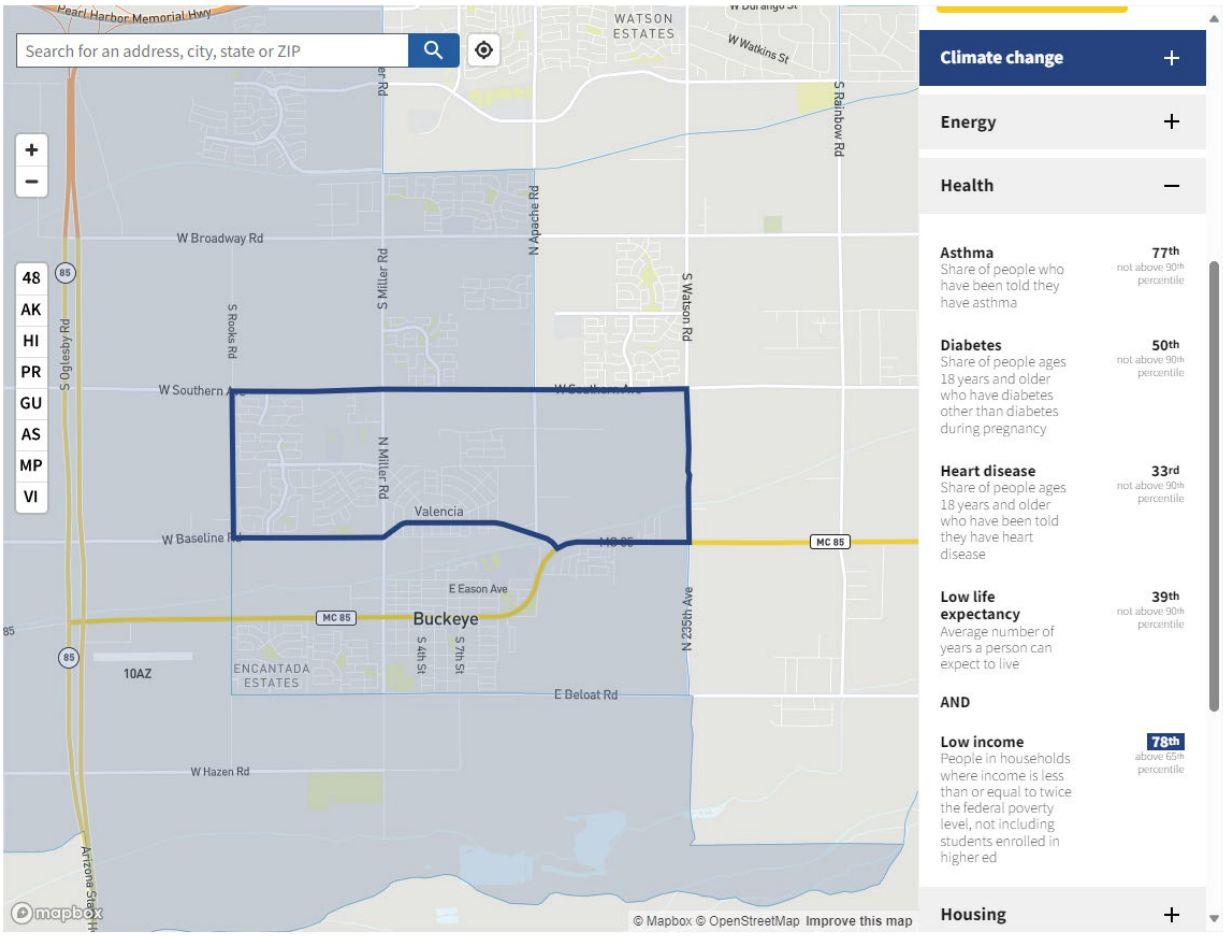
6.1 Climate Change Mitigation and/or Adaptation and Resilience



ETC Explorer - State Results | USDOT Equitable Transportation Community (ETC) Explorer (arcgis.com)

The above ETC tool indicates that the disadvantaged community is in the 95th percentile for environmental burden. The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 4.2 miles would reduce CO2 emissions by 365,400 grams or 806 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 10,000 vehicles, that would reduce CO2 emissions by over 8 million pounds per year. Thus, providing a significant health benefit to this disadvantaged community as to air quality and reduction in greenhouse gas emissions, improving environmental conditions and having a positive impact on climate change. The project will provide high quality choices of lower-carbon transportation such as walking, rolling, bicycling, scooters, and other modes of travel that reduce greenhouse gas emissions and encourage active life activities.

As per the below mapping tool, improved health conditions such as asthma and life expectancy can be expected when improving the air quality.



The existing available route from Rooks Road and Baseline Road to Rooks Road and MC 85 is 2.6 miles because there is no pathway directly down Rooks Road from Baseline Road to MC 85 due to the barrier to connectivity of an irrigation canal. However, once the barrier overpass of 0.5 miles is completed, this trip will be reduced by 2.1 miles. The proposed multi-modal improvements make the new pathway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) (Dept of Energy) emissions per mile and by reducing daily work roundtrips by 4.2 miles would reduce CO2 emissions by 365,400 grams or 805 pounds (4.2 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 10,000 vehicles, that would reduce CO2 emissions by over 8 million pounds per year. Thus, providing a significant health benefit and sustaining the environment in this disadvantaged community. The City's goal is to reduce travel times, travel distance, greenhouse gas emissions, and provide safe pathways for vehicular and non-vehicular traffic. According to the Department of Transportation, installing Intelligent Transportation Systems (ITS) along Rooks Road will help reduce travel time and make travel safer for non-commercial and commercial traffic. ITS provides connectivity between traffic signals along Rooks Road to

allow Signal and Traffic Engineering staff the ability to monitor and adjust signal operations as necessary for efficiency and safety. A secondary benefit to the ITS system is that it provides a connection from the City's Public Works Facility (home of the traffic signal staff) to the City's ever growing traffic signal system and the ability to monitor and adjust traffic signal timing as needed during peak hours or incidents, to minimize traffic delays and reduce travel times and emissions.

The undeveloped space between the railroad tracks and the canal would be utilized for nature-based flood retention basins needed for the area. These basins would also function as a park and open green space and utilized for sports fields for community sports programs.

This project will provide for new multi-modal pathways for vehicular, pedestrian, handicap, and bicycle traffic. It will also connect to other pedestrian/bicycle/rolling only pathways along the irrigation canal.

Buckeye will also use climate friendly materials such as cooler pavement, adaptive street lighting, and low carbon construction materials.

6.2 Workforce Development and Economic Opportunity

By removing the barrier caused by the irrigation canal, the project will open new, good paying jobs to the residents of the Buckeye disadvantaged community. These jobs include Kore Power manufacturing with an estimated 3,000 employees, and Wentworth Properties with an estimated 1,300 new jobs. Kore provides workforce development programs, tuition reimbursement, paid vacation and parental leave, paid volunteer days, 401k with match, and medical, dental, and vision care for its employees. These programs will further reduce the hardships faced by those in the disadvantaged community and improve the quality of life.

Buckeye is planning to use Project Labor Agreements, when possible, to ensure fair wages will be paid to workers and to encourage that underrepresented and local workers will be hired for project work. This project will be open for bid to all qualified contractors, including Minority Business Enterprises, Minority Owned Businesses, Woman Owned Businesses, and Veteran Owned Businesses. The completed project will support equitable commercial and mixed-income residential development.

6.3 Planning Integration

This project is incorporated into the Buckeye Downtown Revitalization Equitable Development Plan, which has been attached to this application. 638264191745430000 (buckeyeaz.gov). This project is also part of the Buckeye TMP (Microsoft Word - 0.0a_Title Page_2019 07 09 MMY (buckeyeaz.gov)) .

In downtown Buckeye, a new apartment complex is being built 1 mile east of Rooks Road, called Solana Villas, which will have 200 apartments available for rent. According to census.gov, the average household is comprised of 3.16 persons, thus these 200 new apartments will house approximately 632 people and create a greater need for the connection of Rooks Road since it has several large employers housed along Rooks Road. Additionally, approximately 3.8 miles southeast of Rooks Road is another townhome-style residential development currently being built, called Lanai Living, which will have a total of 444 units available for rent. Based on census.gov, the average household is comprised of 3.16 persons, thus these 444 new townhomes

will house approximately 1,403 people and create a greater need for the connection of Rooks Road. Many of these new residents of the area will likely traverse via Rooks Road to access employment opportunities. Additionally, the connection of Rooks Road will eliminate the current barrier for first responders as they are unable to quickly respond to calls for service since Rooks Road is not a through street at MC 85 at this moment. Connecting Rooks Road will alleviate traffic in Downtown Buckeye and surrounding areas.

d) Project Readiness

Planning & Constructability

The City of Buckeye has a full-time Capital Improvement Program Department (CIPD) which has successfully completed over 20 projects similar to this proposed project. Buckeye was the sole administrator of these projects. CIPD currently has 30 projects in the 5-year CIP plan with budgeted costs between $2 million and $50 million, including this project. The CIPD uses outside consultants to create structure and construction documents, which are subsequently reviewed and approved by the City staff (and outside consultants if necessary). The CIPD conducts a construction bid process to select the contractors to execute the planned project. Thereafter, seasoned CIPD staff oversee, monitor, and inspect the project from start to completion. This includes, but is not limited to, permits, traffic control, inspections, and closeout. After the 60% design stage, CIPD identifies the right-of-way (ROW) needs and begins ROW acquisition. CIPD obtains appraisals of the needed ROW, contacts the landowner, and begins the acquisition process.

Based upon past experience and familiarity with the proposed project, project risks, such as procurement delays, environmental uncertainties, and approvals, increases in real estate acquisition costs, lack of legislative approval, and other risks that may affect the likelihood of a successful project start and completion, Buckeye has taken these into account through the budget and scheduling process. The contingency line in the budget provides cushion for unexpected costs. If an alternative funding source were required, the City of Buckeye would review its general fund for alternative funding of the cost or potentially pursue State or County support. The National Environmental Policy Act (NEPA) process has not commenced but due to Buckeye's familiarity with this project and experience with prior similar projects, plus the project scheduling allowance that was incorporated, Buckeye does not anticipate that the NEPA will be a no-go milestone. The NEPA will be completed prior to the obligation of the award. This area is substantially agricultural and normally does not pose environmental issues. Additionally, the same applies to local regulatory approvals and permits. Buckeye will need to coordinate with the Buckeye Water Conservation/Buckeye Irrigation District (BID), and the utilities, with whom Buckeye has a long-standing relationship and do not expect any major issues. All required real property and right-of-way acquisition will be completed in a timely manner in accordance with 49 CFR part 24, 23 CFR part 710, and other applicable legal requirements and has been appropriately scheduled. Likewise, the project will be in the Maricopa Association of Governments (MAG) Transportation Improvement Plan (TIP) prior to the obligation of the award. Buckeye has a close working relationship with MAG and does not foresee that there will be an issue.

In December 2022 and again in May 2023, a public meeting was held wherein the public reviewed various proposals regarding Buckeye revitalization. Present at the meeting were City

staff, outside planning consultant Olsson Planning, and various residents of the community, which is an environmental justice and historically disadvantaged community. One item that the public requested was the improvements requested in this grant application. Additional community engagement will include, but not limited to, news releases, social media releases, meetings with community-based organizations, and messages on the City website to ensure that equity considerations for underserved communities are meaningfully integrated throughout the lifecycle of the project. Buckeye is and will be coordinating with other types of projects such as economic development, commercial or residential development, power/electric infrastructure, projects, broadband and fiber deployment.

The City of Buckeye has prior grant management experience and an understanding of federal grants and will comply with Federal regulations. Examples of prior Federal grant experience include grants received from U.S. DOT, U.S DOJ, HUD, U.S. Dept of Health and Human Services, and U.S. Dept of Treasury. Buckeye's operating standards include, but not limited to, Buy American, BABA, civil rights, ADA, and Davis Bacon.

The project is designated as rural, historically disadvantaged and 100% of the cost of the project is in and benefits the historically disadvantaged community, therefore the entire project is planned to be funded completely by the grant. However, if an alternative funding source were required, the City of Buckeye would review its general fund for alternative funding of the cost or potentially pursue State or County support. In all likelihood, a project this large would go unfunded and not be constructed without the grant. Regarding cost overruns, Buckeye has built a 5% contingency into the budget.

Proposed Schedule

Select Design Consultant	Mid 2025
Design Consultant NTP	Mid 2025
Draft Alternative Bridge Selection Report	3rd quarter 2025
60% Construction Documents	Late 2025
Final Alternative Bridge Selection Report	
Right-of-Way Determination	
City Review Completed	Early 2026
NEPA, environmental studies and approvals completed	Early 2026
State and local clearance completed, if any required	Early 2026
Irrigation canal coordinated	Early 2026
Begin Right-of-Way Acquisition	Early 2026
90% Construction Documents	Mid 2026
City Review Completed	Mid 2026

Utility Clearances	September 2026
Sealed Construction Documents	September 2026
Advertise for Construction	September 2026
Select Contractor/NTP	October 2026
Irrigation Ditch Relocations	November 2026 (annual dry up)
APS Overhead Power Relocation	November 2026-January 2027
Construction Completed/Open to Traffic	December 2027

NEPA & Permitting
The proposed project will construct a bridge over a set of railroad tracks and irrigation canal. In addition, the proposed roadway will be through an existing agricultural field. It will be necessary to ensure that all possible environmental items are evaluated for the project. It is understood that the design cannot be completed nor the right-of-way acquisition started until the NEPA process is completed and the necessary permits obtained. The City is aware that the construction portion of the project cannot start until all necessary NEPA clearances and permits have been obtained.

The City will retain a consultant to complete the NEPA and Permitting process during the early phase of the design portion of the project. The initial item to be completed is to determine which analysis is required –

- Categorical Exclusion (CATEX)
- Environmental Assessment /Finding of No Significant Impact (EA/FONSI)
- Environmental Impact Statement (EIS)

The NEPA planning process will begin at the same time as the design phase to ensure the necessary permits can be obtained in a timely manner but also incorporate any requirement changes to the project into the design plan development.

Project Support
The Buckeye Irrigation District (BID, owner of the irrigation canal) has explained to the City their preference is a grade separated structure over the irrigation canal. This allows their service and maintenance vehicles to travel down the canal bank and not worry about crossing a major roadway.

Risk & Mitigation
With a proposed project over an existing irrigation canal, there is some risk that approvals from BID may be delayed. However, during preliminary meetings, this organization understands the need for Rooks Road to be completed between Baseline Road and MC 85. They have explained their preference would be a bridge that spans over facilities. With the proposed project consisting of a bridge over the facility, the City feels the risk is very minimal.

With the new roadway and bridge proposed over an active agricultural field, there is a risk that during the NEPA process some contaminants may be identified in the soil. The NEPA process

will identify any necessary measures to mitigate any identified contaminants, including but not limited to the removal of the contaminated soil.

On the north side of the irrigation canal is an active Palo Verde Nuclear Plant Cooling Line. This line will need to be protected in place. Coordination with Palo Verde Nuclear Plant will be required to obtain the necessary approval to place a structure over the cooling line. A required mitigation measure for the cooling line will be armoring of the line to protect it. The City has completed armoring of other segments of the cooling line and do not foresee any risk to the project schedule or obtaining the necessary approvals.

e) Benefit Cost Analysis for Capital Construction Grants

The design is 30% or more complete and the budget contains contingencies and scheduling considerations.

Please see the Budget and BCA Calculations file excel spreadsheet for detail and calculations.

The Rooks Road project costs by category are as follows:

Planning and Design $ 750,000

Land Acquisition (ROW) $ 5,500,000

Construction $ 11,535,000

Contingency $ 889,250

Total Cost $ 18,674,250

The project is designated as rural and 100% of the cost of the project and benefits are in historically disadvantaged community census tracts 506 and 507. In all likelihood, a project this large would go unfunded and not constructed without the RCP grant. With regard to cost overruns, Buckeye has built a 5% contingency into the budget. Any cost overruns beyond the budget and contingency would require an alternative source of funding.

Based upon the Arizona Dept of Transportation (ADOT) 2023 crash facts, the cost of all accidents in Arizona was $ 21,638,265,446. There were 122,247 accidents, which equates to $177,004 per accident. Applying that to Rooks Road accidents of 6 in 2023 equates to $1,062,024 cost of accidents ($177,004 per accident x 6 accidents = $1,062,024).

Another benefit is access to employment by historically disadvantaged communities. This project completes multi-modal access to a Kore Power manufacturing with 3,000 jobs. Creating access to 3,000 jobs makes over $112 million per year available in wages to historically disadvantaged communities ($18/hour x 2,080 hours x 3,000 jobs). This job benefit exceeds the cost of the project.

Combining the above two benefits gives a BCA ratio of 6.1:1 (113,382,027 / 18,674,250). This project provides community connectivity to historically disadvantaged community census tracts 506 and 507.

The existing available route from Rooks Road and Baseline Road to Rooks Road and MC 85 is 2.6 miles because there is no pathway directly down Rooks Road from Baseline Road to MC 85 due to the barrier to connectivity of an irrigation canal. However, once the barrier overpass of 0.5 miles is completed, this trip will be reduced by 2.1 miles. The proposed multi-modal improvements make the new pathway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) (Dept of Energy) emissions per mile and by reducing daily work roundtrips by 4.2 miles would reduce CO2 emissions by 365,400 grams or 805 pounds (4.2 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 10,000 vehicles, that would reduce CO2 emissions by over 8 million pounds per year. Thus, providing a significant health benefit and sustaining the environment in this disadvantaged community. The City's goal is to reduce travel times, travel distance, greenhouse gas emissions, and provide safe pathways for vehicular and non-vehicular traffic.

According to the Department of Transportation, installing Intelligent Transportation Systems (ITS) along Rooks Road will help reduce travel time and make travel safer for non-commercial and commercial traffic. ITS provides connectivity between traffic signals along Rooks Road to allow Signal and Traffic Engineering staff the ability to monitor and adjust signal operations as necessary for efficiency and safety. A secondary benefit to the ITS system is that it provides a connection from the City's Public Works Facility (home of the traffic signal staff) to the City's ever growing traffic signal system and the ability to monitor and adjust traffic signal timing as needed during peak hours or incidents, to minimize traffic delays and reduce travel times and emissions.

This project will provide new multi-modal pathways for vehicular, pedestrian, handicap, and bicycle traffic. It will also connect to other pedestrian/bicycle/rolling only pathways along the irrigation canal.

The following is a list of the basic scope of work.

- Survey and Identification of utilities within the project corridor and verifying if prior rights exist. Topographic survey of project limits.
- Establishment of horizontal and vertical geometry.
- Identification of right-of-way (ROW) needs.
- Further development of 30% conceptual plans for the ultimate cross section of Rooks Road.
- Development of probable costs for ultimate and interim cross section, including ROW, utility, final design and construction administration costs.
- Conceptual structural design.
- Monthly project meetings with the City and other interested parties.
- Prepare traffic impact analysis.
- Environmental assessment and historic cultural review.

- Coordination with Buckeye Irrigation District for an at-grade bridge over the canal.
- Coordination with APS for the 96" Cooling Line located on the north side of the BID Canal.
- Coordination with Maricopa County Department of Transportation (MCDOT) as they have jurisdictional control of MC 85.
- Coordination with the adjacent property owners to ensure access is provided.
- Identification of utilities within the project corridor and verifying if prior rights exist.
- Traffic Impact Analysis.
- Environmental clearances.

The project consists of a final design, land purchase for right-of-way, and construction of a grade separated multi-modal structure over an irrigation canal, and establish the vertical and horizontal alignment north and south of the canal on S. Rooks Road from Baseline Road to MC85, Buckeye, Arizona. This includes a 16-inch water line, a traffic signal, ITS conduit, pull box and fiber optics, and any other sleeves for utilities.

Environmental Sustainability – This project provides community connectivity to historically disadvantaged community census tracts 506 and 507. The proposed multi-modal improvements make Rooks Road accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits this disadvantaged community. Construction of a multi-modal roadway will accommodate vehicular traffic, pedestrians, handicaps, and bicyclists. Dedicated bike paths will provide pathways for non-vehicular mobility and community connectivity. Using the EPA's EJScreen geospatial tool, the ozone reading at this intersection is in the 95th percentile compared to the United States. The goal is to reduce travel times, travel distance, greenhouse gas emissions, and provide safer pathways for vehicular and non-vehicular traffic. The existing available route from Rooks Road and Baseline Road to Rooks Road and MC 85 is 2.6 miles because there is no pathway direct down Rooks Road from Baseline Road to MC 85 due to the barriers to connectivity of an irrigation canal. However, once the barrier overpass of 0.5 miles is completed, this trip will be reduced by 2.1 miles. The proposed multi-modal improvements make the new pathway accessible to vehicular and non-vehicular traffic. The improvements reduce travel time, reduce greenhouse emissions, decrease reliance on automobiles, provide access to employment, and benefit the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) (Dept of Energy) emissions per mile and by reducing daily work roundtrips by 4.2 miles would reduce CO2 emissions by 365,400 grams or 805 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year just for one car. If the average daily traffic were 10,000 vehicles, that would reduce CO2 emissions by over 8 million pounds per year. Thus, providing a significant health benefit and sustaining the environment in this disadvantaged community. The goal is to reduce travel times, travel distance, greenhouse gas emissions, and provide safe pathways for vehicular and non-vehicular traffic. According to the Department of Transportation, installing Intelligent Transportation Systems (ITS) along Rooks Road help reduce travel time and make travel safer for non-commercial and commercial traffic. ITS provides connectivity between traffic signals along Rooks Road to allow Signal and Traffic Engineering staff the ability to monitor and adjust signal operations as necessary for efficiency and safety. A secondary benefit to the ITS system is that it provides a connection from the City's Public Works Facility (home of the traffic signal staff) to the City's ever growing traffic signal

system and the ability to monitor and adjust traffic signal timing as needed during peak hours or incidents to minimize traffic delays and reduce travel times and emissions. Efficient land use and design will be employed by installing nature-based flood retention ponds where possible, which will double as a park and green space.

Quality of Life – This project will reduce vehicle dependence due to the multi-modal traffic accommodation, and is located within and serve an underserved community, thereby proactively addressing equity. The new facility improves public health as it promotes walking, biking, and rolling via the dedicated non-vehicular travel lanes and sidewalks (pathways). These non-vehicular pathways also connect to other pedestrian pathways which lead to various destinations within the City of Buckeye. Additionally, quality of life and health is improved within this historically disadvantaged community by the expected reduction in vehicle emissions. It is anticipated that CO2 emissions can be reduced by over 2.4 million pounds per year. The proposed project improves access to daily destinations like jobs, healthcare, grocery stores, schools, places of worship, recreation, or parks by reducing the miles driven from 2.6 miles to 0.5 miles, thereby reducing the roundtrip travel distance by 4.2 miles.

Mobility and Community Connectivity - Since Rooks Road is blocked by the irrigation canal, in its current configuration, this section of Rooks Road is poorly suited for the immediate community. The addition of access across the bridge over the irrigation canal will allow vehicular traffic, pedestrians, handicaps, and bicyclists to safely connect to the community on either side of the barrier. The pathway will be ADA accessible. The new access will provide residents with a safe alternative pathway to reconnect to work, play, and live with less reliance on automobiles. They will be able to freely and safely move about to jobs, healthcare, grocery stores, schools, recreation and parks, social services, and places of worship. This improved transportation option will increase safe mobility and connectivity for people with disabilities, through lower-carbon travel, such as walking, bicycling, and rolling. It will reduce travel times and travel distance, thereby reducing greenhouse gas emissions in this historically disadvantaged community. The project is in coordination with the City TMP to consider climate resiliency, stormwater drainage, and flood risk management (Microsoft Word - 0.0a_Title Page_2019 07 09 MMY (buckeyeaz.gov)). The completed project will benefit the community and provide equity by removing access disparities and significantly improving connectivity and safety. The new multi-modal direct access will improve job prospects and allow them to access employment by means other than vehicular. The reduction in travel time, as a result of the addition of traffic signals and ITS, will decrease vehicle emissions and will equitably distribute the benefits of better air quality, improving the neighborhood environmental and health conditions. According to the DOT Grant Project Location Verification mapping tool, this entire project is in an area that has been designated as an historically disadvantaged community census tract 507. New employment planned for this area include KORE manufacturing (3,000 employees), Wentworth Properties (1,300 employees), and other expected employment generators, (up to 500 employees). These and other potential new jobs provide job creation by supporting good-paying job opportunities for new hire and retention for underrepresented populations into those jobs including women and people of color. One of the City's strategic goals is to have a well-planned urban community. New development is guided by best growth management practices to preserve Buckeye's unique heritage and to protect the natural environment while enhancing economic well-being and creating a variety of livable, sustainable neighborhoods.

Construction of a multi-modal roadway will accommodate vehicular traffic, pedestrians, handicaps, and bicyclists. Dedicated bike paths will provide pathways for non-vehicular mobility and community connectivity. Using the EPA's EJScreen geospatial tool, the ozone reading at this intersection is in the 95th percentile compared to the United States. The goal is to reduce travel times, travel distance, greenhouse gas emissions, and provide safer pathways for vehicular and non-vehicular traffic. The existing available route from Rooks Road and Baseline Road to Rooks Road and MC 85 is 2.6 miles because there is no pathway directly down Rooks Road from Baseline Road to MC 85 due to the barriers to connectivity of an irrigation canal. However, once the barrier overpass of 0.5 miles is completed, this trip will be reduced by 2.1 miles. The proposed multi-modal improvements make the new pathway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 4.2 miles would reduce CO2 emissions by 365,400 grams or 805 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year just for one car. If the average daily traffic were 10,000 vehicles, that would reduce CO2 emissions by over 8 million pounds per year. The project is in coordination with the City Transportation Master Plan to consider climate resiliency, stormwater drainage, and flood risk management. The completed project will benefit the community and provide equity by removing access disparities and significantly improving connectivity and safety. The new multi-modal direct access will improve job prospects and allow them to access employment by means other than vehicular. The reduction in travel time, as a result of the new traffic signals and ITS, will decrease vehicle emissions and will equitably distribute the benefits of better air quality, improving the neighborhood environmental and health conditions. The City is beginning the planning process of implementing a transit circulator for the portion of Buckeye south of Interstate 10 and east of SR 85 (the primary residential, commercial and employment areas of the City). Completing Rooks Road improvements will allow the transit circulator direct access from the residential areas of downtown Buckeye to the large employers along Rooks Road. A bus stop is planned in this area for the future bus circulator that will pick up non-vehicular travelers for transportation around the community. The planned dedicated bike paths provide mobility and community connectivity for non-vehicular traffic.

Economic Competitiveness and Opportunity – This project creates additional travel routes for the local employers on Rooks Road, MC85, and Baseline, and any other new development. The roadway helps relieve any supply chain bottleneck by creating access to additional routes. These new employers promote long-term economic growth, wealth creation, and other broader economic and fiscal benefits with robust job creation by supporting good-paying job opportunities for new hires and retention for underrepresented populations into those jobs including women and people of color. This project will be open for bid to all qualified contractors, including Minority Business Enterprises, Minority Owned Businesses, Woman Owned Businesses, and Veteran Owned Businesses. The completed project will support equitable commercial and mixed-income residential development. Examples of local DBEs are Veracity Steel, V Concrete, RGG United Contractors, L+L Asphalt.

State of Good Repair – The proposed project satisfies Complete Streets approach by completing this new infrastructure on Rooks Road overpassing the irrigation canal, thereby

creating new infrastructure in this remote community that will be maintained in a state of good repair, fixing an existing system vulnerability for this underserved community. The City will be responsible for the on-going maintenance and state of good repair of this project post-completion. The City will provide the following future maintenance:

- Annual pavement marking refresh- paint line, thermoplastic legends, stop bars, cross walks, road pavement markers.
- Annual guardrail inspection.
- Annual sidewalk inspection trip hazards- along with repairs to SW that don't meet ADA standards(typically heaved panels).
- Biannual Pavement Preservation Inspections.
- Quarterly vegetation control measures- typically chemical treatments.
- On call 24/7 for hazards in the roadway such as potholes, debris, downed signs, and vegetation trimming complaints.
- Bridge structural integrity testing Inspections every 5 years.
- Storm drains inspections Annual/ maintenance as needed.
- Sign inspection annually – maintenance as needed.

Partnership and Collaboration - In December 2022 and again in May 2023, public meetings were held wherein the public reviewed various proposals regarding Buckeye revitalization. Present at the meeting were City staff, outside planning consultant Olsson Planning, and various residents of the community. One item that the public requested was the Rooks Road improvements requested in this grant application. Additional community engagement will include, but not limited to, news releases, social media releases, meetings with community-based organizations, and messages on the City website to ensure that equity considerations for underserved communities are meaningfully integrated throughout the lifecycle of the project. Buckeye is and will be coordinating with other types of projects such as economic development, commercial or residential development, power/electric infrastructure, projects, broadband and fiber deployment. Buckeye is also participating with a non-DOT Federal capacity-building program, Environmental Protection Agency's Environmental Justice EPA Targeted Brownfields Assessment on a 40-acre parcel in HDC census tract 506 for Brownfields Assessment, to create a public trailhead, park, and wildlife riparian restoration in partnership with Arizona Forestry.

Innovation - Buckeye will be installing Intelligent Transportation Systems (ITS), which according to the Department of Transportation, is a national program, using computers and communications to make travel safer by providing traveler information to give current, multi-modal information on travel conditions to guide choices on how, when, and where to travel. It also provides in-vehicle maps and automatic notification emergency services regarding serious accidents and their location. Intelligent commercial vehicle systems help public agencies improve safety by inspecting vehicles that need it most. The ITS system provides a connection from the City's Public Works Facility (home of the traffic signal staff) to the City's traffic signal system and the ability to monitor and adjust traffic signal timing as needed during peak hours or incidents, to minimize traffic delays and reduce travel times and emissions. Innovative Technologies will be employed to enhance the environment for electric, connected, and automated vehicles to improve the detection, mitigation, and documentation of safety risks. Buckeye will also use practices that facilitate accelerated project delivery such as single

contractor design-build arrangements, congestion management, asset management, and long-term operations and maintenance. New technologies are being developed in asphaltic pavement that actually reduces the amount of oils utilized and replaces them with plant based bonding materials that produce a stronger pavement that last longer (reduces maintenance). The project will evaluate these new technologies to determine their viability and practicality for implementation.

Budget and BCA RCP Rooks Road

Year	2025	2026	2027		Total Project Cost	
	Cost:					
Planning and Design	$750,000				$750,000	
Land Acquisition (ROW)		$5,500,000			$5,500,000	
Construction			$11,535,000		$11,535,000	
Contingency 5%	$37,500	275,000	576,750		$889,250	
Total	$787,500.00	5,775,000	12,111,750	-	$18,674,250	All within HDC Census Tract 04013050702
Aggregate cost of project						

	ADOT 2023 Crash Facts			ADOT 2023 Crash Facts		
Az 2023 Cost of Crashes	$21,638,265,446.00	Yearly Cost		Non-Injury	Injury	Fatality	2023 Total
Cost per crash	$177,004.47			83,975	37,075	1197	122,247

Buckeye Accident avoidance benefit	yearly cost = cost per crash * 2023 total number of crashes	$1,062,026.82	Buckeye Police Traffic Accident Statistics for Rooks Road 2023			
			Non-injury	Injury	Fatality	2023 Total
			5	1	0	6

Job Creation Benefit	
3000 jobs at $18/hour per year	$112,320,000

	Project Cost	Accident avoidance benefit		Job Creation benefit	Total Benefits
Project cost versus benefits	$18,674,250.00	1,062,027	plus	$112,320,000	$113,382,027
Benefits exceed cost by 6:1				BCA ratio	6.1

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.G. FIN - Watson Road Multi-Modal Bridge - US Department of Transportation (DOT) - Reconnecting Communities Pilot (RCP) Program
DATE PREPARED: 10/15/24	**DISTRICT NO.:** All
STAFF LIAISON: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165	
DEPARTMENT: Financial Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action to ratify and approve the submission of a $64,953,000 United States Department of Transportation (DOT) Reconnecting Communities Pilot (RCP) Program for the planning, design, and construction of a multi-modal bridge over the irrigation canal and railroad tracks on Watson Road.

SUMMARY

PROJECT DESCRIPTION:
The City of Buckeye seeks to construct a multi-modal bridge and road connecting Watson Road from Southern to MC85. The bridge over the railroad tracks and irrigation canal will connect the downtown area to employment (Walmart Distribution Center and Ross Warehouse) and other daily essentials by means of motor vehicles, walking, bicycling, and rolling. The completion of the accessibility and connection of Watson Road over the railroad and irrigation canal will also improve air pollution, reduce environmental harm, provide additional commercial traffic routes, and improve community accessibility and safety. If awarded, the grant will cover a three-year period. The Federal grant portion is $32,476,500 with a $32,476,500 match from the City of Buckeye. The total project cost is $64,953,000.

BENEFITS:
Watson Road is one of the main arterial roadways that connects downtown Buckeye to the I-10 freeway but is bifurcated by the railroad tracks and the irrigation canal. Connecting Watson Road from Southern Avenue to MC85 will increase the community's ability to access work, shopping, banks, and other daily essentials, by way of multiple means of transportation, while also reducing the need for vehicles and reducing air pollution.

FUTURE ACTION:
If awarded, the Award Agreement will be presented to Council for acceptance and approval. After construction of the proposed project, maintenance of the project area would be included in the General Fund operating budget.

FINANCIAL IMPACT STATEMENT:
The Federal grant portion is $32,476,500 with a $32,476,500 match from the City of Buckeye. The total project cost is $64,953,000.

CURRENT FISCAL YEAR TOTAL COST:
$2.6 Million

BUDGETED:
No

FISCAL YEAR:
2025-2028

FUND/DEPARTMENT:
Engineering

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
CAR Recap Summary Watson Project.docx
Budget and BCA Calculations RCP Watson.pdf
RCP Watson narrative.pdf

U.S. DOT: Reconnecting Communities Pilot (RCP) Program Summary Recap

Project Description:

The City of Buckeye seeks to construct a multi-modal bridge and road completion connecting Watson Road from Southern to MC85. The bridge over the railroad tracks and irrigation canal will reconnect the downtown area to employment (Walmart Distribution and Ross Warehouse) and other daily essentials by means of motor vehicles, walking, bicycling, and rolling. Buckeye is submitting one application for the planning and design only, and on application for the planning and construction of the project.

Project Cost

- $64,953,000 ($32,476,500 Reimbursable based on budget)

Required Match

- $ 32,476,500

Grant Amount

- $32,476,500

Plans Once Grant Expires:

- Future maintenance needs will become a part of the annual budget unless future grant opportunities arise.

Objectives and Expected Outcomes

- The objective is to provide the community with a much-needed connection of Watson Road.
- The expected outcome is an increase in access to employment opportunities and multi-modal means of transportation for those living in the downtown area.
- An additional expected outcome is decreased air pollution as commutes would be shortened.
- The completion of Watson Road also provides alternative routes for commercial traffic.

Time Period for the Grant

- 2025 - 2028

Budget and BCA Calculation - Watson

Watson Road roadway improvements, dedicated bike/pedestrian path, and overpass over the railroad tracks and irrigation canal.

Budget

Year	2025	2026	2027		Total Cost	
Cost:						
Planning and Design	$2,500,000				$2,500,000	
Land Acquisition (ROW)		$14,000,000			$14,000,000	
Construction			$45,360,000		$45,360,000	
Contingency 5%	$125,000	$700,000	$2,268,000		$3,093,000	
Total	$2,625,000	$14,700,000	$47,628,000	$0	$64,953,000	All within HDC Census Tract 506 and 507

	ADOT 2023 Crash Facts	
AZ 2023 Cost of Crashes	$21,638,265,446.00	Yearly Cost
Cost per crash	$177,004.47	

ADOT 2023 Crash Facts

Non-Injury	Injury	Fatality	2023 Total
83,975	37,075	1197	122,247

Buckeye Accident avoidance benefit

yearly cost = cost per crash * 2023 total number of injury and fatal crashes

$3,009,075.99

Buckeye Police Traffic Accident Statistics for Watson Road

2023			
Non-injury	Injury	Fatality	2023 Total
130	17	0	147

Job Creation Benefit	
2800 jobs at $15/hour per year	$ 87,360,000.00
Plus potential 1300 jobs at $15/hour per year	$ 40,560,000.00
Total	$ 127,920,000.00

Total Project Cost			Accident avoidance benefit		Job Creation benefit		
$	64,953,000	versus	$3,009,075.99	plus	$ 127,920,000.00	$	130,929,075.99
Total Benefits exceed total cost by		2.02			BCA ratio		2.02

City of Buckeye Grant Proposal

Watson Road Overpass Connection in Buckeye for a construction application

City of Buckeye

530 E. Monroe Ave.

Buckeye, AZ 85396

Any inquiries with respect to this proposal may be directed to:

Rob Roach: Grant Program Manager - 623-349-6165 - rroach@buckeyeaz.gov

Courtney Gomez: Grant Analyst – 623-349-6159 – cgomez@buckeyeaz.gov

Total Project Cost: $64,953,000

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Project Description

The project will construct an equitable multi-modal bridge over connectivity barriers, an irrigation canal and railroad tracks, using community and stakeholder engagement for the benefit of a disadvantaged community. The bridge will connect the disadvantaged community to employment and economic prosperity by means of vehicle, walking, bicycling, and rolling. The mitigation of the burdening transportation facility will also improve air pollution, reduce environmental harm, and improve community accessibility and safety for the disadvantaged communities in Buckeye.

a) Overview

Introduction

The area today known as Buckeye was originally inhabited by the Hohokam civilization between the years of 200 and 1450. The Hohokam are thought to have abandoned the area due to an extensive drought with an estimated duration from 1276 to 1299, followed by continued infrequent rainfall up until 1450. The first current day settlement was established in 1885, by a group looking to develop an irrigation ditch. In 1922, the Buckeye Water Conservation and Drainage District was established, and the 28-mile canal is still operating to this day.

In 1910, the railroad tracks, that are still in existence today, running from Phoenix through Buckeye and west into California, were constructed. The irrigation canal and the railroad tracks run parallel to each other within close proximity, east to west through Buckeye.
Up until 2000, the downtown area of Buckeye was the center of population, which was estimated at 6,537. The downtown area of Buckeye is located south of both the railroad tracks and the irrigation canal. Since 2000, the majority of the commercial, industrial, retail, and residential growth has occurred north of the railroad tracks and the irrigation canal. This development includes the following employers just north of the railroad tracks and canal. In mid-2000, Walmart opened a distribution center which is currently estimated to have around 1500 employees. Next to Walmart is Cardinal Glass, with an estimated 200+ employees. Across the road from Walmart is Ross Dress for Less distribution center, set to open in 2025, with an estimated 1,300 new jobs.

Transportation assets have historically focused around commerce. The construction of Interstate 10 (I-10) from Phoenix to Los Angeles runs through the northern portion of Buckeye and several miles north of the historically underserved downtown Buckeye. There is currently only 1 road (Miller Road) with an interchange on I-10 that connects to downtown Buckeye and that is in the western portion of the area. The next roadway with an interchange on I-10 that connects to the east-west roadway Maricopa County Road 85 (MC85) going through downtown Buckeye is 5 miles to the east. There are no roads that connect the underserved area to the employment centers that are walkable and bicycle accessible due to railroad tracks and an irrigation canal that block the downtown residents from the employment opportunities.

Why is all this noteworthy? Because all these employment opportunities for people living to the south of the railroad tracks and canal are available only to those who have access to a vehicle. According to the USDOT Equitable Transportation Community Explorer mapping tool, downtown Buckeye has a population of 11,600 and 100% is determined as disadvantaged with 38% to 50% of the population in the 2 tracts (507.01 and 507.02) at or below 200% of the federal

poverty line. The community is 55% to 60% at risk of climate and disaster risk, and 71% to 75% at risk of extreme climate change. The community is 69% to 78% environmentally burdened, 74% to 82% facing health vulnerability, 61% to 79% facing social vulnerability, and the southern portion of the community is 66% transportation insecure.

Project History

Since at least 2000, downtown Buckeye has been the subject of underinvestment and inequity. Virtually all new development has occurred north of the railroad tracks and canal. The railroad tracks and the canal have become a barrier to equity and economic improvement. This is because there are no direct roadways and no non-vehicular pathways of transportation available to reach the large employers which are situated north of the railroad tracks and the canal. From the downtown area, currently, the shortest distance to the large employers is 3.5 to 5.5 miles because there are no access points across the railroad tracks and the canal that are in close proximity to the disadvantaged community. The closest access point could be by way of Watson Road if the road were to span over the railroad tracks and canal, but currently does not. The distance would be under 2 miles from downtown and could allow for non-vehicular means of travel to the aforementioned employers. With new affordable housing developments currently under construction in the Downtown area, the transportation issue mentioned will soon be exacerbated.

Transportation Needs

The Buckeye Watson Road project is entirely located in historically disadvantaged communities and is to construct a pedestrian, bicycle, and motor vehicle bridge over the railroad tracks and irrigation canal to connect the downtown historically disadvantaged, minority neighborhoods to opportunities of employment and improved prosperity. Also, once Buckeye is able to incorporate public transit, there will be transit and transit stops convenient to downtown and employment centers. This will serve as a "cornerstone project" for the downtown, paving the way for economic and social improvement, equitable community connectivity, mobility, safety, and reduced environmental harm.

Safety- This project will provide for new multi-modal pathways for vehicular, pedestrian, handicap, and bicycle traffic including a dedicated bike lane within historically disadvantaged communities. It will also connect to other pedestrian/bicycle/rolling only pathways along the irrigation canal. This provides safer pathways for non-vehicular traffic by separating them from vehicular lanes. The overpass nature of this project will separate ground traffic from the railroad tracks, eliminating the risk of train versus traffic collisions. Buckeye will be installing Intelligent Transportation Systems (ITS), which according to the Department of Transportation, is a national program, using computers and communications to make travel safer by providing traveler information to give current, multi-modal information on travel conditions to guide choices on how, when, and where to travel. It also provides in-vehicle maps and automatic notification emergency services regarding serious accidents and their location. The project also includes traffic signals. One study (Do Traffic Lights Make Intersections Safer? | Raipher, P.C.) that measured fatalities at intersections without traffic signals versus intersections with traffic signals, out of 10,267 fatalities at intersections, only 3,145 took place at intersections with traffic signals. Traffic signals generally reduce the severe left turn/angle crashes that result in fatalities by indicating which movements have the right-of-way. Per the Buckeye Police Department, along Watson Road, there were 147 traffic accidents in 2023, 396 in 2022, and 395 during 2021.

Buckeye plans to leverage public health by way of community engagement. News releases will target the entire City to promote traffic safety, warn against the negative effects of impaired driving, and highlight the safety features of the proposed project, once completed, as identified in the Department's National Roadway Safety Strategy plan. Buckeye also uses social media such as Facebook, X, Nextdoor, and Instagram to reach all audience demographics.

Watson Road between Southern Avenue and MC 85 will have a raised median with streetlights. The median will provide a 'barrier' between opposing directions of traffic to help prevent head on collisions due to an errant vehicle or inattentive driver. The streetlights will provide the proper roadway illumination to ensure the roadway users (vehicles, pedestrians, and bicyclists) can see anything in or crossing their travel path. The median will also have limited breaks for crossing over traffic, thus minimizing potential vehicle-vehicle conflict points and increasing the safety of the corridor.

Traffic signals will be installed at the intersections along Watson Road at MC 85 and Southern Avenue. These traffic signals will not only improve the operation of the intersections on Watson Road corridor, but they will also improve the safety of the corridor. The traffic signals will be equipped with advance detection zones to minimize dilemma zone situations for drivers that will extend green times as needed to allow vehicles to safely pass through the intersection.

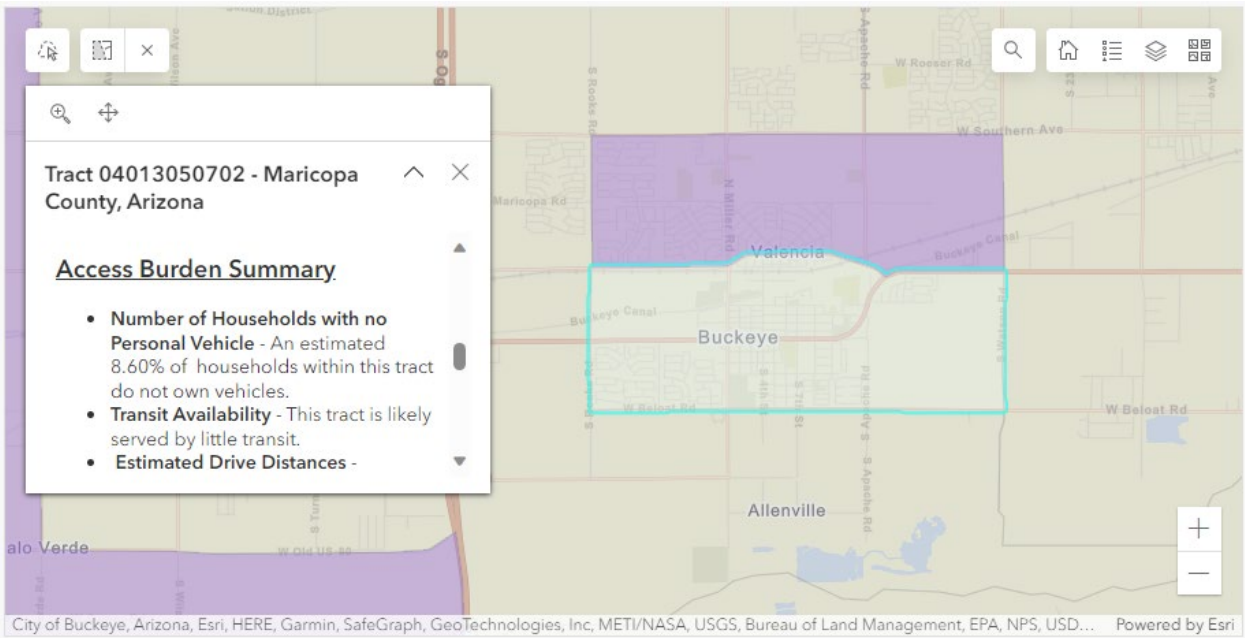
Proposed Improvements

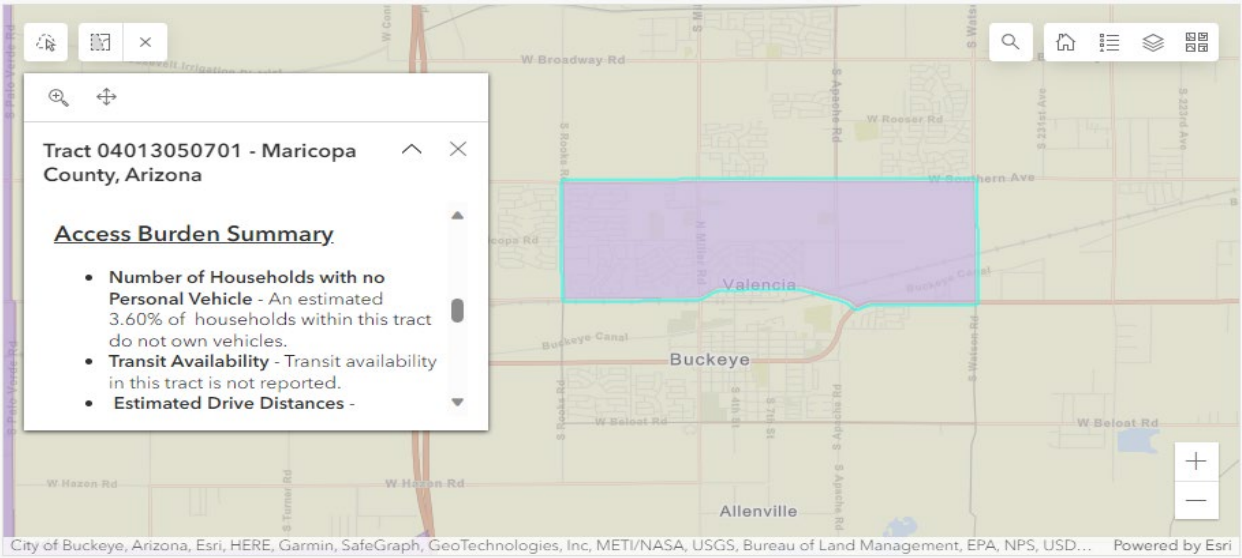
The project will bridge two transportation barriers, railroad tracks and an irrigation canal. These barriers separate historic disadvantaged downtown Buckeye from employment opportunities. The downtown neighborhoods are 64% people of color population and historically underserved, and the project completion will restore neighborhood connectivity. The project will provide new vehicular, bicycle, and pedestrian routes. A Community Advisory Committee was established to provide input, feedback, and help guide the equitable implementation of the project. The goals of this project are to eliminate the barriers by way of bridging over the barriers between Downtown Buckeye and the employment centers, thereby reconnecting residents through transportation access, such as walking, rolling, vehicular, and biking.

The project consists of a final design, 110-acre land purchase for right-of-way, and construction of a 4-lane road section (2-lanes in each direction separated by a raised median) of S. Watson Road from Southern Avenue to MC85, in Buckeye, Arizona. This includes a grade separated multi-modal structure over railroad tracks and an irrigation canal, 2 traffic signals, drainage facilities and armoring of the Palo Verde Nuclear Cooling line. The total cost is budgeted at $64,953,000, with $32,476,500 requested in federal funds (50%) and a $32,476,500 match from the City (50%). Traffic counts along Southern Avenue west of Watson Road are approximately 23,500 average daily vehicles, while on Watson Road north of Southern Avenue they are approximately 6,000 average daily vehicles (City of Buckeye 2023 Traffic Study). MC85 is a major east-west connector traversing most of the community of Buckeye. Traffic counts along MC85 at S. Watson Road are approximately 23,500 average annual daily vehicles (City of Buckeye 2023 Traffic Study). Railroad tracks and an irrigation canal cut off Watson Road from the southernmost section of Watson Road just north of MC85. These two obstacles create a barrier to the surrounding disadvantaged community and preclude direct access from MC 85 to Watson Road north of these two barriers. According to the DOT Grant Project Location Verification mapping tool, this entire component is in an area that has been designated as a Federally designated historically disadvantaged community census tract. The railroad tracks and

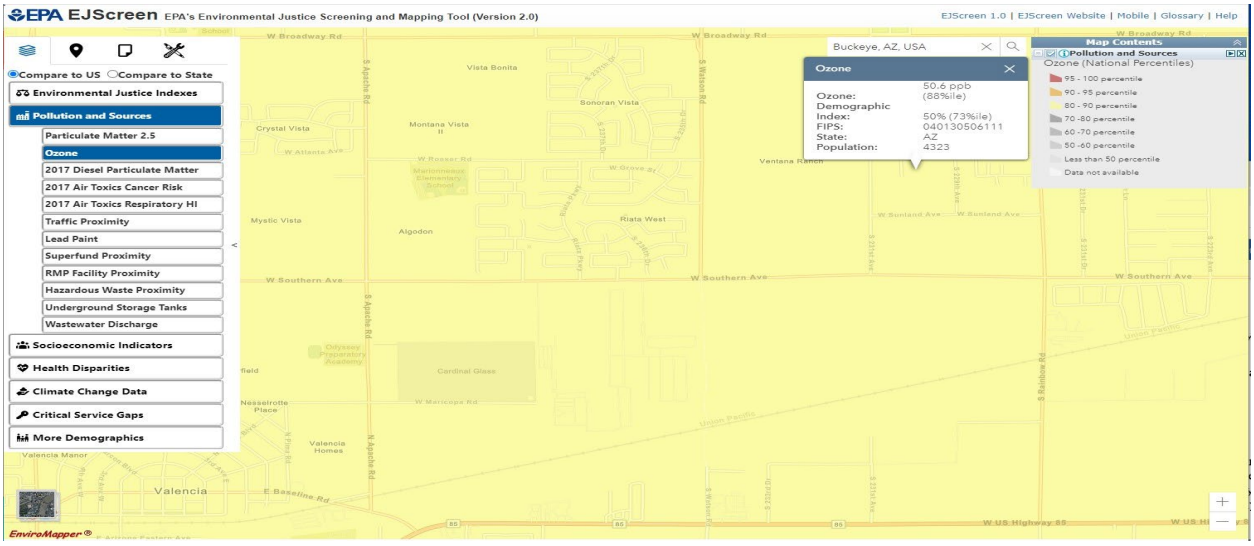
the irrigation canal are existing barrier in this community that cut off residents from freely traveling back and forth between north and south, preventing direct access to employment and community services. The railroad tracks and canal create barriers to accessing these workplaces, as well as recreation areas, schools, banks, post office, social services, community services, health services, and shopping. The extra time and distance it takes vehicles to travel around these barriers creates higher levels of pollution to accumulate in the area. Non-vehicular travel around these barriers is difficult to impossible. Construction of a multi-modal overpass over the railroad tracks and irrigation canal, and completion of the road connecting Watson Road from Southern Avenue to MC85 will accommodate vehicular traffic, pedestrians, handicaps, and bicyclists. The project includes pedestrian and bicycle paths for non-vehicular transportation.

Location & Map



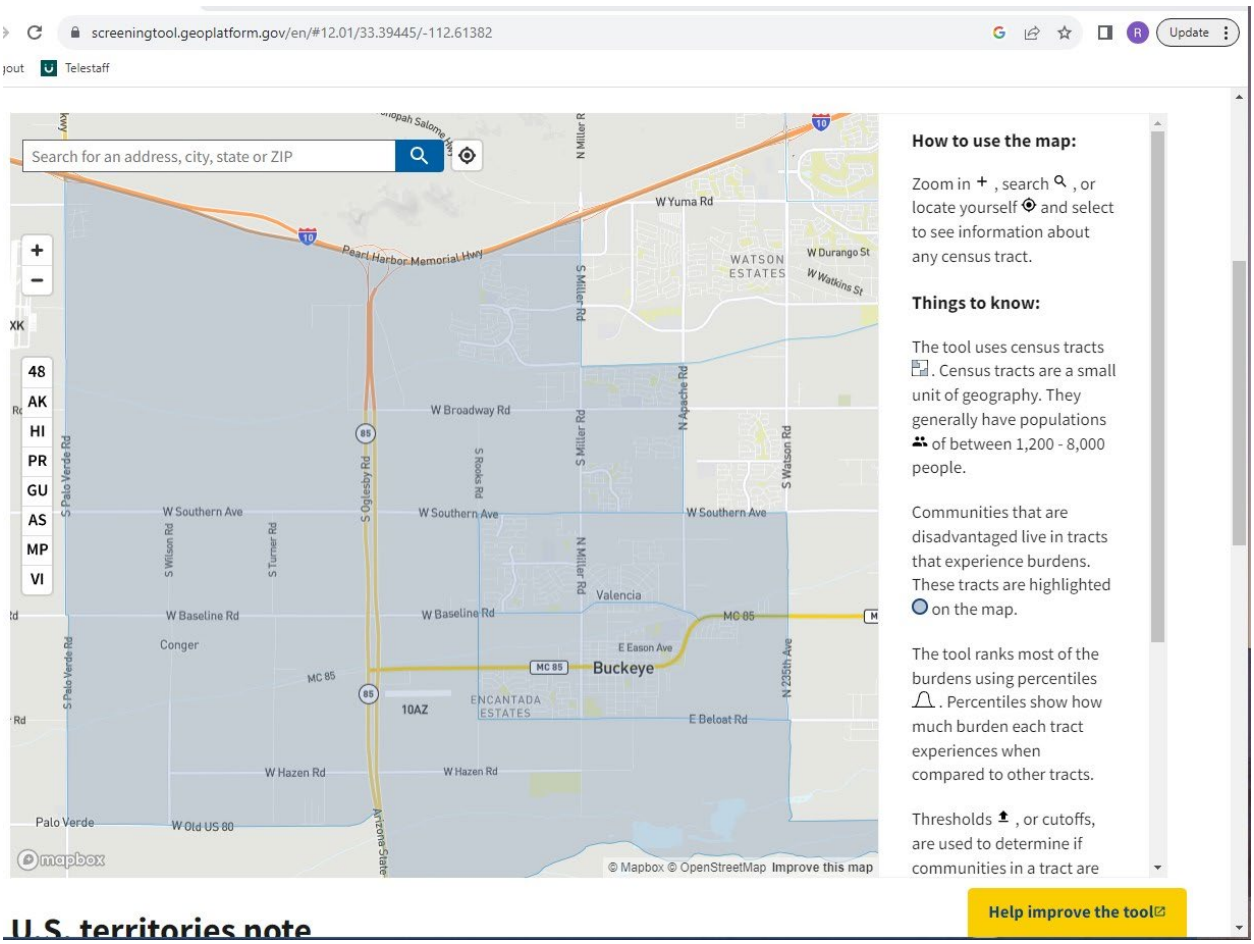


Based upon the above ETC tool screenshots (outlined in blue above), 6.4% of the downtown community households do not own a personal vehicle, based on a weighted average. This makes it even more important to install a pedestrian/bicycle means of access to good jobs. The project will reduce the distance from 3.5 miles to 0.7 miles, thus reducing the ozone and greenhouse gases dispersed into the community. The City's goal is to reduce travel times, reduce travel distance, reduce greenhouse gas emissions, and provide safe pathways for non-vehicular traffic. The project is in coordination with the City Transportation Master Plan (TMP) to consider climate resiliency, stormwater drainage, and flood risk management. The completed project will benefit the community and provide equity by removing access disparities and significantly improving connectivity and safety. By overpassing the railroad tracks, safety will be enhanced by removing the crossing of railroad tracks and eliminating train versus vehicle or pedestrian collisions. The new multi-modal direct access over the existing barriers will improve job prospects and allow residents to access employment by means other than vehicular. Using the EPA's EJScreen geospatial tool, the ozone reading in this area is in the 88th percentile compared to the United States. The reduction in miles traveled, as a result of the overpass connection, will decrease vehicle emissions and will equitably distribute the benefits of better air quality, improving the neighborhood environmental and health conditions. The Watson Road project will connect one of the few major north/south arterials with another major east/west arterial in the City. The proposed extension will cross a railway and irrigation canal that bisects the City east to west. Continuity of a roadway from I-10 to MC85 critical for efficient traffic flow as well as providing a major backbone corridor for fiber infrastructure for the City and broadband providers. The City will install underground conduits and fiber optic cabling along the proposed route that will be sufficient to carry city infrastructure as well as City utility partners to support and enable broadband proliferation to disadvantaged citizens and businesses. A "dig once" approach will be preferred to alleviate future construction and traffic restrictions. Specifically, the City will install two conduits via directional boring with 14 micro ducts capable of carrying 6,048 fibers terminated into traffic rated vaults at either end of the expansion.



b) Location and Map, KML has been attached to the website application.

Walmart Truck Entrance
Ross Distribution Center
Walmart DC
Walmart Distribution Center
Schult Homes
1 Buckeye Plumbing
BUCKEYE ESTATES
City of Buckeye Public Works
Hometown Ace Hardware
W MC 85
watson estates buckeye az
La Fiesta

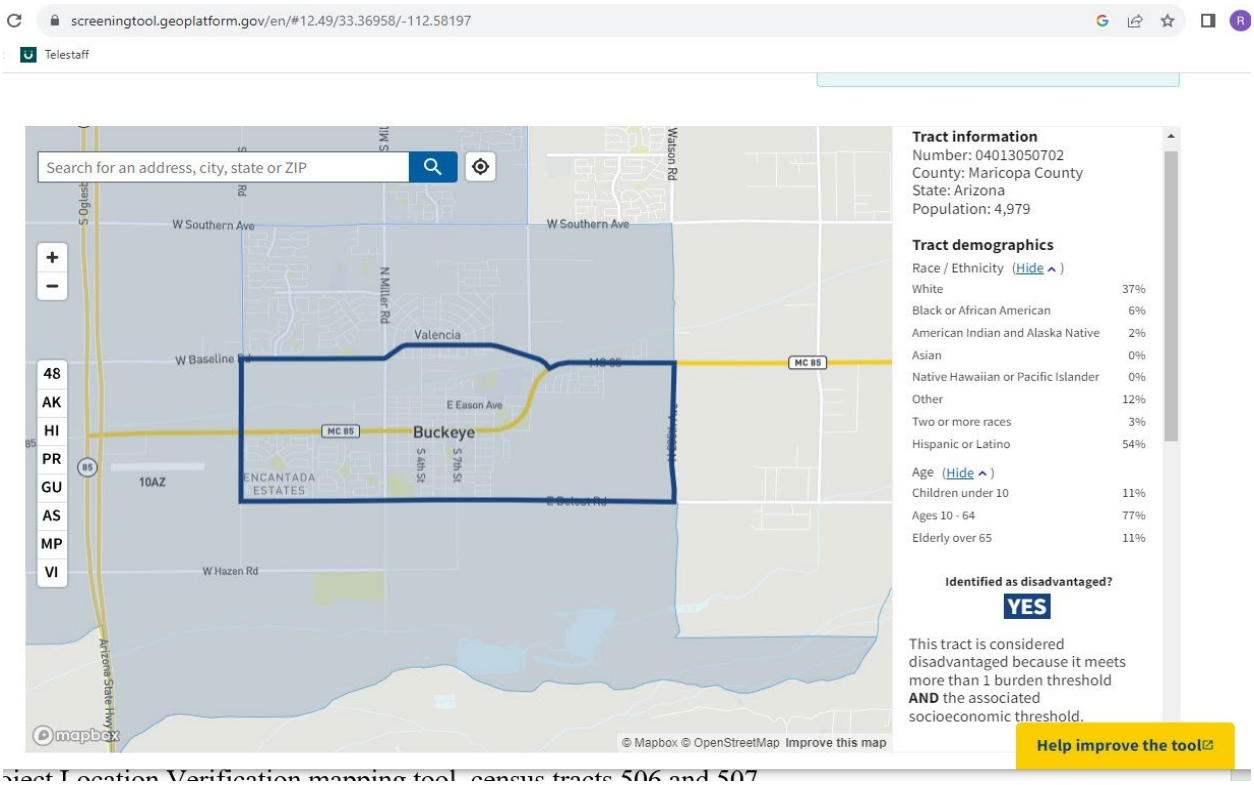

screeningtool.geoplatform.gov/en/#12.01/33.39445/-112.61382
Update
Telestaff
Search for an address, city, state or ZIP
48
AK
HI
PR
GU
AS
MP
VI
W Yuma Rd
Pearl Harbor Memorial Hwy
WATSON ESTATES
W Durango St
W Watkins St
W Broadway Rd
W Southern Ave
W Baseline Rd
Conger
Valencia
E Eason Ave
Buckeye
MC 85
ENCANTADA ESTATES
E Beloat Rd
W Hazen Rd
Palo Verde
W Old US 80
© Mapbox © OpenStreetMap Improve this map
How to use the map:
Zoom in + , search , or locate yourself and select to see information about any census tract.
Things to know:
The tool uses census tracts . Census tracts are a small unit of geography. They generally have populations of between 1,200 - 8,000 people.
Communities that are disadvantaged live in tracts that experience burdens. These tracts are highlighted on the map.
The tool ranks most of the burdens using percentiles . Percentiles show how much burden each tract experiences when compared to other tracts.
Thresholds , or cutoffs, are used to determine if communities in a tract are
Help improve the tool
U.S. territories note

The subject of this grant request is the S. Watson Road improvement project. N. Watson Road is one of 6 exits on U. S. Interstate Highway I-10 in Buckeye, which makes Watson Road key a north-south arterial roadway component of the City's Transportation Network. Watson Road services retail centers, numerous residential communities, healthcare, schools, warehouse distribution centers, downtown Buckeye, recreation areas, etc. The entire City of Buckeye, according to the DOT Grant Project Location Verification mapping tool and the U.S. Census Bureau as described in Section H of the NOFO, is designated as rural.

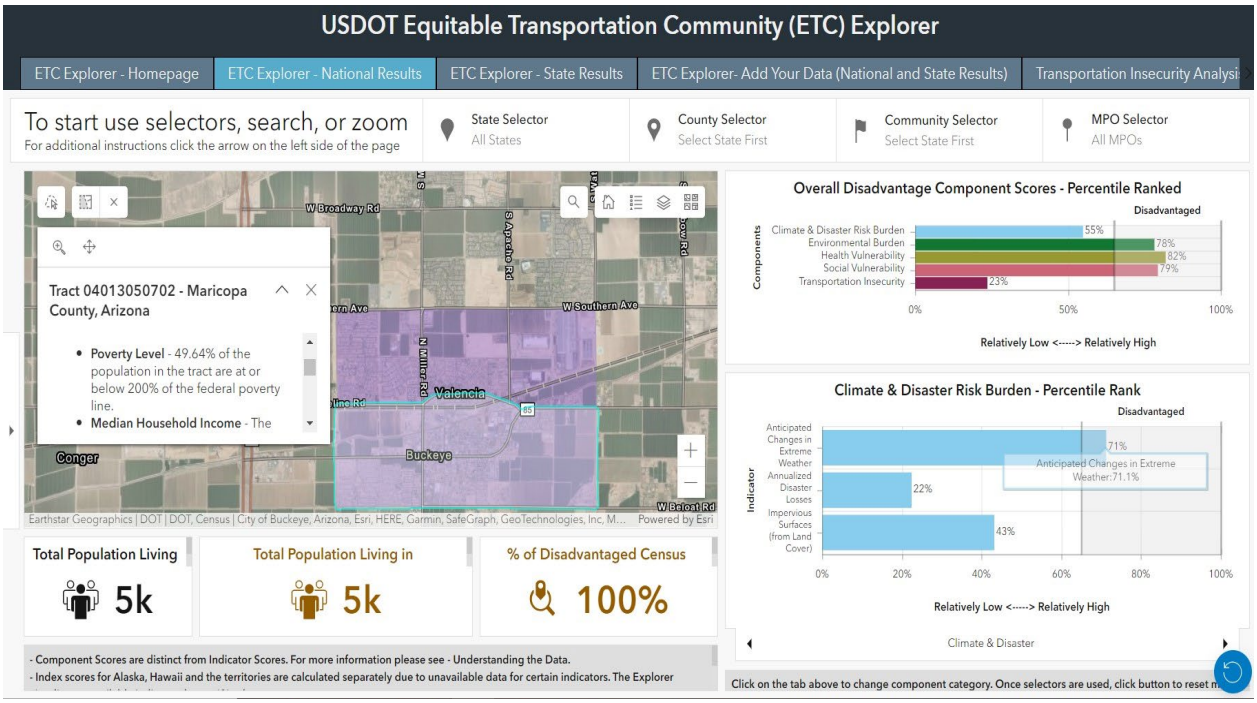
The surrounding area impacted by this project extends from Southern Avenue south on Watson Road to MC 85, and west to downtown Buckeye on MC 85, which is also named Monroe Avenue (please see attached map above). Downtown Buckeye has an estimated population of 11,600, with 64% being people of color, and is designated as an Historically Disadvantaged Community (please see above and below maps).

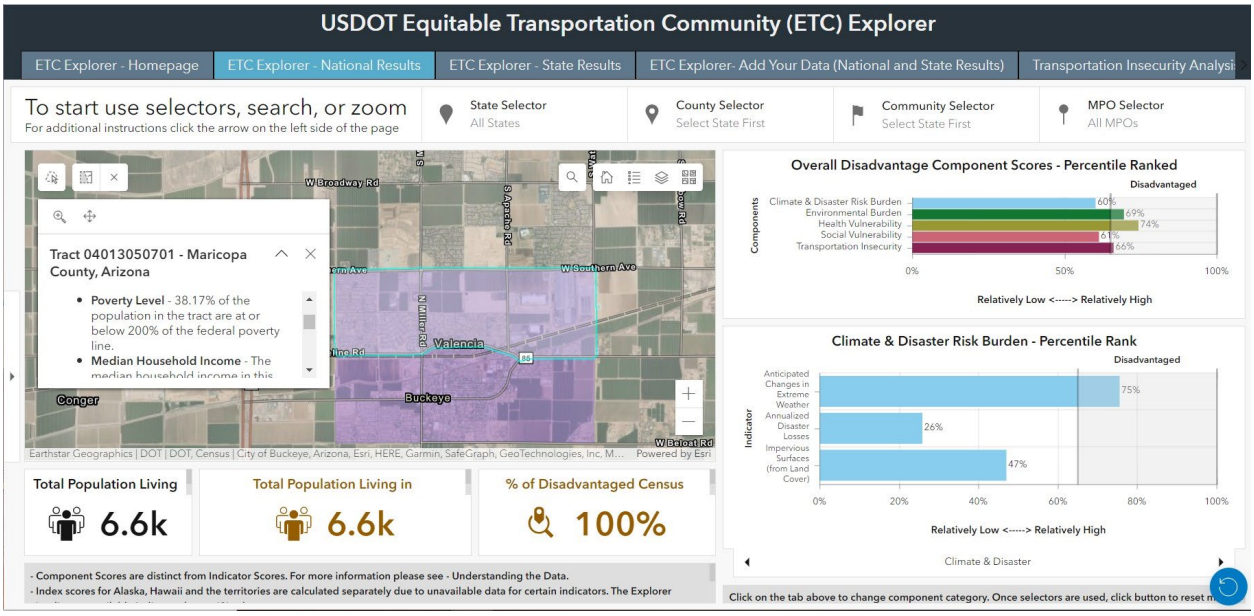
c) Response to Merit Criteria

1. Equity and Justice40



ject Location Verification mapping tool, census tracts 506 and 507

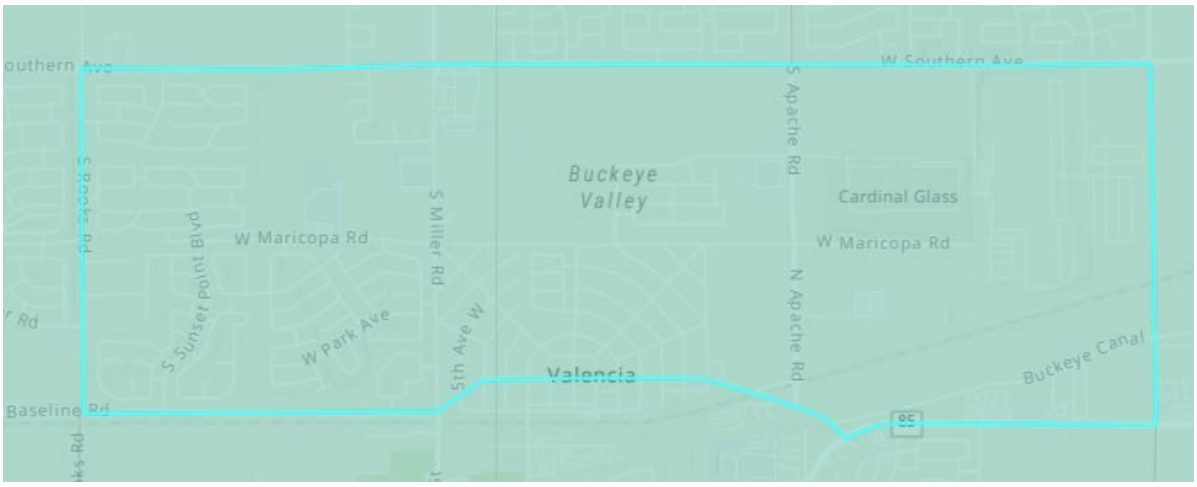




Per the above ETC and CEJST maps, downtown Buckeye has been determined as 100% disadvantaged with 38% to 50% of the population in the 2 tracts at or below 200% of the federal poverty line. The community is 55% to 60% at risk of climate and disaster risk, and 71% to 75% at risk of extreme climate change. The community is 69% to 78% environmentally burdened, 74% to 82% facing health vulnerability, 61% to 79% facing social vulnerability, and the southern portion of the community is 66% transportation insecure. The project addresses socioeconomic disparities in that it will provide disadvantaged residents with non-vehicular access to vital jobs.

There are no unhoused individuals that have established informal communities in and around the area to which there could be a negative impact of the project's construction. There are no historical lands or buildings located within the project impact area.

The following are census tracts for downtown Buckeye as shown by the [ETC Explorer - State Results | USDOT Equitable Transportation Community (ETC) Explorer (arcgis.com)]



Tract 04013050701 - Maricopa County, Arizona

Urbanized Area Summary
Tract contains all or a portion of an Urban Area (UZA) with the following population sizes:

- **UZA Population 50k or Less** - Yes
- **UZA Population 50k to 200k** - No
- **UZA Population 200k+** - No

Cost Burden Summary

- **Poverty Level** - 38.2% of the population in the tract are at 200% or less of the federal poverty level.
- **Median Household Income** - The median household income in this tract is $59,194.
- **Transportation Cost Burden** - The average household in this tract spends 17.77% of their household income on transportation.
- **Estimated Cost of Transportation** - The average household in this tract spends an estimated $13,528 on transportation.
- **Housing Cost Burden** - The average household in this tract spends 23.70% of their household income on housing.

Access Burden Summary

- **Number of Households with no Personal Vehicle** - An estimated 3.60% of households within this tract do not own vehicles.
- **Transit Availability** - Transit availability in this tract is not reported.
- **Estimated Drive Distances** - Estimated drive distances to various points of interest are summarized below:
  - Adult Education - 30 minutes
  - Grocery Stores - 5 minutes
  - Medical Facilities - 6 minutes
  - Parks - 6 minutes
- **Points of Interest within a 15 Minute Walk?**
  - Adult Education - No
  - Grocery Stores - No
  - Medical Facilities - No
  - Parks - No
- **Broadband Access** - 8.8% of households in this tract lack internet access.

Safety Summary
Traffic fatalities estimated between 2017-2021 as reported by the fatality analysis reporting system.

- **Total Fatalities** - 1
- **Total Motorist Fatalities** - 0
- **Total Cyclist Fatalities** - 0
- **Total Pedestrian Fatalities** - 1
- **Total Other Fatalities** - 0

Tract 04013050702 - Maricopa County, Arizona

Urbanized Area Summary

Tract contains all or a portion of an Urban Area (UZA) with the following population sizes:

- **UZA Population 50k or Less** - Yes
- **UZA Population 50k to 200k** - No
- **UZA Population 200k+** - No

Cost Burden Summary

- **Poverty Level** - 49.6% of the population in the tract are at 200% or less of the federal poverty level.
- **Median Household Income** - The median household income in this tract is $50,592.
- **Transportation Cost Burden** - The average household in this tract spends 20.43% of their household income on transportation.
- **Estimated Cost of Transportation** - The average household in this tract spends an estimated $13,139 on transportation.
- **Housing Cost Burden** - The average household in this tract spends 23.46% of their household income on housing.

Access Burden Summary

- **Number of Households with no Personal Vehicle** - An estimated 8.60% of households within this tract do not own vehicles.
- **Transit Availability** - This tract is likely served by little transit.
- **Estimated Drive Distances** - Estimated drive distances to various points of interest are summarized below:
  - Adult Education - 30 minutes
  - Grocery Stores - 3 minutes
  - Medical Facilities - 2 minutes
  - Parks - 3 minutes
- **Points of Interest within a 15 Minute Walk?**
  - Adult Education - No
  - Grocery Stores - No
  - Medical Facilities - Yes
  - Parks - No
- **Broadband Access** - 18.7% of households in this tract lack internet access.

Safety Summary

Traffic fatalities estimated between 2017-2021 as reported by the fatality analysis reporting system.

- **Total Fatalities** -
- **Total Motorist Fatalities** -
- **Total Cyclist Fatalities** -
- **Total Pedestrian Fatalities** -
- **Total Other Fatalities** -

As stated earlier, 3.6% to 8.6% of the disadvantaged community do not own vehicles and need other means of transportation to access jobs. 38.2% to 49.6% of the community are at 200% or less of the federal poverty level. The average household in this community spends 17.8% to 20.4% of their income on transportation and they spend about 23.6% on housing. This does not leave much to live on after transportation and housing are accounted for. Anything Buckeye can do to lessen this inequity is a significant improvement.

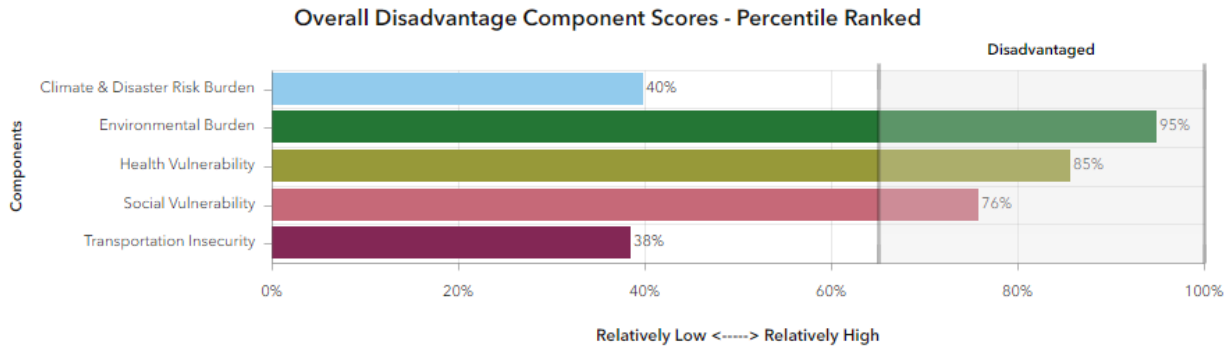
The existing available route from S. Watson Road and Southern Avenue to S. Watson Road and MC85 is 3.5 miles because there is no pathway directly down S. Watson Road from Southern Avenue to MC 85 due to the barriers to connectivity of railroad tracks and an irrigation canal. However, once the barrier overpass of 0.7 miles is completed, this trip will be reduced from 3.5 miles to 0.7 miles. The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 5.6 miles would reduce CO2 emissions by 487,200 grams or 1,074 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 6,000 vehicles, that would reduce CO2 emissions by over 6 million pounds per year. Thus, providing a significant health benefit to this disadvantaged community.

2. Access

The project creates new, improved, and affordable transportation options for this disadvantaged community. The new bridge over the irrigation canal and railroad tracks creates a new pathway for residents of downtown Buckeye to essential job opportunities. There will be a dedicated pathway for pedestrians, bicycles, and other rolling transportation modes. The increased access is safer due to the dedicated non-vehicular pathway. The shorter distance and pedestrian pathway create a more affordable daily transit to jobs, including for people with disabilities. The project will encourage people to work, live, and play in the community by providing vehicular and non-vehicular transportation choices.

3. Facility Suitability

The existing transportation facility, Watson Road, presents a significant barrier to job access, disadvantaged community mobility, and economic prosperity to the disadvantaged community, in that the road is bifurcated by railroad tracks and an irrigation canal, and cuts off the disadvantaged community from good job opportunities. It also causes motor vehicle traffic to drive additional distances around the barrier to access destinations north of the downtown area, causing additional gas-powered vehicle emissions. This situation creates long-term harmful health conditions for the community.



[ETC Explorer - State Results | USDOT Equitable Transportation Community (ETC) Explorer (arcgis.com)]

According to the above ETC map, these communities rank in the 85th percentile with respect to health conditions. The existing available route from S. Watson Road and Southern Avenue to S. Watson Road and MC85 is 3.5 miles because there is no pathway direct down S. Watson Road from Southern Avenue to MC 85 due to the barriers to connectivity of railroad tracks and an irrigation canal. However, once the barrier overpass of 0.7 miles is completed, this trip will be reduced from 3.5 miles to 0.7 miles. The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 5.6 miles would reduce CO2 emissions by 487,200 grams or 1,074 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 10,000 vehicles, that would reduce CO2 emissions by over 10 million pounds per year. Thus, providing a significant health benefit to this disadvantaged community as to air quality and reduction in greenhouse gas emissions.

Additionally, the project removes existing and future transportation network inefficiency. There are two large distribution centers located on the north side of the barriers along Watson Road. Because the barriers restrict travel to the south and only allow travel to the north from these distribution centers, a log jam of traffic is created to the north due to the hundreds of semi-trucks and local traffic trying to access a single point of entry and exit. Upon completion of the overpass, all traffic will be able to access additional roads to the south and destinations east or west from the southern access route.

4. Community Engagement and Community-based Stewardship, Management, and Partnerships

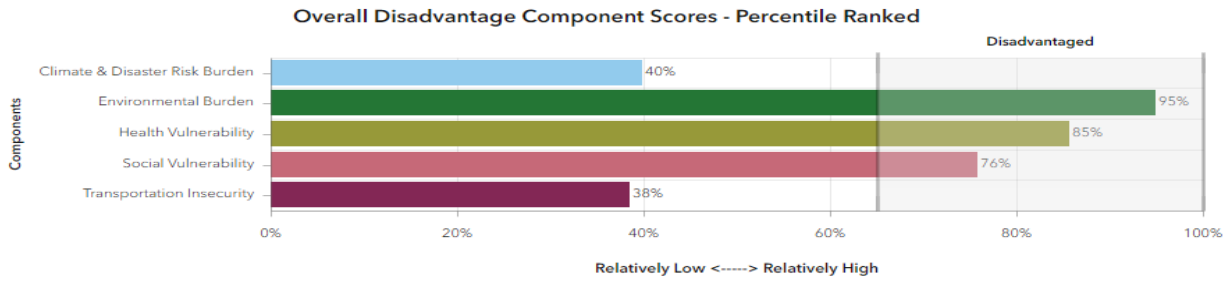
In 2022, Buckeye commenced a downtown revitalization planning movement. In so doing, a planning commission and a technical committee were formed. Participants included residents, local business owners, community advocates, City Council members, and City staff. Approximately 130 people have been involved in the discussion and planning. Public meetings were held in December 2022 and May 2023. One of the common themes that came out of this community-centered approach was the need to build an overpass over the railroad tracks and irrigation canal to reconnect the community to opportunities and to redress inequities. The community members that are most affected by this community reconnection have participated in these meetings and shared their input and ideas. Buckeye will similarly continue to engage public stakeholders and community members throughout the project.

5. Equitable Development

This project supports the Buckeye Downtown Revitalization Equitable Development Plan, which has been attached to this application. 638264191745430000 (buckeyeaz.gov) Additionally, once the funding commitments have been received and the project is ready to proceed, a committee, to include local stakeholders, will be formed to study how the inclusion of local history and culture may be incorporated into the project. Buckeye will also pursue possible public and private investment to support commercial and mixed-income residential developments for walkability along our rural main streets. Buckeye anticipates that new public and private investment can expand housing and cultural opportunities and neighborhood services to low-income communities and communities of color. This project will stimulate additional development in

this area similar to the affordable housing projects such as Lanai Living, Solana Villas, and other new apartments in downtown Buckeye.

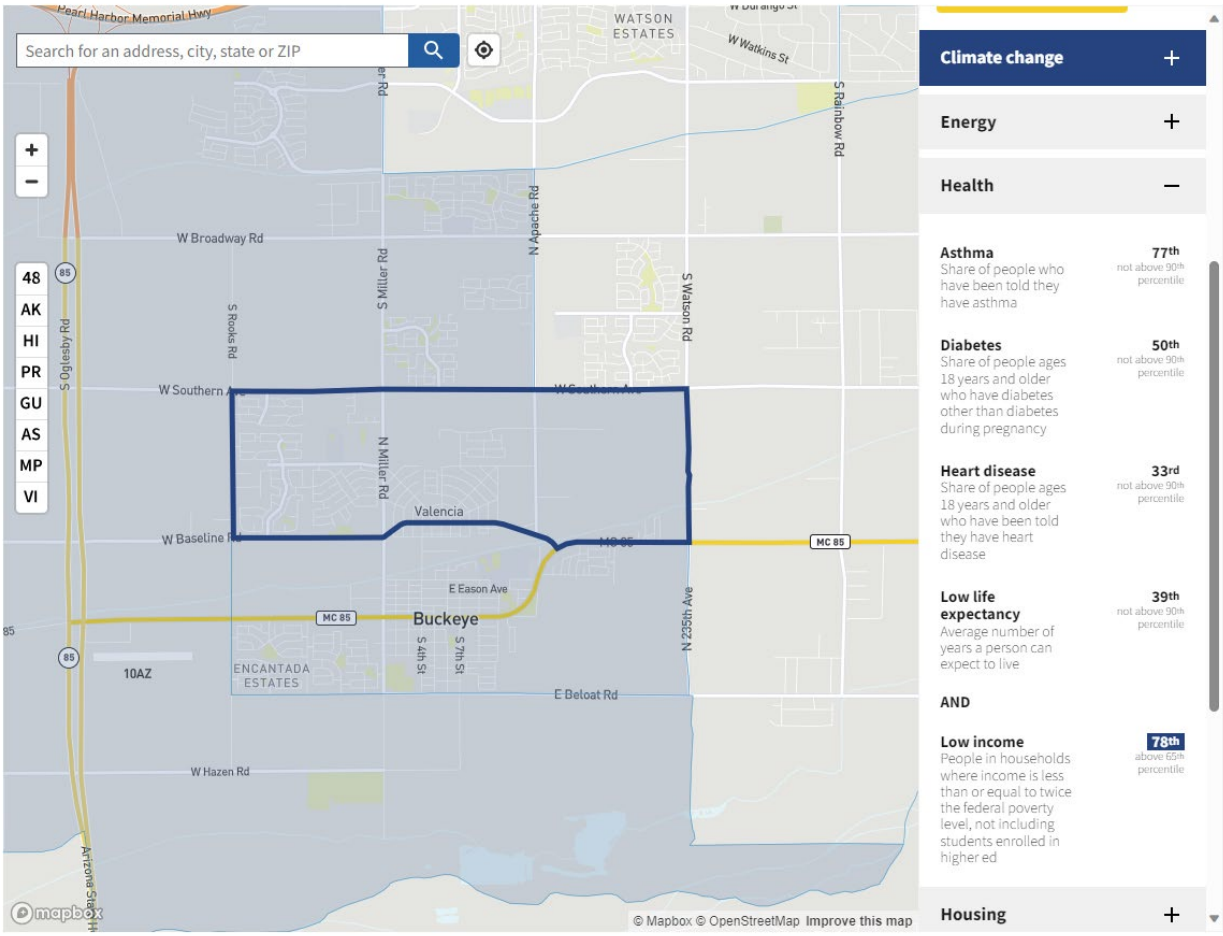
6.1 Climate Change Mitigation and/or Adaptation and Resilience



[ETC Explorer - State Results | USDOT Equitable Transportation Community (ETC) Explorer (arcgis.com)]

The above ETC tool indicates that the disadvantaged community is in the 95th percentile for environmental burden. The existing available route from S. Watson Road and Southern Avenue to S. Watson Road and MC85 is 3.5 miles because there is no pathway directly down S. Watson Road from Southern Avenue to MC 85 due to the barriers to connectivity of railroad tracks and an irrigation canal. Once the barrier overpass of 0.7 miles is completed, the distance of travel will be reduced from 3.5 miles to 0.7 miles. The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 5.6 miles would reduce CO2 emissions by 487,200 grams or 1,074 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 10,000 vehicles, that would reduce CO2 emissions by over 10 million pounds per year. Thus, providing a significant health benefit to this disadvantaged community as to air quality and reduction in greenhouse gas emissions, improving environmental conditions and having a positive impact on climate change. The project will provide high-quality choices of lower-carbon transportation such as walking, rolling, bicycling, scooters, and other modes of travel that reduce greenhouse gas emissions and encourage active life activities.

As per the below mapping tool, improved health conditions such as asthma and life expectancy can be expected when improving the air quality.



The existing available route from Watson Road and Southern Avenue to Watson Road and MC85 is 3.5 miles because there is no roadway directly down Watson Road from Southern Avenue to MC 85 due to the barriers to connectivity of railroad tracks and an irrigation canal. However, once the barrier overpass of 0.7 miles is completed, this trip will be reduced from 3.5 miles to 0.7 miles. The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 5.6 miles would reduce CO2 emissions by 487,200 grams or 1,074 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were only 10,000 vehicles, that would reduce CO2 emissions by over 10 million pounds per year. Thus, providing a significant health benefit and sustaining the environment in this disadvantaged community.

According to the Department of Transportation, installing Intelligent Transportation Systems (ITS) along Watson Road will help reduce travel time and make travel safer for non-commercial and commercial traffic. ITS provides connectivity between traffic signals along Watson Road to allow Signal and Traffic Engineering staff the ability to monitor and adjust signal operations as necessary for efficiency and safety. A secondary benefit to the ITS system is that it provides a connection from the City's Public Works Facility (home of the traffic signal staff) to the City's

ever growing traffic signal system and the ability to monitor and adjust traffic signal timing as needed during peak hours or incidents, to minimize traffic delays and reduce travel times and emissions.

The undeveloped space between the railroad tracks and the canal would be utilized for nature-based flood retention basins needed for the area. These basins would also function as a park and open green space and utilized for sports fields for community sports programs.

This project will provide for new multi-modal pathways for vehicular, pedestrian, handicap, and bicycle traffic. It will also connect to other pedestrian/bicycle/rolling only pathways along the irrigation canal.

Buckeye will also use climate friendly materials such as cooler pavement, adaptive street lighting, and low carbon construction materials.

6.2 Workforce Development and Economic Opportunity

By removing the barriers caused by the railroad tracks and the irrigation canal, the project will open access to new, good paying jobs to the residents of the Buckeye disadvantaged community. These jobs include Walmart distribution center with an estimated 1500 employees, Cardinal Glass, with an estimate 200+ employees next to Walmart, and Ross Dress for Less distribution center, about to open, across the road from Walmart with an estimated 1300 new jobs. Walmart provides workforce development programs for its employees. Ross provides tuition assistance to vocational, undergraduate, and graduate programs for its employees. These programs will further reduce the hardships faced by those in the disadvantaged community and improve the quality of life. Creating access to 2,800 jobs at Walmart and Ross Dress for Less makes, at minimum, $87 million per year in wages available to historically disadvantaged communities ($15/hour x 2080 hours x 2800 jobs). Additionally, this project will encourage another distribution warehouse to build next to Walmart, thus creating another estimated 1,300 new jobs and another $40 million per year in wages.

Buckeye is planning to use Project Labor Agreements, when possible, to ensure fair wages will be paid to workers and to encourage that underrepresented and local workers will be hired for project work. The project will also follow Davis-Bacon wage determination guidelines. This project will be open for bid to all qualified contractors, including Minority Business Enterprises, Minority Owned Businesses, Woman Owned Businesses, and Veteran Owned Businesses. The completed project will support equitable commercial and mixed-income residential development.

6.3 Planning Integration

This project is incorporated into the Buckeye Downtown Revitalization Equitable Development Plan, which has been attached to this application. 638264191745430000 (buckeyeaz.gov). This project is also part of the Buckeye TMP (Microsoft Word - 0.0a_Title Page_2019 07 09 MMY (buckeyeaz.gov)).

In downtown Buckeye, a new apartment complex is being built 2.4 miles west of Watson Road, called Solana Villas, which will have 200 apartments available for rent. According to census.gov, the average household is comprised of 3.16 persons, thus these 200 new apartments will house approximately 632 people and create a greater need for the connection of Watson Road since it is an arterial roadway which will connect to good paying jobs. Additionally,

approximately 1.5 miles southwest of Watson Road is another townhome-style residential development currently being built, called Lanai Living, which will have a total of 444 units available for rent. Based on census.gov, the average household is comprised of 3.16 persons, thus these 444 new townhomes will house approximately 1,403 people and create a greater need for the connection of Watson Road. Many of these new residents of the area will likely traverse via Watson Road since it is an arterial roadway connecting users to Interstate-10 which runs east-west and is approximately 32 west of Phoenix. Additionally, the connection of Watson Road will eliminate the current barrier for first responders as they are unable to quickly respond to calls for service since Watson Road is not a through street at MC 85. Connecting Watson Road will alleviate traffic in Downtown Buckeye and surrounding areas as it will be one of the main arterial roadways connecting downtown Buckeye. The only other arterial roadway in Downtown Buckeye is Miller Road, which will not have the capacity to accommodate commuters in the near future, due to the rapid growth that Buckeye is experiencing.

d) Project Readiness

Planning & Constructability

The City of Buckeye has a full-time Capital Improvement Program Department (CIPD) which has successfully completed over 20 projects similar to this proposed project. Buckeye was the sole administrator of these projects. CIPD currently has 30 projects in the 5-year CIP plan with budgeted costs between $2 million and $50 million. The CIPD uses outside consultants to create structure and construction documents, which are subsequently reviewed and approved by the City staff (and outside consultants if necessary). The CIPD conducts a construction bid process to select the contractors to execute the planned project. Thereafter, seasoned CIPD staff oversee, monitor, and inspect the project from start to completion. This includes, but is not limited to, permits, traffic control, inspections, and closeout. After the 60% design stage, CIPD identifies the right-of-way (ROW) needs and begins ROW acquisition. CIPD obtains appraisals of the needed ROW, contacts the landowner, and begins the acquisition process.

Based upon past experience and familiarity with the proposed project, project risks, such as procurement delays, environmental uncertainties, and approvals, increases in real estate acquisition costs, lack of legislative approval, and other risks that may affect the likelihood of a successful project start and completion, Buckeye has taken these into account through the budget and scheduling process. The contingency line in the budget provides cushion for unexpected costs. If an alternative funding source were required, the City of Buckeye would review its general fund for alternative funding of the cost or potentially pursue State or County support. The National Environmental Policy Act (NEPA) process has not commenced but due to our familiarity with this project and experience with prior similar projects, plus the project scheduling allowance that was incorporated, Buckeye does not anticipate that the NEPA will be a no-go milestone. The NEPA will be completed prior to the obligation of the award. This area is substantially agricultural and normally does not pose environmental issues. Additionally, the same applies to local regulatory approvals and permits. Buckeye will coordinate with the UPRR, the Buckeye Water Conservation/Buckeye Irrigation District (BID), and the utilities, with whom Buckeye has a long-standing relationship and do not expect any major issues. All required real property and right-of-way acquisition will be completed in a timely manner in accordance with 49 CFR part 24, 23 CFR part 710, and other applicable legal requirements and has been appropriately scheduled. Likewise, the project will be in the Maricopa Association of

Governments (MAG) Transportation Improvement Plan (TIP) prior to the obligation of the award. Buckeye has a close working relationship with MAG and does not foresee that there will be an issue.

In December 2022 and again in May 2023, a public meeting was held wherein the public reviewed various proposals regarding Buckeye revitalization. Present at the meeting were City staff, outside planning consultant Olsson Planning, and various residents of the community, which is an environmental justice and historically disadvantaged community. One item that the public requested was the improvements requested in this grant application. Additional community engagement will include, but not limited to, news releases, social media releases, meetings with community-based organizations, and messages on the City website to ensure that equity considerations for underserved communities are meaningfully integrated throughout the lifecycle of the project. Buckeye is and will be coordinating with other types of projects such as economic development, commercial or residential development, power/electric infrastructure, projects, broadband and fiber deployment.

The City of Buckeye has prior grant management experience and an understanding of federal grants and will comply with Federal regulations. Examples of prior Federal grant experience include grants received from U.S. DOT, U.S DOJ, HUD, U.S. Dept of Health and Human Services, and U.S. Dept of Treasury. Our operating standards include, but not limited to, Buy American, BABA, civil rights, ADA, and Davis Bacon.

The project is designated as rural, historically disadvantaged and 100% of the cost of the project is in and benefits the historically disadvantaged community. However, if an alternative funding source were required, the City of Buckeye would review its general fund for alternative funding of the cost or potentially pursue State or County support. In all likelihood, a project this large would go unfunded and not be constructed without the grant. Regarding cost overruns, Buckeye has built in a 5% contingency into the budget.

Proposed Schedule

Select Design Consultant	Mid 2025
Design Consultant NTP	Mid 2025
Draft Alternative Bridge Selection Report	3rd quarter 2025
60% Construction Documents	Late 2025
Final Alternative Bridge Selection Report	
Right-of-Way Determination	
City Review Completed	Early 2026
NEPA, environmental studies and approvals completed	Early 2026
State and local clearance completed, if any required	Early 2026
Railroad, Irrigation canal coordinated	Early 2026

Begin Right-of-Way Acquisition	Early 2026
90% Construction Documents	Mid 2026
City Review Completed	Mid 2026
Utility Clearances	September 2026
Sealed Construction Documents	September 2026
Advertise for Construction	September 2026
Select Contractor/NTP	October 2026
Irrigation Ditch Relocations	November 2026 (annual dry up)
APS Overhead Power Relocation	November 2026-January 2027
Construction Completed/Open to Traffic	December 2027

NEPA & Permitting

The proposed project will construct a bridge over a set of railroad tracks and irrigation canal. In addition, the proposed roadway will be through an existing agricultural field. It will be necessary to ensure that all possible environmental items are evaluated for the project. It is understood that the design cannot be completed, nor the right-of-way acquisition started until the NEPA process is completed and the necessary permits obtained. The City is aware that the construction portion of the project cannot start until all necessary NEPA clearances and permits have been obtained.

The City will retain a consultant to complete the NEPA and Permitting process during the early phase of the design portion of the project. The initial item to be completed is to determine which analysis is required –

- Categorical Exclusion (CATEX)
- Environmental Assessment /Finding of No Significant Impact (EA/FONSI)
- Environmental Impact Statement (EIS)

The NEPA planning process will begin at the same time as the design phase to ensure the necessary permits can be obtained in a timely manner but also incorporate any requirement changes to the project into the design plan development.

Project Support

The Union Pacific Railroad (UPRR, owner of the railroad tracks) has explained to the City that their preference is a grade separated structure over the railroad.

The Buckeye Irrigation District (BID, owner of the irrigation canal) has explained to the City their preference is a grade separated structure over the irrigation canal. This allows their service and maintenance vehicles to travel down the canal bank and not worry about crossing a major roadway.

Risk & Mitigation
With a proposed project over an existing railroad track and irrigation canal, there is some risk that approvals from UPRR and BID may be delayed. However, during preliminary meetings both organizations understand the need for Watson Road to be completed between Southern Avenue and MC 85. They have both explained their preference would be a bridge that spans over both of their facilities. With the proposed project consisting of a bridge over both facilities, the City feels the risk is very minimal.

With the new roadway and bridge proposed over an active agricultural field, there is a risk that during the NEPA process some contaminants may be identified in the soil. The NEPA process will identify any necessary measures to mitigate any identified contaminants, including but not limited to the removal of the contaminated soil.

On the north side of the irrigation canal is an active Palo Verde Nuclear Plant Cooling Line. This line will need to be protected in place. Coordination with Palo Verde Nuclear Plant will be required to obtain the necessary approval to place a structure over the cooling line. A required mitigation measure for the cooling line will be armoring of the line to protect the line. The City has completed armoring of other segments of the cooling line and do not foresee any risk to the project schedule or obtaining the necessary approvals.

e) Benefit Cost Analysis for Capital Construction Grant

The design is 30% or more complete and the budget contains contingencies and scheduling considerations.

Please see the Budget and BCA Calculations file excel spreadsheet for detail and calculations.

The Watson Road project costs by category are as follows:

Planning and Design	$ 2,500,000
Land Acquisition (ROW)	$ 14,000,000
Construction	$ 45,360,000
Contingency	$ 3,093,000
Total Cost	$ 64,953,000

The project is designated as rural and 100% of the cost of the project and benefits are in historically disadvantaged community census tracts 506 and 507. In all likelihood, a project this large would go unfunded and not constructed without the RCP grant. With regard to cost overruns, Buckeye has built a 5% contingency into the budget. Any cost overruns beyond the budget and contingency would require General Fund funding.

Based upon the Arizona Dept of Transportation (ADOT) 2023 crash facts, the cost of all accidents in Arizona was $21,638,265,446. There were 122,247 accidents, which equates to $177,004 per accident. Buckeye hopes to eliminate fatalities and injuries thereby reducing the cost of accidents to $3,009,076. Additionally, separating traffic from the railroad tracks, by way of the overpass, eliminates train versus vehicle/pedestrian accidents. Applying that to Watson

Road fatal and injury incidents of 17 in 2023 equates to $3,009,076 cost of accidents ($177,004 per accident x 17 accidents = $3,009,076). Therefore, there is a cost benefit to reducing and eliminating accidents, and of course, there is the unquantifiable benefit of reducing or eliminating injuries and fatalities.

Another benefit is access to employment by historically disadvantaged communities. This project completes multi-modal access to a Walmart distribution warehouse with 1,500 jobs and a Ross Dress for Less distribution warehouse with 1,300 jobs, which is opening soon. Creating access to 2,800 jobs at Walmart and Ross Dress for Less makes at minimum of $87 million per year in wages available to historically disadvantaged communities ($15/hour x 2080 hours x 2800 jobs). Additionally, this project will encourage another distribution warehouse to build next to Walmart, thus creating another estimated 1,300 new jobs and another $40 million per year in wages. This current and potential job benefit equals $127,920,000 (4,100 jobs x $15/hour x 2080 hours = $127,920,000).

Combining the two benefits gives a BCA ratio of 2.02:1 (127,920,000 + 3,009,076 / $64,953,000). This project provides community connectivity to historically disadvantaged community census tracts 506 and 507.

The existing available route from S. Watson Road and Southern Avenue to S. Watson Road and MC85 is 3.5 miles because there is no pathway directly down S. Watson Road from Southern Avenue to MC 85 due to the barriers to connectivity of railroad tracks and an irrigation canal. However, once the barrier overpass of 0.7 miles is completed, this trip will be reduced from 3.5 miles to 0.7 miles. The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO2) emissions per mile and by reducing daily work roundtrips by 5.6 miles would reduce CO2 emissions by 487,200 grams or 1,074 pounds (5.6 miles per round trip x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were 10,000 vehicles, that would reduce CO2 emissions by over 10 million pounds per year. Thus, providing a significant health benefit and sustaining the environment in this disadvantaged community.

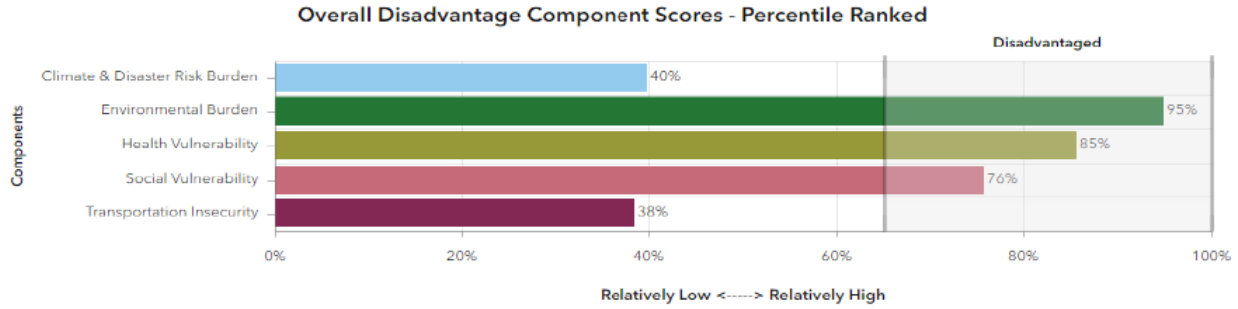
According to the Department of Transportation, installing Intelligent Transportation Systems (ITS) along Watson Road help reduce travel time and make travel safer for non-commercial and commercial traffic. ITS provides connectivity between traffic signals along Watson Road to allow Signal and Traffic Engineering staff the ability to monitor and adjust signal operations as necessary for efficiency and safety. A secondary benefit to the ITS system is that it provides a connection from the City's Public Works Facility (home of the traffic signal staff) to the City's ever growing traffic signal system and the ability to monitor and adjust traffic signal timing as needed during peak hours or incidents, to minimize traffic delays and reduce travel times and emissions.

This project will provide for new multi-modal pathways for vehicular, pedestrian, handicap, and bicycle traffic. It will also connect to other pedestrian/bicycle/rolling only pathways along the irrigation canal.

The following is a list of the basic scope of work.

- Survey and Identification of utilities within the project corridor and verifying if prior rights exist. Topographic survey of project limits.
- Establishment of horizontal and vertical geometry.
- Identification of right-of-way (ROW) needs.
- Further development of 30% conceptual plans for the ultimate cross section of Watson Road.
- Development of probable costs for ultimate and interim cross section, including ROW, utility, final design and construction administration costs.
- Conceptual structural design.
- Monthly project meetings with the City and other interested parties.
- Prepare traffic impact analysis.
- Environmental assessment and historic cultural review.
- Coordination with Buckeye Irrigation District and UPRR for a bridge over the canal and railroad tracks.
- Coordination with Maricopa County Department of Transportation (MCDOT) as they have jurisdictional control of MC 85.
- Coordination with the adjacent property owners to ensure access is provided.
- Identification of utilities within the project corridor and verifying if prior rights exist.
- Traffic Impact Analysis.
- Environmental clearances.

Environmental Sustainability –

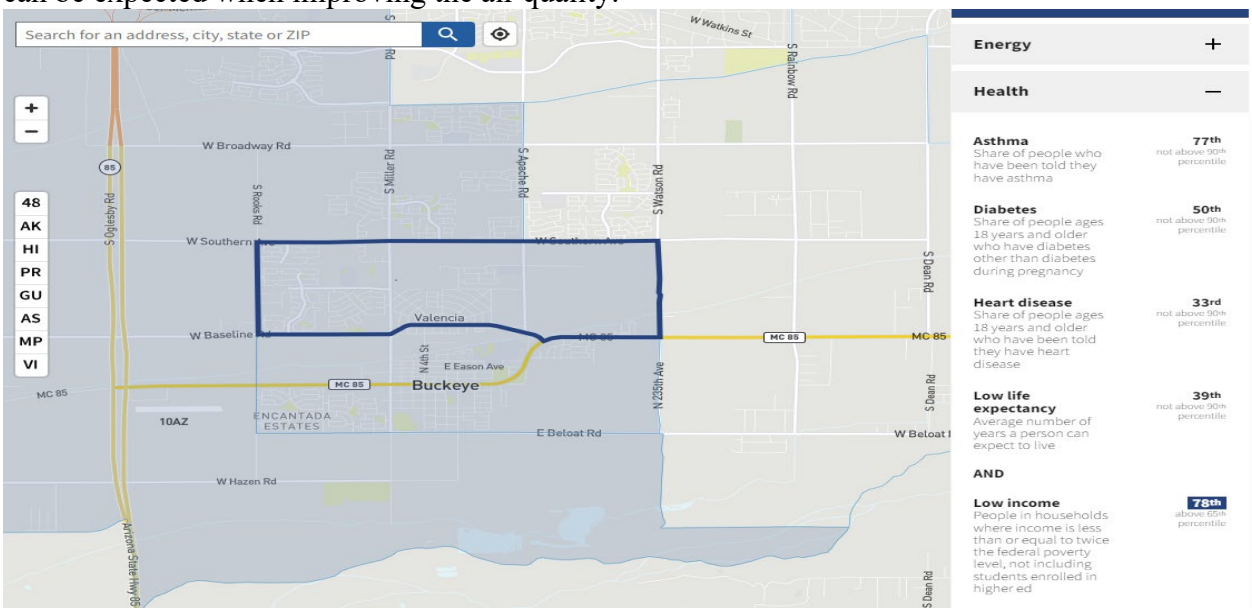


[ETC Explorer - State Results | USDOT Equitable Transportation Community (ETC) Explorer (arcgis.com)](#).

The above ETC tool for 507.01 and 507.02 indicates that the disadvantaged community is in the 95th percentile for environmental burden. The existing available route from Watson Road and Southern Avenue to Watson Road and MC85 is 3.5 miles because there is no pathway directly down Watson Road from Southern Avenue to MC 85 due to the barriers to connectivity of railroad tracks and an irrigation canal. Once the barrier overpass of 0.7 miles is completed, the distance of travel will be reduced from 3.5 miles to 0.7 miles. The proposed multi-modal improvements make the new roadway accessible to vehicular and non-vehicular traffic. It reduces travel time, reduces greenhouse emissions, decreases reliance on automobiles, provides access to employment, and benefits the disadvantaged community. The average car produces 348 grams of carbon dioxide (CO_2) emissions per mile and by reducing daily work roundtrips by 5.6 miles would reduce CO_2 emissions by 487,200 grams or 1,074 pounds (5.6 miles per round trip

x 348 grams x 250 round trips per year) in a single year for just one car. If the average daily traffic were only 10,000 vehicles, that would reduce CO2 emissions by over 10 million pounds per year. The projected daily volumes on Watson Road are over 23,000 vehicles in 2040. The construction of the project would reduce the traffic volumes on adjacent congested roadways with a potential CO2 reduction of over 20 million pounds per year, thus, providing a significant health benefit to this disadvantaged community as to air quality and reduction in greenhouse gas emissions, improving environmental conditions and having a positive impact on climate change. The project will provide high quality choices of lower-carbon transportation such as walking, rolling, bicycling, scooters, and other modes of travel that reduce greenhouse gas emissions and encourage active life activities.

As per the below mapping tool, improved health conditions such as asthma and life expectancy can be expected when improving the air quality.



Quality of Life – This project will reduce vehicle dependence due to the multi-modal traffic accommodation, and is located within and serves an underserved community, thereby proactively addressing equity. The new facility improves public health as it promotes walking, biking, and rolling via the dedicated non-vehicular travel lanes and sidewalks (pathways). These non-vehicular pathways also connect to other pedestrian pathways which lead to various destinations within the City of Buckeye. The proposed project improves access to daily destinations like jobs, healthcare, grocery stores, schools, places of worship, recreation, and parks by reducing the miles driven from 3.5 miles to 0.7 miles, thereby reducing the roundtrip travel distance by 5.6 miles. Additionally, quality of life and health are improved within this historically disadvantaged community by the expected reduction in vehicle emissions. It is anticipated that CO2 emissions can be reduced by over 10 million pounds per year.

Mobility and Community Connectivity - The project is in coordination with the City Transportation Master Plan to consider climate resiliency, stormwater drainage, and flood risk management. The completed project will benefit the community and provide equity by removing access disparities and significantly improving connectivity and safety.

The new multi-modal direct access over the existing barriers will improve job prospects and allow for access to employment by means other than vehicular. The reduction in miles traveled, as a result of the overpass connection, will decrease vehicle emissions and will equitably distribute the benefits of better air quality, improving the neighborhood environmental and health conditions.
Located at a portion of Watson Road are some railroad tracks and an irrigation canal which cuts off Watson Road from the southernmost section of Watson Road just north of MC85. These two obstacles create a barrier to the surrounding disadvantaged community and precludes direct access from MC 85 to Watson Road north of these two barriers.

According to the DOT Grant Project Location Verification mapping tool, this entire project is in an area that have been designated as an historically disadvantaged community census tracts 507.01 and 507.02. The railroad tracks and the irrigation canal are an existing barrier in this community that cut off residents from freely traveling back and forth between north and south, preventing direct access to employment and community services.

North of the railroad tracks and irrigation canal on the west side of Watson Road is a Walmart warehouse distribution center (1,500 employees). Ross Dress for Less is building a distribution center on the east side of Watson across from the Walmart distribution center. Construction of the Ross Dress for Less distribution center is expected to be completed soon and will provide an estimated 1,300 new jobs. Additionally, it is expected that potential new development will provide at least 1,300 additional new jobs. These 4,100 jobs, at $15 per hour wage, will provide $128 million annually in economic benefit to this area.

The railroad tracks and canal create a barrier to accessing these workplaces, as well as recreation areas, schools, banks, post office, social services, community services, health services, and shopping. The extra time and distance it takes vehicles to travel around these barriers creates higher levels of pollution to accumulate in the area. Non-vehicular travel around these barriers is difficult to impossible. Construction of a multi-modal overpass over the railroad tracks and irrigation canal, and completion of the road connecting Watson Road from Southern Avenue to MC85 will accommodate vehicular traffic, pedestrians, handicaps, and bicyclists. Dedicated bike paths will provide pathways for non-vehicular mobility and community connectivity.

Using the EPA's EJScreen geospatial tool, the ozone reading at this area is in the 88th percentile compared to the United States. The project will reduce the driving distance from 3.5 miles to 0.7 miles. The goal is to reduce travel times, reduce distance, reduce greenhouse gas emissions, and provide safe pathways for non-vehicular traffic. The completed project will benefit the community and provide equity by removing access disparities and significantly improving connectivity and safety. The new multi-modal direct access over the existing barriers will improve job prospects and allow for access to employment by means other than vehicular. The reduction in miles traveled, as a result of the overpass connection, will decrease vehicle emissions and will equitably distribute the benefits of better air quality, improving the neighborhood environmental and health conditions.

The City is beginning the planning process of implementing a transit circulator for the portion of Buckeye south of Interstate 10 and east of SR 85 (the primary commercial and employment areas of the City, which includes this project and the disadvantaged community). Completing Watson Road between Southern Avenue and MC 85 and improving the Watson corridor will allow the transit circulator direct access from the residential areas of downtown Buckeye to the large employers. Bus stops are planned along Watson for the future bus circulator that will pick up non-vehicular travelers for transportation around the community. The City is currently in the process of installing bus stops approximately 1 mile southwest along MC 85 near Buckeye's Labor Systems employment agency. Dedicated bike paths provide mobility and community connectivity for non-vehicular traffic.

Economic Competitiveness and Opportunity – By removing the barriers caused by the railroad tracks and the irrigation canal, the project will open new, good paying jobs to the residents of the Buckeye disadvantaged community. These jobs include Walmart distribution center with an estimated 1,500 employees, Cardinal Glass, with an estimate 200+ employees next to Walmart, and Ross Dress for Less distribution center, about to open, across the road from Walmart with an estimated 1,300 new jobs. Walmart provides workforce development programs for its employees. Ross provides tuition assistance to vocational, undergraduate, and graduate programs for its employees. These programs will further reduce the hardships faced by those in the disadvantaged community and improve the quality of life.

Buckeye is planning to use Project Labor Agreements, when possible, to ensure fair wages will be paid to workers and to encourage that underrepresented and local workers will be hired for project work. This project will be open for bid to all qualified contractors, including Minority Business Enterprises, Minority Owned Businesses, Woman Owned Businesses, and Veteran Owned Businesses. The completed project will support equitable commercial and mixed-income residential development. Examples of local DBEs are Veracity Steel, V Concrete, RGG United Contractors, L+L Asphalt.

State of Good Repair – The proposed project satisfies Complete Streets approach by completing this new infrastructure on Watson Road, overpassing the railroad tracks and the irrigation canal, thereby creating new infrastructure in this remote community that will be maintained in a state of good repair, fixing an existing system vulnerability for this underserved community. The City will provide the following future maintenance:

- Annual pavement marking refresh- paint line, thermoplastic legends, stop bars, cross walks, road pavement markers.
- Annual guardrail inspection.
- Annual sidewalk inspection trip hazards- along with repairs to SW that don't meet ADA standards(typically heaved panels).
- Biannual Pavement Preservation Inspections.
- Quarterly vegetation control measures- typically chemical treatments.
- On call 24/7 for hazards in the roadway such as potholes, debris, downed signs, and vegetation trimming complaints.
- Bridge structural integrity testing Inspections every 5 years.
- Storm drains inspections Annual/ maintenance as needed.
- Sign inspection annually – maintenance as needed.

Partnership and Collaboration - In December 2022 and again in May 2023, public meetings were held wherein the public reviewed various proposals regarding Buckeye revitalization. Present at the meeting were City staff, outside planning consultant Olsson Planning, and various residents of the community. One item that the public requested was the Watson Road improvements requested in this grant application. Additional community engagement will include, but not limited to, news releases, social media releases, meetings with community-based organizations, and messages on the City website to ensure that equity considerations for underserved communities are meaningfully integrated throughout the lifecycle of the project. Buckeye is and will be coordinating with other types of projects such as economic development, commercial or residential development, power/electric infrastructure projects, and broadband and fiber deployment. Buckeye is also participating with a non-DOT Federal capacity-building program, Environmental Protection Agency's Environmental Justice EPA Targeted Brownfields Assessment on a 40-acre parcel in an adjacent HDC census tract for Brownfields Assessment, to create a public trailhead, park, and wildlife riparian restoration in partnership with Arizona Forestry.

Innovation - Buckeye will be installing Intelligent Transportation Systems (ITS), which according to the Department of Transportation, is a national program, using computers and communications to make travel safer by providing traveler information to give current, multi-modal information on travel conditions to guide choices on how, when, and where to travel. It also provides in-vehicle maps and automatic notification emergency services regarding serious accidents and their location. Intelligent commercial vehicle systems help public agencies improve safety by inspecting vehicles that need it most. The ITS system provides a connection from the City's Public Works Facility (home of the traffic signal staff) to the City's traffic signal system and the ability to monitor and adjust traffic signal timing as needed during peak hours or incidents, to minimize traffic delays and reduce travel times and emissions. Innovative Technologies will be employed to enhance the environment for electric, connected, and automated vehicles to improve the detection, mitigation, and documentation of safety risks. Buckeye will also use practices that facilitate accelerated project delivery such as single contractor design-build arrangements, congestion management, asset management, and long-term operations and maintenance. New technologies are being developed in asphaltic pavement that actually reduces the amount of oils utilized and replaces them with plant based bonding materials that produce a stronger pavement that last longer (reduces maintenance). Buckeye will also use climate friendly materials such as cooler pavement, adaptive street lighting, and low carbon construction materials. The project will evaluate these new technologies to determine their viability and practicality for implementation.

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.H. DS - Resolution No. 67-24 - Amendments to the City of Buckeye Engineering Design Standards
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (623) 986-8442	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Resolution No. 67-24 repealing Chapter 1, Section 1-2 Plan Submittal Requirements, dated March, 2012 of the City of Buckeye Engineering Design Standards; declaring as a public record those certain documents on file with the City Clerk entitled "City of Buckeye Engineering Design Standards Chapter 1: General Information, Section 1-1: Engineering Submittal Requirements," "City of Buckeye Engineering Design Standards Chapter 1: General Information, Section 1-2: As-Built Requirements," "City of Buckeye Engineering Design Standards Chapter 5: Stormwater Management, Section 5-3: Low Impact Development Manual;" and approving and adopting the same by reference.

SUMMARY

PROJECT DESCRIPTION:
Chapter 23, Article 23-2, Section 23-2-1 requires the City Engineer to recommend for City Council adoption standard specifications, details and regulations regarding public works improvements. The City Engineer is recommending the approval of Resolution No. 67-24, to repeal and replace Chapter 1, Section 1-2, and to adopt new Chapter 1, Section 1-1, and Chapter 5, Section 5-3.

The “Engineering Submittal Requirements”, "As-Built Requirements", and "Low Impact Development Manual", dated 2024 are uniform standards providing and establishing design criteria for standardizing submittals for review, setting construction as-built requirements, and providing guidance and standards for constructing low impact development applications. The Design Standards provide direction for all landowners, developers, engineers, and contractors that will be designing and constructing development projects within the City.

BENEFITS:
1. Provides established standards for the design and construction of development projects within the City of Buckeye.
2. Provides the development community with written City policy and standards to ensure projects follow the City's requirements.
3. Provides consistency and uniformity in plan layouts to assist in efficient reviews by City staff.
4. Reduces the review time of City employees when reviewing submittals.
5. Ensures final construction as-builts are complete and follow City standards to assist in future maintenance and improvements.
6. Provides guidance to assist developments to use on-site natural processes to protect groundwater quality and increase recharge.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
Section 1-1 - Engineering Submittal Requirements.pdf
Section 1-2 - As-Built Requirements.pdf

Section 5-3 LID Manual.pdf
Resolution No. 67-24.Eng Standards.docx

BUCKEYE, AZ

CHAPTER 1: GENERAL INFORMATION

SECTION 1: ENGINEERING SUBMITTAL REQUIREMENTS

Engineering Design Standards

City of Buckeye, Arizona

2024

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APPENDICES

APPENDIX A – STANDARD DETAILS

1-1 – Engineering Submittal Requirements

This section of the Engineering Design Standards (EDS) is developed by the City of Buckeye (COB) to serve as a comprehensive set of criteria to standardize submittals for review. This guiding document is intended for engineers, developers, and contractors, providing clarity and uniformity in the submission and review process.

The City Engineer is required, pursuant to Chapter 23, Article 23-2, of the City Code, to develop standards and details regarding public improvements to be constructed within the city. The standards, design criteria, and policy set forth in this section were developed and recommended by the City Engineer pursuant to Chapter 23, Article 23-2 and adopted by the City Council in Resolution No. 67-24.

Implementation: The requirements of this section shall become effective in accordance with City Code. The standards and requirements of this section shall apply to all new plans, including plans seeking a new City Engineer's signature or a re-approval from the City Engineer, submitted to the City following the effective date of City Council's adoption of the resolution approving the standards and requirements of this section.

Modification Authority: The City Engineer may approve variances to the requirements of this manual. Variance requests must be submitted in writing and include a justification for the variance requested. A copy of the City approved variance shall be included with the submittal of any plans or design reports to the City of Buckeye that incorporate the variance.

1-1 Engineering Submittal Requirements

1-1.000 General Information

1-1.001 Overview

A. This section is to aid the engineering customers in developing civil engineering plans and construction related documents for submittal to the City of Buckeye (COB).

B. All standards herein apply to all infrastructure plans submitted to the COB for review and approval. This includes but is not limited to improvement plans for: Grading, Drainage, Sewer, Water, Concrete, Paving, Signing and Striping, Improvement, Site Improvement, Street Lighting, and Landscaping Plans.

C. There shall be only one utility design per plan set for utility improvements within COB right-of-way.

D. Plans shall not be phased. If a project is phased there shall be a plan set that is specifically designed for each phase.

E. There shall be one construction permit issued for each construction plan set.

F. All plans submitted to the COB for review shall be 100 percent complete and properly sealed by the Engineer of Record (EOR). Any plan the COB deems incomplete (not 100 percent designed) may be returned without being fully reviewed. The plans may be re-submitted to the City for first review once the plans are complete.

G. Design plans submitted to the City for review must be prepared by a registered professional engineer in the State of Arizona.

H. Plans labelled as “preliminary” or “conceptual” affixed to them will not be accepted for review.

I. Percentage complete plans are allowed for major infrastructure items and other agency reviews; otherwise, specific City Engineer approval is required.

J. All plans must comply with the Federal, State, and local environmental laws and requirements, including, but not limited to, stormwater requirements.

K. An approved SWPPP or Best Management Practices (BMP) Plan is required prior to a permit being issued for any plan set.

L. An approved dust control permit is required prior to a permit being issued for any plan set.

M. All plans shall be at a scale not less than 1-inch equals 40 feet.

1-1.002 Definitions and Abbreviations

A. APN – Assessor Parcel Number

B. CFD – Community Facilities District

C. Developer – Shall also be interpreted to mean Landowner; including development companies authorized to act on behalf of the Developer/Landowner.

D. Field Directive – A plan change that can be summarized on an 8 ½ x 11 or 11 x 17 size paper sealed by a licensed engineer and submitted for review and approval by the City. Use of field directives are subject to City determination based upon the scope of the proposed plan modification. If the modification is determined to be beyond a field directive, a plan revision shall be completed – refer to plan revision definition below.

E. Landowner – Shall mean the owner of the land in the City on which Development occurs. "Landowner" shall also be interpreted to mean Contractor and/or Developer; including Development companies authorized to act on behalf of the Developer/Landowner.

F. MAG – Maricopa Association of Governments Uniform Standard Specifications and Details for Public Works Construction current edition.

G. Plan(s) – Design drawings that are 100 percent complete and sealed by a registered professional engineer.

H. Plan Revision – A plan modification that requires original plan sheets (24 x 36) to be revised. Revised plans are required to include clouding of proposed modifications, delta revision number and description, resealed by a licensed engineer, and submitted to the City for review and reapproval of plan set. Additional information on plan revisions can be accessed on the City of Buckeye Website.

I. Construction Inspector – A City employee or contracted consultant with a primary responsibility of monitoring the construction of improvements for conformance to City requirements.

J. PUE – Public Utility Easement

K. ROW – Rights-of-Way

1-1.100 Design Plans

1-1.101 Standard Plan Sheets

A. All plans submitted to the COB for review shall use the Standard Cover Sheet, Standard Second Sheet as well as the layout on the Plan Sheet. All of these are shown in the standards details for this section.

B. The standard plan sheets are available on the COB website.

C. Most items shown on the standard cover sheet are required on all plan sets; other items are specific to different types of plans.

1. Required items that shall be on every cover sheet:

   a. All title information,

      i. If plan set is within a Community Facilities District, CFD shall be added to the title.

   b. All maps as indicated,

      i. Vicinity Map - Displays the Township within which the project is located. Township lines shall be properly labeled, and the development shall be shaded.

      ii. Location Map - Displays the Section within which the project is located. Sections shall be properly labeled, major streets labeled, and the development shown.

      iii. Development Map - Displays the overall development. Major cross streets shall be labeled and legible, include additional street names while maintaining a legible map.

   c. All Owner, Developer, and Engineer information,

      i. Company Name, Contact Name, Address, Phone Number, and Email Address.

   d. Sheet Index,

   e. Include Area of Disturbance,

   f. List one City of Buckeye approved benchmark and one onsite benchmark,

g. The Basis of Bearing information,

h. As-Built Certification,

i. Utility Conflict Certification,

   i. Date provided in utility conflict certification shall represent the date between utility and engineer confirming and resolving any utility conflicts.

   ii. Coordination date is valid for one year. If date expires, coordination is required to be completed and new coordination date provided.

j. SWPPP or Best Management Practices (BMP) Plan Statement,

k. Summary of Quantities table,

l. FEMA Flood Zone information,

m. General Permitting Notes,

n. City Engineer signature block with City Disclaimer, and

o. Update the title block with required project and/or plan information in applicable areas. Modifications of the title block shall only be completed in areas requiring project and/or plan information.

2. Required items that shall be on specific plan cover sheets:

   a. Storm Water Drainage Certificate - All Grading and Drainage Plans or improvement plans,

   b. Any external agency required to review, approve, or permit plans shall be provided a signature line on the plans if proposed improvements impact or cross that agencies property, right-of-way, or easements. If external agency does not sign plan cover sheets, please add language to signature line specifying to "Refer to [Agency Name] Permit #" or "Refer to Letter" with the date of the referenced document,

      i. Maricopa County Environmental Service Department (MCESD) signature line - Required on plans that require MCESD review and approval according to MCESD requirements. MCESD signature line shall include a line for the DWR and/or WWR numbers to be included,

ii. Maricopa County Department of Transportation (MCDOT) signature line - Required on all plans that require work to be done within MCDOT ROW,

iii. Private Water Provider signature line - Required on all plans that fall within a water provider's service area other than the COB,

iv. Private Sewer Provider signature line - Required on all plans that fall within a sewer provider's service area other than the COB,

v. Western Area Power Administration (WAPA) signature line – All plans that impact or cross a WAPA facility and/or easement require WAPA's approval,

vi. Flood Control District of Maricopa County (FCDMC) signature line – All plans that impact or cross a floodplain, flood control facilities, and/or easement/right-of-way require FCDMC approval,

vii. Roosevelt Irrigation District (RID) signature line - All plans that impact or cross a RID facility require RID's approval, and

viii. Buckeye Water Conservation and Drainage District (BWCDD) signature line. All plans that impact or cross a BWCDD facility require BWCDD's approval.

3. Depending on the area the plan covers and what type of utility or construction is being proposed the City may require additional items and/or approvals on the standard cover sheet.

4. The standard second sheet shall contain the City general notes and applicable engineering discipline plan notes (refer to the plan notes section identified in the table of contents), a key map for the plan set and the legend. Legend shall include all symbols per MAG Standard Detail 110 (unless otherwise approved by the City), acronyms and abbreviations utilized on the plans. The title block as shown shall be as complete as possible.

D. The plan sheet is used as a typical design sheet.

1. All construction notes shall be listed down the right side of the sheet.

2. All construction notes shall have the same call out number throughout the entire plan set.

3. This sheet is shown as plan and profile but can be used for plan view only by removing to profile view.
4. If this sheet is being used for details, sections or other pages without construction notes the "notes" section can be removed and used as additional space.
5. Depending on the area the design plan covers and what type of utility or construction is being proposed the City may require additional items on this sheet.

1-1.102 Design Plan Requirements

A. All plans shall be neat and legible.

B. All plans shall be drawn to scale.

1. Horizontal scale shall not be smaller than 1:40 feet on plan views.
2. Vertical scale shall not be smaller than 1:4 feet on profile views unless otherwise approved by the City Engineer.

C. Plans shall have north orientated to the top or the right side of the plan sheet.

D. Minimum height of all text shall be 0.10 inch.

E. All lettering, numbering, and line work must be uniform and legible.

F. Provide cross-referencing between all plan sheets that have details, detail call-outs, notes, cross sections, adjacent permit numbers, etc.

G. Match lines shall include stations (if applicable) and sheet references must be shown.

H. Plans shall be prepared on 24-inch by 36-inch PDF sheets with a minimum 2-inch left border and minimum 1-inch border on other sides.

I. Scale bar and north arrows are required on all plan and profile sheets of the submittal.

J. Solid hatching and/or fill is not permitted. Light crosshatch may be allowed if the construction notes are not obscured.

K. Stations and elevations shall be labeled along the perimeter of the profile.

L. Street name shall be located between the plan and profile view in the center of the sheet.

M. Symbols and line types shall be appropriately labeled and reflective of the item the plan is defining in accordance with MAG Standard Detail 110 unless otherwise approved by the City based on the legend provided on the plan, and

N. Dimensioning shall be in accordance with MAG Standard Detail 112.

O. Accuracy of all numbers shall be as follows:

1. All elevations shall be to the nearest hundredth of a foot (0.01),
2. All sewer stationing shall be to the nearest foot,
3. All monument/brass cap stationing shall be to the nearest hundredth of a foot (0.01),
4. Dimensioning of horizontals to the nearest foot and verticals to the nearest hundredth of a foot (0.01), and
5. The accuracies listed are to be considered general in nature. If a specific item on the plans requires greater accuracy the City may require it.

P. All plan views shall contain the following information:

1. ROW lines, property lines, section lines, PUE's, other easements impacting the property, all roadway features, lot numbers, County APN's along with Owner names,
2. All existing and proposed utilities labeled accordingly,
3. All construction callouts shall be shown, and
4. All labeling of existing items and special notes to the contractor shall be shown.

Q. See each individual design section for additional plan requirements.

1-1.103 Submittal Requirements

A. Plan Review Submittals:

1. Plan review submittal process can be found on the City of Buckeye Website. Please reference the City of Buckeye engineering plan review submittal process guide for additional information.
2. Subsequent submittals after any City review shall provide a summary of non-redline design changes made by the EOR. Non-redline design

changes require the City to be notified of the design change in order to review the proposed modification to the plan.

3. Delta revisions shall not be used prior to the City Engineers approval and shall only be used for each subsequent approval being requested from the COB.

B. Plan Approval Submittal:

1. Plans for construction cannot be approved by the COB for construction until all necessary easements and ROW, other than what is being dedicated on a Final Plat or Map of Dedication, are established in accordance with City requirements and recorded.
2. All outside agencies, where applicable, are required to approve the plans prior to the City Engineer's approval and signature. If the outside agency does not sign plans, a letter of approval, permit, license agreement, and/or any document representing agency approval of the project will be sufficient for the City to approve plans.
3. PDFs (24 x 36 inch) are required for plan approval.
4. A physical electronic copy with the following items is required to gain City approval:
   a. Base map for the area on the plans seeking approval including all property lines, ROW, PUE's, easements etc.,
   b. Benchmarks and section corner tied to the base map,
   c. All utilities and appurtenances per the design shall be shown,
   d. All the information shall be shown on a single map, not cut sheets like the plans, and located on reasonable layers in CAD;
   e. All information shall be in an AutoCAD format that is no older than three years of the current released AutoCAD version,
   f. All line work and annotation must be georeferenced to "NAD_1983_HARN_STATEPLANE_ARIZONA_CENTRAL_FIPS_0202_FEET_INTL" with North facing up,
   g. PLSS Section lines should be included,
   h. No X-REFs (Single Base File),
   i. CAD drawings must be in model space, and

j. Use the following naming convention: “year-daymonth-file name”.

C. Plan Revisions or Re-Approvals:

1. Refer to the COB website for information on plan design revision requirements and plan for re-approval requirements. A guide is available on the City website.

2. City approval of plans and associated design reports are valid for one year from the date of City Engineer's signature.

3. Following the expiration of City approval, improvement plans require re-approval from the City Engineer. Only one re-approval is allowed for each improvement plan, allowing for a maximum of 2 years from the original City Engineer signature and approval.

a. Refer to City re-approval guide for additional information.

D. Refer to specific design sections for additional submittal requirements.

1-1.200 Dry Utility Plan Submittals

A. Dry utility plans are not required to utilize the City of Buckeye title block due to utility agencies requiring specific title blocks and layouts for plans. Use of the City title block is highly recommended and may be required for utilities that do not have an official title block adopted.

B. The cover sheet of the dry utility plan shall include the quantities of improvements within the City of Buckeye right-of-way (ROW). Quantity shall be labeled as City ROW.

C. Blue Stake contact information shall be included on the cover sheet of the utility plan. Refer to General Construction notes for contact information.

D. Standard dry utility permit notes are required on the cover or second sheet of the plan set. The required standard dry utility notes are as follows:

1. All utilities and supporting structures shall be installed within the PUE or ROW as permitted.

2. Where feasible, co-location of utilities in a joint trench shall be utilized.

3. Crossing of private drives or alleys shall be coordinated with all affected property owners.

4. Permittee shall work with COB inspectors to resolve any issues with errors or omissions at cost of permittee.

E. The General Construction notes are required on the cover or second sheet of the plan set. Refer to the Construction Plan Note section of these standards for the required notes.

F. A plan legend that includes all symbols, linework, acronyms, and abbreviations shall be provided on the cover or second sheet of the plan set.

G. Existing and proposed right-of-way, public utility easements, easements, and required land information shall be shown, labeled, and/or dimensioned on design plan sheets.

H. Plan sheets shall clearly identify existing infrastructure locations and proposed utility locations.

   1. Any proposed utilities that cross the City right-of-way shall show and identify all utilities existing (water, sewer, etc.) within the right-of-way.

I. Dry utility plans are allowed to utilize colored linework for additional clarity and identification of improvements. Proposed colors for linework shall be distinctly different, reproducible, legible, and identified within the plan legend.

J. All utility locations along a roadway shall have proposed utility locations offset and dimensioned from centerline with stationing.

K. Proposed utility locations shall be located within a Public Utility Easements (PUE) or Limited Purpose Public Utility Easements (LPPUE) where a PUE/LPPUE exists or is proposed.

1-1.300 Material Submittals

A. Material submittals are only required for proposed materials not on the City approved material product list. Refer to COB website to review approved material product list.

B. If any materials that are not on the approved list are proposed for improvements within the City ROW or improvements to be dedicated to the City, the City shall require material submittals to be submitted, reviewed, and approved by the City.

C. City approved technical material/manufacturer data is required for all pipe materials and appurtenances used on the project before work commences.

D. All delivered materials shall match the approved technical data or they will be rejected.

E. All work installed prior to approval of submittals is subject to rejection by the City.

F. A copy of the approved material submittals shall be on the jobsite at all times.

G. Each of the submittals shall clearly show the manufacturer and have comprehensive technical data for the proposed product.

H. All material submittals shall be submitted at or before the pre-construction meeting for review and approval by the City.

1-1.400 Field Directives / Plan Revisions

A. Modifications to plans require field directives or plan revisions submitted to the City for review and approval prior to proposed revisions being constructed on the project.

B. Utilization of a field directive versus requiring a plan revision shall be determined by the City Project Engineer. In general, field directives shall be for minor modifications and plan revisions shall be for major modifications.

C. Field directives shall be submitted per the requirements outlined in the field directive guide. Field directive guide is available on the COB website for reference.

D. Plan revisions shall be submitted per the requirements outlined in the plan revision guide. Plan revision guide is available on the COB website for reference.

1-1.500 As-Built Drawings

1-1.501 General Requirements

A. Refer to COB EDS Section 1-2 for as-built requirements.

1-1.600 Final Closeout Package Submittal

A. All construction projects within the City shall go through a construction closeout process. This process includes:

1. Scheduling and conducting a Final Walk,
2. Addressing all punch list items from the Final Walk,
3. Review and approval of all required as-built drawings,
4. Completion of a Final Closeout Package Submittal, and

5. Acceptance and start of Warranty.
   a. No warranty shall commence until Final Closeout Package Submittal has been reviewed and accepted by the City. The start date of the warranty shall be per the Acceptance and Warranty Letter issued upon acceptance of the Final Closeout Package Submittal.
   b. The contractor shall guarantee all work for the period stated in the Warranty Letter against imperfect workmanship, failure, malfunction of materials and/or equipment due to faulty or imperfect workmanship. Work found to be defective within the warranty period shall be replaced without cost to the City.
   c. A Warranty Punch List will be generated by the city at the end of the warranty period. A Warranty Walk to review the acceptance of any corrected punch list items will be required before the project is conveyed to the city.

1-1.700 Construction Plan Notes

1-1.701 General Construction Notes

A. All construction plans within the City of Buckeye (COB) shall include the following general construction notes on the standard second sheet:

1. The City of Buckeye shall be notified 24 hours in advance of any on-site or off-site construction. Email enginspections@buckeyeaz.gov, or use the web based permit portal to schedule an inspection (www.buckeyeaz.gov).
2. All design and construction must be in accordance with the Uniform Standard Specifications and Details for Public Works Construction published by the Maricopa Association of Governments (MAG) except as amended by the City of Buckeye Standard Construction Details. All improvements within the development including offsite improvements shall be in accordance with the latest City of Buckeye Engineering Design Standards.
3. A permit from the COB is required for all construction within the Rights-of-Way (ROW) and any on-site civil construction improvements.
4. The Contractor shall expose all existing utility lines being tied in to verify their location.

5. The Contractor will locate, or have located, all existing underground utilities (electric, telephone, pipeline, etc.) and structures in advance of construction and will eliminate all conflicts prior to start of construction.
6. The Contractor is responsible to call Blue Stake prior to starting any construction. No work shall begin until blue stake is completed. Contact Blue Stake by calling 811 or going to Arizona811.com.
7. A pre-construction meeting is required prior to starting any work or new phase of work. The Contractor, key Sub-Contractors, and COB Inspector shall attend this meeting.
8. Any work performed without COB approval and/or not in conformance with the specifications is subject to removal and replacement at the Contractor's expense.
9. Disposal of excess material without a permit within the COB limits is prohibited. A use permit is required for disposal or stockpiling of materials within a residential area. Stockpiling of excavated material shall not exceed a height of 6 feet above the natural ground elevation. The slopes on all sides of the stockpiled excavated material shall not exceed a 4:1 ratio of length to height.
10. Excavation contractors must identify the intended location(s) for disposing of excess excavation material along with a letter from the land owner, granting permission for dumping prior to starting any construction.
11. Traffic control shall be provided and maintained in accordance with the latest edition of the Manual of Uniform Traffic Control Devices, the City of Phoenix Barricading Manual, Maricopa County Department of Transportation and COB requirements. The Contractor is required to submit a Traffic Control Plan and Barricade Plan to the COB for approval where the construction of the new improvements are adjacent to or connecting to any existing roadway or pedestrian facilities. The Traffic Control Plan and Barricade Plan must be approved before a permit for the work will be issued. The Contractor shall install approved barricading and traffic control, as approved by the COB before work can commence. All overnight barricades shall be lit and functioning. A uniformed Buckeye Police Officer shall be present during any work within 300 feet of an energized intersection.

12. A haul plan for material import or export shall be required for COB review and approval prior to the start of hauling. The Contractor is responsible for daily and final clean-up operations of adjacent, existing paved streets used by construction traffic. This work includes street sweeping, power broom, and water application as needed or directed by the COB.
13. Environmental Requirements:
    a. The Contractor shall be responsible for dust control (obtain a dust control permit from MCESD) related to the project construction and shall take whatever measures are necessary to control any abnormal conditions.
    b. Per City Code, Chapter 9, Air Quality Controls, during construction and during general operation, all property access will be paved or otherwise dust-proofed, including track-out controls and management.
    c. The Contractor shall provide adequate means for cleaning trucks and other equipment of mud before entering public streets, and take whatever means are necessary to ensure that all roads are maintained in a clean, mud and dust free condition at all times.
    d. The Contractor is responsible for daily and final clean-up operations of adjacent, existing paved streets used by construction traffic.
    e. Temporary drainage control measures may be required during and after construction until final project build-out in accordance with the approved plans and in accordance with any established or required Best Management Practices (BMP) as part of the Arizona Pollution Discharge Elimination System (AZPDES) permit requirements. It is the Contractor's responsibility to meet all requirements.
    f. During construction and general operation, storm water best management practices shall be maintained to keep materials, stockpiles, and wastes under control in accordance with City Code Chapters 9, 10, 16, 19, and 20.
    g. The Contractor is responsible to obtain all Air Quality Permits.
    h. The Contractor shall submit to the COB a copy of their approved County (Air Quality) dust control plan, erosion control plan (SWPPP), and permit prior to the start of work.

14. Street Cuts: Applications for Street Cut Permits must be approved by the City Engineer prior to approval of improvement plans. The pavement replacement section for all longitudinal and transverse trenches located in an existing paved street shall be constructed in accordance with MAG Uniform Standard Detail No. 200 "T"-Top, Backfill, Pavement Surface Replacement, modified as follows: the width of the replaced pavement section shall extend 1 foot beyond the trench side edge line on both sides of the trench. The depth of the AC surface replacement shall be a minimum of 3 inches or match the existing thickness of the pavement, whichever is greater. Asphalt to be removed must be sawcut; breaking of asphalt for removal is not allowed. Sawcut or construction joints shall be adequately tack oiled with a minimum of 95% coverage. Asphalt material shall be a COB approved mix design with compacted lifts no greater than 3 inches. Slurry backfilled or open trenches in existing roadways must be properly steel plated and barricaded overnight. Steel plates shall be milled flush with roadway surface per note 25. "Cold mix" temporary asphalt patches must be replaced as soon as possible and cannot remain for more than 5 days time or as required by the COB. During the 5 day period the Contractor is required to maintain the patch per MAG STD SPEC 321. Asphalt in place for less than 5 years or trenching on CFD roadways shall be milled and overlayed a minimum of 20 feet past trench walls, and in the case of multiple street cuts, the continuous mill and overlay shall extend a minimum of 20-feet past end of the furthest trench walls. The City may require full depth pavement replacement beyond the trench to a lane line or other roadway feature.
15. Potholing: No potholing shall be done on any street newer than 2 years old. All potholing in existing streets shall be done using water/air/vacuum type method. Pothole size shall be limited to a 12 inch by 12 inch square hole. Removal material cannot be used for back fill. The contractor shall use 1/2 sack CLSM per MAG Sec. 728. Pavement replacement shall be by approved hot mix asphalt only. After placement of the asphalt, a 3 foot by 3 foot pavement slurry seal shall be applied.
16. An approved, up-to-date set of plans and a right-of-way permit shall be maintained on the job site at all times while work is in progress. If the plans and permits are not on site, the work shall be stopped until the approved plans are provided. Deviation from the plans shall not be allowed without the COB's written approval.

17. Damage to any and all items caused by construction or construction related work shall be replaced or repaired to the same or better condition, at the Contractor's expense.
18. All project construction access locations are subject to the City's approval. The Contractor is responsible for maintaining proper and adequate access roads throughout the project, allowing for inspection accessibility. This includes grading, gravel fill and/or trench plates as required.
19. The Contractor agrees to assume sole and complete responsibility for job site conditions during the course of construction of this project including safety of all persons and property. This requirement shall apply continuously and is not limited to normal working hours. The Contractor shall defend, indemnify and hold the COB and the COB Consultants harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the COB.
20. The COB shall not be responsible for construction means, methods, techniques, sequences or procedures utilized in connection with the work. The COB will not be responsible for the Contractor's failure to carry out the work in accordance with the contract documents complying with MAG or COB requirements.
21. The Contractor shall be responsible for submitting certified as-built record documents to the COB for review and approval. No final acceptance shall be issued until "as-built" plans certified by the Project Engineer/Land Surveyor have been submitted and accepted by the COB. Final construction acceptance or the release of Certificate of Occupancies shall not be issued until all as-built drawings and other required documents per the COB's Final Project Submittal Checklist, have been reviewed and approved by the City.
22. Arrangements for construction water can be made by calling the Water Resources Department at 623-349-6100.
23. The COB is not responsible for liability accrued due to delays and/or damages to utilities in conjunction with this construction. The City will not participate in the cost of construction or relocation of utilities.

24. All Contractors shall contract for trash pickup through a licensed City of Buckeye solid waste hauler and disposed of at the Southwest Regional Landfill in Buckeye.
25. Open trenches across driveways, streets and cross-streets shall be plated for overnight, weekend or extended periods, per MAG Uniform Standard Detail 211.
26. All ABC shall be from an Arizona Department of Transportation (ADOT) approved source list.
27. Longitudinal trench final backfill in existing arterial, collector, or local roadways, or adjacent to the existing roadway (when the trench excavation falls within 2 feet of edge of pavement) shall require ½ sack CLSM per MAG Spec 728 full depth or ABC full depth as directed by the COB. ABC backfill compaction shall be by an approved mechanical method (no water settling).
28. All backfill within or adjacent to existing roadways shall be mechanically compacted.
29. Transverse trench final backfill in all existing roadways shall require 100% full depth 1/2 sack CLSM per MAG Spec 728.
30. All material submittals incorporated into the project shall be submitted at or before the pre-construction meeting for review and approval by the City.

1-1.702 Grading and Drainage Construction Notes

A. All grading and drainage plans within the City of Buckeye (COB) shall include the following grading and drainage construction notes on the standard second sheet:

1. No grading shall begin without a permit from the City of Buckeye.
2. Offsite construction requires a separate permit from the City of Buckeye.
3. Contractor shall notify the COB assigned inspector at least 24 hours in advance of any required construction inspection.
4. The Contractor is responsible to call Blue Stake prior to starting any construction. No work shall begin until blue stake is completed. Contact Blue Stake by calling 811 or going to Arizona811.com.

5. It is the responsibility of the developer and his/her agent in coordinating the relocation of power poles from the applicable utility company.
6. No minimum finished floor elevation shall be altered, unless approved by City of Buckeye and the developer's civil engineer.
7. All staking, including finished floor elevations, is the sole responsibility of the developer's registered civil engineer and land surveyor. Submission of certified pad elevation is required prior to final acceptance.
8. Contractor shall provide positive drainage in all retention basin grading at locations adjacent public right of way.
9. Drilling logs for drywalls at 5-foot intervals including lithology changes will be furnished to the City of Buckeye prior to final acceptance.
10. Percolation tests will be required for completed drywells prior to acceptance. Should existing soil conditions be encountered which lack sufficient percolation rates, additional drywells or an alternate method of storm water run-off disposal will be required. Final certified percolation test rates from ASTM D3385 shall be submitted at the time of As-Builts, with the required 50% reduction factor.
11. Drywell construction shall be done only by a contractor licensed by the Arizona Department of Environmental Quality with the approved registration for each drywell. The approved drywell registration shall be submitted to the City by the developer or his/her civil engineer at the time As-Builts are submitted.
12. Contractor shall comply with the provisions for Work Zone Safety and Traffic Control protection as indicated in Part IV of the Manual on Uniform Traffic Control Devices (MUTCD Most Current Edition) and where applicable across jurisdictional authorities but within the City of Buckeye, MCDOT, and ADOT's Traffic Control Manual for Highway Construction and Maintenance (most current edition).
13. All retention basins must drain any storm event up to and including the 100-year 2-hour storm within 36 hours of post development construction. Owner(s) of any basin failing to meet this requirement must take corrective action to bring the basin into compliance.

14. The contractor shall not disturb existing survey monuments or benchmarks noted on the plans. Removal and replacement shall be done by a Registered Professional Surveyor only.
15. The contractor shall have sufficient means to provide dust control. Dust shall be controlled in accordance with Maricopa County Environmental Services Department.
16. Perimeter wall fences are required to have soil compacted to no less than 95% by the contractor.
17. Arrangements for construction water can be made by contacting the City of Buckeye Water Resources Department at 623-349-6100.
18. The contractor shall provide adequate means for the elimination of mud and dust accumulation in public streets by trucks leaving the site (track out devices). Public right of ways shall be kept clean and free of debris from construction sites.
19. Disposal of excess material within the City's limits is prohibited. A use permit is required for disposal and/or stockpiling materials within a residential area.
20. Approved construction plans shall be kept on the jobsite at all times. Deviation from the plans is not acceptable unless an approved plan revision or field directive has been granted by City of Buckeye.

1-1.703 Sewer Construction Notes

A. All sewer plans within the City of Buckeye (COB) shall include the following sewer construction notes on the standard second sheet:

1. Backfilling shall not be started until all piping is inspected and approved by the COB inspector.
2. All sewer mains shall be pressure tested and mandrel tested (for flexible pipe) per MAG specifications. For flexible pipe, Contractor shall not commence testing within 30-days of installation.
3. For flexible pipe, upon completion of testing and flushing, all sewer lines shall be video inspected no sooner than 30 days following backfill with the electronic files being provided to the City.
4. Steps shall not be allowed in manholes.

5. All manhole rings and covers to be cast iron per MAG. Manhole lids shall have the COB logo imprinted on it.
6. All new service taps shall be a wye type. Taps to existing mains shall be wye or "T" type.
7. All taps to existing mains shall be core drilled or hole sawed with a COB approved bit. No chop sawing or breaking out of the main is allowed. A COB representative from the Water Resources Department shall be on site during ANY tapping of existing mains. A COB approved saddle shall be used for the tap connection.
8. All sewer line compaction shall be MAG Backfill Type 1 per MAG section 601 and include compaction of the bedding to 95%. Backfill around manholes shall be MAG Backfill Type 3 backfill per MAG section 601.
9. All sewer service connections shall be extended a sufficient distance beyond the Public Utility Easement (PUE) to clear all facilities to be installed in the PUE, which parallel the street right of way.
10. If not utilizing polymer concrete manholes, an approved COB coating shall be used in the following locations: All manholes in arterial streets, all 5-foot diameter or larger manholes, all manholes on sewers 18 inch and larger all manholes with a flow line difference greater than 8 inches. All coated manholes shall be tested per AAC Title 18.
11. COB approved manhole coating/lining systems shall be spray-on and comply with the City Approved Product List. All coatings not on the Approved Product List shall be reviewed and approved by the COB.
12. All manhole bases shall be precast per COB details. Cast-in-Place Manhole Bases will only be allowed with approval by the City.
13. No ferrous material shall be used on the interior of the manhole unless completely coated with a COB approved coating.
14. All manholes shall be vacuum tested in accordance with Arizona Administrative Code. Vacuum testing shall only commence after final paving and final adjustment of the ring and cover.
15. Where manholes are located outside of the street or sidewalk there shall be a class “B” concrete ring 6 inches thick and 12 inches wide with fiber mesh placed around the manhole frame and cover flush with the top of the frame. The manhole frame shall be set 6 to 12 inches above finish

grade. There shall be a #4 rebar centered in the concrete. A green carsonite marker shall be installed.

16. All manholes greater than 10 feet deep from rim to the lowest invert shall be 5 feet in diameter.
17. All materials shall be new and undamaged. Any pipe showing evidence of degradation shall not be accepted. All rejected material shall be removed from the site immediately, or a cease work order will be issued.
18. All underground utilities shall be installed and completely backfilled prior to the testing of the COB infrastructure. In the event private and/or public utilities need to be re-excavated, the prior test of the COB facilities will be considered null and void and retesting will be at the Contractors expense.
19. No upstream sewer construction shall start until the downstream sewer main is completed and approved by the COB inspector. Pipe laying shall commence at the proposed project outfall on the existing COB sewer and proceed upstream. Any exceptions to this shall be approved in writing by the City.
20. A MAG standard detail 427 plug shall be installed in the furthest downstream manhole and remain in place until all sewer testing and cleaning is completed. Removal of the plug shall only be done with the supervision of the COB inspector. Under no circumstances shall the plug be removed prior to COB inspection. In the event that the plug is removed, the contractor shall at his expense, clean with a hydro-vac the sewer main downstream to a location approved by the COB inspector to adequately remove all debris carried into the COB main. Should the sewer plug fail prior to the COB inspection the contractor shall at his expense, clean with a hydro-vac the sewer main downstream to a location approved by the COB inspector to adequately remove all debris carried into the COB main. A video inspection after cleaning will also be required of the existing main and all expenses will be paid by the Contractor. Any damages or cleaning expenses at affected lift stations and levied fines shall be paid for by the Contractor. The Contractor shall also be liable for any damage to private property and/or environmental damage/clean up.

21. Any curb and gutter removed with utility markings shall be replaced and the utility marking shall be re-stamped in the curb.
22. Proposed materials that are not on the City Approved Product List shall be submitted at or before the pre-construction meeting and are required to include:
    a. 24" and 30" Frame and Cover
    b. 48", 60", and 72" Manhole Shaft and Cone
    c. 48", 60", and 72" Manhole Precast Base
    d. Manhole Adjusting Rings
    e. Manhole Lining System
    f. MAG Spec. ABC
    g. Precast Manhole Base Gasket System
    h. Manhole Joint Sealant
    i. Cast In Place Manhole Base Concrete
    j. Water Stop Gaskets
    k. Sewer Pipe Fittings
    l. Couplings
    m. Pipe Zone Material: ABC, #57 Rock, 1/2 Sack Slurry, 1 Sack Slurry
    n. Adjusting Ring Concrete
    o. Marker Balls
    p. Steel Casing
    q. Casing Spacers
    r. Casing End Seal
    s. Pipe Material

1-1.704 Water Construction Notes

1-1 Engineering Submittal Requirements

A. All water plans within the City of Buckeye (COB) shall include the following water construction notes on the standard second sheet:

1. Arrangements for construction water can be made by calling the Water Resources Department at 623-349-6100.
2. Backfilling shall not be started until all piping is inspected and approved by the COB Inspector.
3. Fire hydrants shall be per the City Approved Product List and shall be furnished by the Contractor. All fire hydrants shall be painted NFPA Yellow or other colors based on Standard Detail 31414 after installation. Each fire hydrant shall be furnished with a gate valve and National Standard threads. Fire hydrants shall be installed such that the centerline of the main pumper nozzle shall not be less than 18-inches or more than 24-inches above finished grade or adjacent top of curb.
4. All valves shall be resilient wedge gate type and open to the left.
5. All service lines shall be type "K" copper pipe from the City main to meter (through 2" size). Service connections shall conform to the City of Buckeye Standard Detail 31330.
6. All taps shall use a bronze double service saddle.
7. Meter boxes and lids shall be supplied by the Developer and installed facing the lot. Adjustment to final grade shall be by Developer or its Contractor.
8. All water meters shall be purchased from the City Water Resources Department. Private development project water meters shall be installed by the City Water Resources Department. Capital Improvement Project (CIP) residential water meters shall be installed by the City Water Resources Department and all other non-residential water meters shall be installed by the assigned party per the CIP contract (Developer/Landowner or Water Resources Department). All meters and boxes shall be in accordance with City standards and shall be compatible with AMR system. 5/8" and 3/4" meters are not permitted.
9. All valve boxes shall be MAG Standard Detail 391-2 and manufactured by Tyler Union, Sigma heavy duty rated, or City approved equal. Where valve boxes are located outside the street or sidewalk there shall be a class 'B' concrete ring 6-inches thick, and 30-inches in diameter placed around

the valve box and flush with the top of the valve box. The valve box shall be set 0.1 foot higher than the surrounding grade. There shall be a #4 rebar centered in the concrete ring and Contractor shall install a blue flexible utility marker labeled "WATER VALVE."

10. All waterline compaction shall be Type 1 per MAG Specification Section 601.
11. All waterline fittings shall be ductile iron with mechanical joints.
12. All backflow preventers shall have AWWA certification. Prior to occupancy, Contractor or Owner shall provide testing by a certified tester for all backflow preventers. Testing shall be witnessed by the COB Inspector. A copy of the test reports shall be provided to the City Inspector.
13. Water line testing shall be in conformance with MAG Standard Specification 610.15. One hundred (100%) percent of all new waterlines, services, and appurtenances shall be pressure tested. Disinfection shall be in accordance with MAG Standard Specification 611.
14. Refer to COB Standard Detail No. 31200 for unauthorized water valve shutoff requirements.
15. Water jetting per MAG Standard Specification 601.4 is allowed only for waterline trench backfill in new, local, and collector street roadways within new developments. Backfill material lifts for water jetting shall not exceed 4-foot (loose) in depth. Water consolidation shall not be allowed for backfill and compaction of water line trenches in or adjacent to existing roadways or new arterial street roadways. Trench flooding is not allowed.
16. Shut downs and night tie-ins shall be approved and scheduled with the City of Buckeye Water Resources Department.
17. All DIP shall be poly-wrapped and cement mortar lined.
18. 1-inch water meter curb stops shall be set 8-inches below the bottom of meter box lid. All water services shall be 1-inch or larger.
19. Contractor shall mark all meter locations with a 2" x 4" metal stud marker, painted blue, placed 3-feet below grade and 2-feet above grade. All meter locations shall also be reference marked with blue paint on adjacent concrete as directed by the COB Inspector.
20. Tracer wire shall be used on all water line construction. The wire shall be 10AWG (THHN) and attached directly on top of the water main during construction and backfill. The wire shall be run with all water mains,

looped up all connection station valve boxes, and run to all termination points of the water line. There shall be minimal underground splices. If a splice is necessary, the connection shall be made with a water tight connector (approved by the COB Inspector) as to protect all un-insulated wire. Tracer wire is not required on copper service lines.

21. Non-detectable plastic warning tape shall be placed above all water lines. The tape shall be 6-inches wide, blue, and have a permanent marking: "CAUTION BURIED WATER LINE BELOW," spaced every 36-inches.
22. Contractor shall provide adequate cut/elevation construction staking for all water line installations, to allow for proper depth installation and inspections. Minimum staking locations include all mechanical fittings and valves.
23. All plans submitted to the City for water main installation, shall include the technical data for the following items, for review and approval by the City, prior to construction (submittal requirements shall not be limited by the following):
    a. Pipe material including all fittings, valves, gaskets, tapping sleeves, couplings, corporation stops, copper pipe, meter stops, fire hydrants, blow-offs, air release valves, copper fittings, meter boxes, valve boxes, tracer wire, ABC, concrete, and all other items as requested by the City.
24. All backfilling of excavations made for installing water mains and/or laterals shall be in accordance with COB Detail 31380.

1-1.705 Paving Construction Notes

A. All paving plans within the City of Buckeye (COB) shall include the following paving construction notes on the standard second sheet:
    1. Location of all valves and manholes must be referenced at all times by the Contractor during constriction.
    2. Subgrade and paving operations shall not begin until all utility frame and cover locations have been properly referenced to facilitate adjustments.

3. Base course shall not be placed on subgrade until all subgrade requirements have been completed and approved by the COB Inspector.
4. No paving construction shall commence until all underground utilities within the roadway are completed, tested, approved and the To Pave Declaration is executed or To Pave as built drawings are reviewed and approved by the City.
5. Base course shall not be placed on subgrade until base requirements have been completed tested and approved by the City.
6. All return type driveways with concrete pavement shall utilize MAG class A concrete for all construction within the right-of-way.
7. Asphalt and gutters shall be water tested in the presence of the COB Inspector to ensure proper drainage, prior to final approval by the City. Water shall not pond more that ¼ of an inch. At the contractor's expense, removal and replacement of pavement and gutter will be required for any improvements that result in ponding exceeding ¼" limit.
8. The exact point of matching, termination and overlay will be determined in the field by the City of Buckeye engineering department.
9. No job will be considered complete until all curbs, pavement, and sidewalks have been swept clean of all dirt and debris. All water service meter boxes shall be set to have the top of the box elevation match top of sidewalk elevation.
10. All sleeving installed under new streets shall be done with SCH 50 PVC sleeving conduit unless otherwise specified.
11. No grinding of concrete is allowed in the City of Buckeye. Reverse flow in curb gutter, and valley gutters will be removed and replaced at the contractor's expense.
12. All joints shall be tack coated with a minimum of 95% coverage of the joint.
13. Concrete repair will not be allowed in the City of Buckeye. All damaged concrete shall be removed and replaced to the nearest joint.

14. All asphalt joints shall be sealed prior to the final walk through.
15. Fiber mesh is required in all concrete aprons and valley gutters.
16. All millings from public projects shall be given to the City of Buckeye Public Works Department.
17. High spots in asphalt shall be removed and replaced. Reheating or burning of asphalt is not allowed.
18. All asphalt shall be saw cut to a clean, true edge for the full face of the section prior to tying in. Milled edges will be evaluated by the COB Inspector for possible acceptance.
19. An RLS certified as built plan of all new concrete curb and gutter, valley gutter, drainage control structures, survey monument locations and all signing and striping shall be submitted prior to acceptance of the completed right-of-way improvements.
20. All improvement work shall be approved by the City inspector including utility adjustments, survey monuments, sign bases, parkway grading, and any repair or replacements.
21. During all paving operations an additional lab technician shall be located at the asphalt production plant to ensure approved material is being used in the asphalt mix.
22. No newly paved roadways can be opened to traffic without approval of the City Inspector. Material used in the asphalt provided to the City shall be 100% virgin from an approved pit. No recycled asphalt is allowed in the City of Buckeye.

1-1.706 Streetlight Construction Notes

A. All streetlight plans within the City of Buckeye shall include the following streetlight construction notes on the standard second sheet:

1. All materials and construction shall conform to the requirements of the approved plans and streetlight specifications per the City Approval Product List.
2. The foundation hole shall be augered and MAG Class "A" (3,000 psi) concrete, poured against undisturbed compacted earth. The concrete foundation shall be poured in drilled holes. Use of a minimum 18-inches

deep sonotube at the top of the foundation is required to provide a uniform and controlled foundation.

3. Unstable soil and / or a steep slope will require a deeper foundation. Refer to manufacture requirements, design plans, and special provisions for details.
4. All welds shall be ground smooth, and all burrs and sharp edges shall be removed prior to any painting.
5. All dimensions are nominal.
6. At no time shall slip-base poles, bases, or direct bury poles be permitted for use.
7. APS will provide pole numbers per the utility company's requirements.
8. For median mounted poles, the hand hole shall be oriented perpendicular to the mast arms. For staggered poles, the hand hole shall be aligned opposite the mast arm.
9. Rebar shall be per ASTM A 615 latest edition Grade 60 and shall be tied together. No tack welding allowed.
10. The top of the pole foundation and pull boxes shall match existing sidewalk grade wherever possible. If no sidewalk exists then the pole foundation shall extend 1" above the finished grade or adjacent curb, whichever is higher. Pull boxes shall be set to match the existing slope.
11. Pull boxes shall have bolts installed prior to energizing. The bolts shall be a security type requiring a specialized tool to remove. Minimum of penta-head style bolts shall be required.
12. Compaction beneath and around the pull boxes shall be a minimum of 95 percent per MAG Specification Section 601.
13. Pole location shall comply with the pole schedule and design plans. Field adjustments up to 10-feet may be permitted at the discretion of the city inspector or design engineer. Minimum offsets to curb and sidewalk shall be maintained.
14. The use of conduit caps shall be required to keep the sweep free from dirt and debris during the foundation construction. <u>DO NOT GLUE ON CAPS.</u>

15. If the streetlight is placed in a sidewalk, extend the anchor bolts to the maximum of 3 1/4" above the top of pole foundation.
16. If streetlight pole foundations are to be placed in a concrete pad (sidewalk, handicap ramp) there shall be a 1/2" piece of expansion material between the foundation and the concrete pad.
17. All streetlights shall be inspected by the COB Inspector. All streetlights must have a 3-day burn period prior to inspection.

1-1.707 Traffic Signal Construction Notes

A. All traffic signal plans within the City of Buckeye shall include the following traffic signal construction notes on the standard second sheet:

1. Traffic control plans shall conform to the City of Phoenix Traffic Barricade Manual and MUTCD Section 6. Traffic control plans shall be reviewed and approved by the City.
2. Utility locations shown are based upon the best available information. The Contractor is responsible to call Blue Stake prior to starting any construction. No work shall begin until blue stake is completed. Contact Blue Stake by calling 811 or going to Arizona811.com.
3. Traffic signal poles, mast arms and service cabinets shall be painted with two coats of white enamel paint meeting manufacture recommendations.
4. All corner pull boxes shall be Number 7 with extension with 18-inch drainage, consisting of #57 rock, per ADOT spec. The median pull box shall be Number 5.
5. A ground rod shall be installed within the customer side of the electrical service panel and in the control cabinet foundation and satisfy City's Building Code requirements.
6. Pavement replacement shall conform to COB Engineering Design Standard Section 6-3 Street Planning and Design Criteria manual. Sidewalk replacement shall conform to MAG Standard Detail 230, 231, 232, 233, and 234, as appropriate.
7. Internally Illuminated Street Name Signs shall be provided and mounted on traffic signal mast arms for Trombone style poles and flag mounted

on ADOT style poles in accordance with the City of Buckeye Traffic Signal Details.

8. Applicable signal and pedestrian indications shall be wide-angle LED type lamps per the City Approved Product List.
9. A fully functional Emergency Vehicle Pre-Emption (EVP) including device, cabling, phase selector, and mounting brackets shall be provided and installed. The EVP shall be field-adjusted to optimize reception. EVP shall be per the City Approved Product List.
10. All existing traffic control and streetlights shall remain in operation until new installations are energized and operational. Any traffic detectors disturbed during construction shall be replaced with temporary detectors until the final detection system is in place and operational.
11. Any removed City equipment shall be salvaged and returned to the COB Public Works Department. All salvaged equipment shall be dismantled.
12. Questions concerning traffic signal design should be directed to the [insert "Signal Designer, Address, Phone Number" here].
13. The electrical service address is: [insert address here].
14. At the start of construction, the contractor shall contact the COB Public Works Department at 623-349-6800 to ensure the availability of the City Traffic Signal Technician and coordinate power authorization, cabinet set-up, inspection requirements and the preconstruction meeting. The City's Traffic Signal Technician shall be called 48-hours prior to all inspection points, as called for.
15. At the start of construction, the contractor shall contact APS to confirm power to the location and to schedule an inspection.
16. All wires shall be color coded with tape as shown in City Standard Detail 64270.
17. All signal foundations shall be flat, not dished or blocked/out. Foundations shall be no lower than back of sidewalk or future back of sidewalk.
18. All traffic signal poles, new, borrowed or existing, shall be brought to "like new" condition, including unused holes welded, pole painted, wire upgraded to IMSA cable.

19. Traffic Control Change Ahead warning signs shall be installed when traffic control type or operations have changed at an intersection. The contractor for a minimum of 60 days following the traffic control change shall install warnings. When the warning stage is complete, the contractor shall remove temporary signs and deliver to the COB Public Works Department.

1-1.708 Signing and Striping Construction Notes

A. All signing and striping plans within the City of Buckeye (COB) shall include the following signing and striping construction notes on the standard second sheet:

1. The City's inspector shall be notified 48 hours prior to starting any signing or striping work.
2. Permanent thermoplastic striping shall not be placed any earlier than 30 days after the permanent pavement has been placed. A temporary paint shall be used as an interim striping. If temporary paint is used, it shall be the Contractor's responsibility to maintain the temporary striping until the permanent thermoplastic has been placed.
3. Unless otherwise specified, all pavement marking and traffic control signing installations and removals shall conform to the requirements of the City of Buckeye and as set forth in the Arizona Department of Transportation (ADOT) Standard Drawings, Details and Specifications or the "Manual on Uniform Traffic Control Devices" (MUTCD) latest edition, or AASHTO requirements, as applicable. Sign requirements, guidelines and warrants shall be in accordance with the MUTCD's most current edition.
4. Prior to pavement marking installation, the Contractor shall submit material certifications with material submittals for all marking materials certifying through supplier lab analysis that all paint and thermoplastics are free from any lead based materials/components.
5. The Contractor shall be responsible for the layout and installation of the permanent pavement markings following control points that have been set no more than 50 feet apart along the lines to be striped. Pavement marking dimensions are to center of the stripe for single line striping, and to the center of the space between the two lines for double line striping. Where curb and gutter is present, dimensions are to back of curb.

6. The Contractor shall notify the City for field review of layout prior to any striping or markings of any kind. Any striping completed prior to the City's review may be subject to removal, re-layout and restriping at the Contractor's expense.
7. The pavement marking drawings are schematic only and not to scale. The contractor shall follow all dimensions, notes, details and standards when installing pavement striping, markings and markers.
8. Temporary traffic control shall conform to the City of Phoenix "Traffic Barricade Manual", the MUTCD and/or as directed by the City.
9. Unless otherwise directed, all final location lane striping, including crosswalks and stop bars, shall be thermoplastic material applied at a minimum thickness of 60 mils for lane striping and 90 mils for crosswalks and stop bars. All pavement symbols, arrows, and lettering shall be thermoplastic, Type 1 (permanent) preformed pavement markings. Cold tape may be allowed subject to written request by the Contractor and approval by the City. Temporary pavement markings shall be reflectorized traffic paint. Temporary striping or half-street roadway striping shall be paint.
10. All signs shall conform to the MUTCD and shall be made from 0.080 inch thick aluminum. Sign posts and extensions shall be galvanized square preformed steel tubing per City standards. Height requirements shall comply with the MUTCD.
11. All traffic control sign faces shall be constructed to the City of Buckeye's Engineering Design Standards requirements.
12. All signs shall have a minimum clearance from the edge of sign to the face of the curb of at least 2-feet; or if no curb exists, it shall be at least 12-feet from the edge of the pavement. All signs shall be placed so as not to interfere with pedestrian movement.
13. Any traffic control signage, including street name signs, which may be located within 10 feet of an existing street light pole, may be mounted to the pole by stainless steel banding with approval from the City. In no case shall the street name signs be stacked on top of each other, a separate bracket will be required for each sign. Sign locations and offsets may be adjusted by the City to improve visibility.

14. All concrete median curb noses shall be painted with yellow reflective safety paint from the front of the bull nose back 10 feet with yellow or (where applicable) white Type G raised pavement markers on bull nose curb heads subject to field review and final acceptance for markers.
15. All raised pavement markers shall be installed in accordance with ADOT Standard Drawing M-19. Two-way Type BB raised pavement markers shall be installed adjacent to fire hydrants per City standards.
16. Any existing signage that is required to be relocated by the Contractor shall be removed, protected, and stored for reinstallation by the Contractor. Damaged signage shall be replaced at the Contractor's expense. Any existing signs required to be permanently removed by the Contractor shall be salvaged and returned to the City.
17. The Contractor shall remove all existing pavement markings and striping in conflict with the final striping plan by ultra high-pressure water (36,000 psi) or by sand blasting. All removal methods shall be done in conformance with EPA requirements. If the removal of striping causes a depression of 1/8 inch or greater in the pavement surface, the Contractor shall fill and slurry seal the area per MAG Specifications 713 and 715, Type II. Blackout paint will not be accepted, no exceptions.
18. The Contractor shall clean the roadway surface to the satisfaction of the City by power broom, street sweeping, air jet blowing and/ or water jet/truck prior to placement of all pavement markings. The road pavement surface shall be absolutely dry. The air and pavement temperatures shall not be less than 55 degrees F and 61 degrees F for the placement of thermoplastic marking Type I marking tape, respectively. Temperature values shall be considered rising and taken within the shade.
19. Street name signs located at all local, collector and arterial intersections shall have block numbers. Block numbers shall be assigned by the City. Block numbers shall be installed per City requirements. The Contractor shall provide material cut sheets of the sign panels for review by the City prior to installation.

1-1.709 Landscape Construction Notes

A. All landscape plans within the City of Buckeye (COB) shall include the following landscape construction notes on the standard second sheet:

1. All lighting, signs, walls, and ramadas and other structures require separate building approval and permits.
2. All plant material is in compliance with the Arizona Department of Water Resources Low Water Use Plant List for the Phoenix Active Management Area.
3. All plant material and specifications are to conform to the Arizona Nurseryman Association current standards.
4. All plant material will be guaranteed for a minimum of 60 days from the date of final approval. Any plant material that has to be replaced under the terms of the guarantee shall be guaranteed for an additional 60 days from the date of replacement.
5. All paving, sidewalk, and curb ramps shall meet the design and construction of Americans with Disabilities Act (ADA) requirements.
6. Sidewalks are to be constructed per MAG standard details.
7. A Maricopa County Dust Control Permit is required for all landscape work in residential, commercial and industrial subdivisions.
8. Prior to acceptance of any backflow device, it must be tested by a state certified tester.
9. All backflow devices shall be recertified yearly.
10. Contractor shall ensure a 24-inch clearance between sidewalks and plant material.
11. Sprinkler contractor must guarantee 100% coverage in all landscape areas.
12. Erosion control shall be required at all inlet/outlet locations.
13. An 18 gage, blue tracer wire shall be installed with 2 inch and larger main lines, 6 inches of which shall be coiled inside the controller.
14. No vegetation shall be planted within drainage easements or tracts which would impede the flow of water over, under or through the drainage easements or tracts.

15. Visibility restrictions: Any object, wall, structure, mound or landscaping over 24" in height (shrubs) is not allowed within sight visibility triangles or easements or sight distance line areas. Tree canopies overhanging in the easement or triangles, or within public right-of-way shall be kept trimmed to a height of no less than 7'. Landscaping within the public right-of-way shall be a maximum height of 2' (shrubs).
16. Unless otherwise directed by the City, the homeowner's association, property owners associate, property owner, or property maintenance company shall have the responsibility of maintaining all landscaped areas, including within all adjacent rights-of-way.
17. Plans shall indicate method of dust, weed, and debris control on the undeveloped portions of the site.
18. [The City of Buckeye, EPCOR, etc.] is the supplier/source of water for the irrigation system and the supply is (potable or non-potable). Add only if system is non-potable: Warning signs will be located at pedestrian entrance/access points and spaced not more than 100 yards apart along frontage. These signs will be at least 6 inches square with black lettering on a white background. They will be labeled "WARNING: RECLAIMED WATER - DO NOT DRINK". Add only if system is non-potable: All valve boxes will be installed with purple covers and all irrigation pipe will be purple in color.
19. Substitutions in type and/or deviations in size or quantity from this Landscape & Irrigation Plan shall not be permitted without prior written approval from the City of Buckeye (Contact the designated Planner regarding plant substitutions 623-349-6200).
20. All existing landscape including trees, shrubs and irrigation systems that are designated to remain in the approved landscape plans, and are damaged or destroyed during construction, will be replaced in kind by the contractor.
21. The City shall be notified 24 hours prior to any construction work and inspections 623-349-6200.
22. All design and construction must be in accordance with the Uniform Standard Specifications and Details for Public Works Construction published by the Maricopa Association of Governments (MAG) except as amended by the City of Buckeye Standard Construction Details. All

improvements within the development including offsite improvements shall be in accordance with the latest City of Buckeye Engineering Design Standards.

23. This set of plans has been reviewed for compliance with City requirements prior to issuance of construction permits. However, such review shall not prevent the City from requiring correction of errors in plans found to be in violation of any law or ordinance.
24. This approval is valid for a period of one year. Construction permits shall be obtained during this period or the plans shall be resubmitted for review and approval.
25. An approved set of plans shall be available on the job site at all times.
26. Right-of-way improvements shall not be accepted until "As-Built" plans have been submitted and approved by the City (See As-Built requirements).
27. The developer is responsible for the removal or relocation of all obstructions within the right-of-way prior to starting new construction.
28. The developer is responsible for arranging the relocation and associated costs of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
29. The developer is responsible for obtaining or dedicating all required rights-of-way and easements to the City prior to issuance of permits.
30. The Contractor is responsible to call Blue Stake prior to starting any construction. No work shall begin until blue stake is completed. Contact Blue Stake by calling 811 or going to Arizona811.com.
31. The contractor shall barricade construction sites at all times. When required by the City, a traffic control plan shall be submitted for approval in advance of construction.
32. The contractor may request a fire hydrant meter for construction water from the Public Works Department 623-349-6800. This meter should be ordered two working days prior to the start of construction. The unlawful removal of water from a fire hydrant is a violation of the municipal code, punishable by fine and/or imprisonment.

33. Private on-site water and sewer lines shall be constructed in accordance with the Uniform Plumbing Code, N.F.P.A. and the International Fire Code (with City amendments) as adopted by the City of Buckeye.
34. Any above-ground mechanical units that are placed adjacent to City right-of-way shall be properly screened in accordance with the Development Code.

[End of Section]

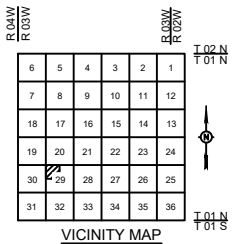
Appendix A – Standard Details

11100	Standard Cover Sheet
11101	Standard Second Sheet
11102	Plan Sheet

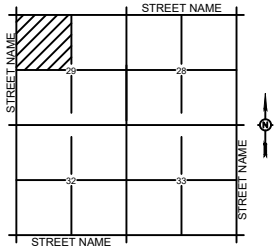
NAME OF DEVELOPMENT

PHASE X - PARCEL X
TYPE OF PLANS

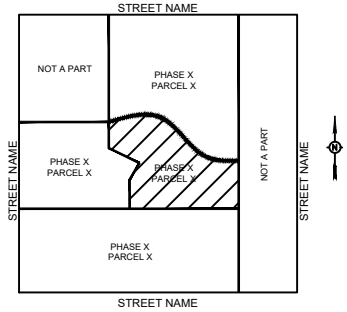
A PORTION OF THE _____OF SECTION __,
TOWNSHIP _____, RANGE _____ OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



OVERALL DEVELOPMENT
NOT TO SCALE

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE USE DEPTH)
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.					

GENERAL PERMITTING NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF BUCKEYE DESIGN STANDARDS. IF THERE IS A CONFLICT, THE CITY OF BUCKEYE STANDARDS WILL GOVERN.
2. CITY APPROVAL OF PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF THE CITY ENGINEERS SIGNATURE. FOLLOWING THE EXPIRATION OF CITY APPROVAL, IMPROVEMENT PLANS REQUIRE RE-APPROVAL FROM THE CITY ENGINEER. ONLY ONE RE-APPROVAL IS ALLOWED FOR EACH IMPROVEMENT SET, ALLOWING FOR A MAXIMUM OF TWO (2) YEARS FROM THE ORIGINAL CITY ENGINEER SIGNATURE AND APPROVAL.
3. CITY PERMITS ARE REQUIRED FOR ALL CIVIL IMPROVEMENTS AND CIVIL INFRASTRUCTURE. A CITY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER ALL FEES HAVE BEEN PAID AND ALL PREREQUISITE ITEMS FROM THE PERMIT CHECKLIST ARE PROVIDED.
4. A CITY OF BUCKEYE INSPECTOR WILL INSPECT ALL CIVIL IMPROVEMENTS WITHIN THE CITY OF BUCKEYE. NOTIFY THE CITY 24 HOURS PRIOR TO THE INSPECTION BY EMAILING ENGINSPECTIONS@BUCKEYEAZ.GOV OR BY CALLING (623) 745-5282.
5. COPIES OF ALL PERMITS AND MOST RECENT APPROVED PLANS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS AND PLANS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL PROPER PERMIT DOCUMENTATION AND/OR PLANS ARE OBTAINED. ALL OF THESE REQUIREMENTS APPLY TO ONSITE GRADING AND IMPROVEMENT PLANS.

UTILITY CONFLICT CERTIFICATION

UTILITY	UTILITY COMPANY	NAME OF COMPANY REP	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	ARIZONA PUBLIC SERVICE	XXXXXXXXX	XXX-XXX-XXXX	XX/XX/XXXX
TELEPHONE	CENTURY LINKS	XXXXXXXXX	XXX-XXX-XXXX	XX/XX/XXXX
CATV	COX COMMUNICATIONS	XXXXXXXXX	XXX-XXX-XXXX	XX/XX/XXXX
WATER	CITY OF BUCKEYE	XXXXXXXXX	XXX-XXX-XXXX	XX/XX/XXXX
SEWER	CITY OF BUCKEYE	XXXXXXXXX	XXX-XXX-XXXX	XX/XX/XXXX
GAS	SOUTHWEST GAS	XXXXXXXXX	XXX-XXX-XXXX	XX/XX/XXXX
OTHER	NAME OF UTILITY COMPANY	XXXXXXXXX	XXX-XXX-XXXX	XX/XX/XXXX

ENGINEERS CERTIFICATION
I, BEING THE PERSON RESPONSIBLE FOR DESIGNING THE FACILITIES NECESSARY TO SERVE THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL THE OF THE UTILITY COMPANIES LISTED ABOVE HAVE REVIEWED THIS PROJECT PROPOSAL AND ALL CONFLICTS HAVE BEEN RESOLVED AT THIS POINT. "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY, OR UTILITY RELOCATION ARRANGEMENTS HAVE BEEN MADE.

DESIGN SEAL

CIVIL DESIGN CERTIFICATION

1. THIS DESIGN IS BASED ON ACCURATE FIELD DATA, AND BOTH THE DESIGN AND DEPICTED EXISTING CONDITIONS HAVE BEEN CHECKED IN THE FIELD PRIOR TO SUBMISSION OF THESE PLANS TO THE CITY FOR APPROVAL [***ITEM NUMBER 1 REQUIRED FOR ALL PLANS***]
2. THE DEVELOPMENT WILL PROVIDE FOR ON-SITE RETENTION FOR THE RUNOFF FROM A 100-YEAR [***INSERT DESIGN EVENT***] HOUR STORM.
3. ALL FLOWS FROM THE 10-YEAR STORM WILL BE CONTAINED WITHIN THE STREET (FROM CURB TO CURB).
4. ALL STORM WATER RETENTION WILL BE DRAINED WITHIN 36-HOURS. IF BASINS DO NOT DRAIN WITHIN 36-HOURS, DEVELOPER/OWNER SHALL ENACT MEASURES TO CORRECT.
5. ALL DRAINAGE DESIGN WILL COMPLY WITH THE CITY OF BUCKEYE CURRENT GRADING AND DRAINAGE DESIGN STANDARDS.
6. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 18-INCHES ABOVE THE OUTFALL TOP OF CURB ELEVATION AND 12-INCHES ABOVE THE COMPUTED 100-YEAR WATER ELEVATIONS AND 1-FOOT ABOVE THE EMERGENCY OUTFALL ELEVATIONS AT ANY ADJACENT RETENTION BASIN, WHICH EVER IS GREATER.
7. ALL RETENTION BASINS SHALL HAVE A MINIMUM OF 1-FOOT OF FREEBOARD. [***ITEMS NUMBER 2-7 REQUIRED FOR ALL GRADING AND DRAINAGE PLANS***]

BY:_____
REGISTERED CIVIL ENGINEER DATE

SUMMARY OF QUANTITIES

PUBLIC

ITEM	UNIT	QTY

PRIVATE

ITEM	UNIT	QTY

OWNER
COMPANY NAME
CONTACT NAME
ADDRESS
PHONE NUMBER
EMAIL ADDRESS

DEVELOPER
COMPANY NAME
CONTACT NAME
ADDRESS
PHONE NUMBER
EMAIL ADDRESS

ENGINEER
COMPANY NAME
CONTACT NAME
ADDRESS
PHONE NUMBER
EMAIL ADDRESS

SHEET INDEX
SHEET 1
SHEET 2
SHEET 3
SHEET 4

BASIS OF BEARING

BENCH MARK

APPROVAL

DISCLAIMER:
THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS AND OMISSIONS.

BY: _____
CITY OF BUCKEYE ENGINEER DATE

BY: _____
FLOOD CONTROL DISTRICT MARICOPA COUNTY DATE

BY: _____
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION DATE

BY: _____
MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT DATE

BY: _____
PRIVATE WATER DATE

BY: _____
PRIVATE SEWER DATE

BY: _____
ROOSEVELT IRRIGATION DISTRICT (RID) DATE

BY: _____
BUCKEYE WATER CONSERVATION & DRAINAGE DISTRICT DATE

BY: _____
WESTERN AREA POWER ADMINISTRATION (WAPA) DATE

[***OTHER SIGNATURE LINES AS REQUIRED***]

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS - BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
ARIZONA REGISTERED LAND SURVEYOR DATE

_____
ARIZONA REGISTRATION NUMBER

_____
TELEPHONE NUMBER

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

MANAGING ENGINEERING / SURVEYOR
PROJECT COORDINATOR
CHECKED
CHECKED
DRAFTED
DRAFTED
DESIGN LAYOUT
FIELD SURVEY
DRAWING SCALES
PLAN TYPE
ENGINEER INFORMATION
PROJECT
COB PROJECT PLAN STICKER
REVISIONS
1
2
3
COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL
AS-BUILT SEAL
DESIGN SEAL
ORIGINAL PLAN DATE
LATEST REVISION DATE
PROJECT NUMBER
SHEET NUMBER
X of X
COB PERMIT #

BUCKEYE, AZ
STANDARD DETAIL

STANDARD COVER SHEET

REVISED: 09-19-24

DETAIL NO: 11100

CITY OF BUCKEYE NOTES

REPRODUCE ALL APPLICABLE COB CONSTRUCTION NOTES INCLUDING:

- GENERAL CONSTRUCTION NOTES
- GRADING AND DRAINAGE CONSTRUCTION NOTES
- SEWER CONSTRUCTION NOTES
- WATER CONSTRUCTION NOTES
- PAVING CONSTRUCTION NOTES
- SIGNING AND STRIPING CONSTRUCTION NOTES
- TRAFFIC SIGNAL NOTES
- STREETLIGHT NOTES
- LANDSCAPE CONSTRUCTION NOTES

KEY MAP

DISPLAY SHEET LIMITS OVER DESIGN WITH THE FOLLOWING INFORMATION:

- PROJECT BOUNDARY
- SHEET NUMBERS
- MAJOR CROSS ROADS WITH ROAD NAMES
- ADJACENT PARCELS
- LOT NUMBERS
- TRACTS

[***THESE ITEMS REQUIRED FOR ALL PLAN TYPES***]

- SEWER LINE
- FLOW ARROWS
- MANHOLE LOCATIONS
- PIPE SIZE

[***THESE ITEMS ADDITIONALLY REQUIRED FOR SEWER PLAN SETS***]

- HYDRANT LOCATIONS
- PIPE SIZE

[***THESE ITEMS ADDITIONALLY REQUIRED FOR WATER PLAN SETS***]

- SITE OUTFALL

[***THIS ITEM ADDITIONALLY REQUIRED FOR GRADING PLAN SETS***]

LEGEND

SHOW:

- ALL SYMBOLS SHALL BE CONTAINED WITHIN THE LEGEND
- ACRONYMS AND ABBREVIATIONS

REVISIONS		
1		
2		
3		
PLAN NAME		
ENGINEER INFORMATION		
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL
AS-BUILT SEAL	DESIGN SEAL	
ORIGINAL PLAN DATE	LATEST REVISION DATE	COB PERMIT #
PROJECT NUMBER	SHEET NUMBER X of X	

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click ArizonaB11.com

BUCKEYE, AZ
STANDARD DETAIL

STANDARD SECOND SHEET

REVISED: 09-19-24

DETAIL NO: 11101

PLAN VIEW

N

GRAPHIC SCALE

(IN FEET)
1 inch = 000ft.

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

PROFILE VIEW

CONSTRUCTION NOTES

ALL CONSTRUCTION NOTES SHALL BE DOWN THE RIGHT HAND SIDE OF PAGE.

REVISIONS

1

2

3

PLAN NAME

ENGINEER INFORMATION

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE

LATEST REVISION DATE

PROJECT NUMBER

SHEET NUMBER
X of X

COB PERMIT #

BUCKEYE, AZ
STANDARD DETAIL

STANDARD PLAN SHEET

REVISED: 09-19-24

DETAIL NO: 11102

BUCKEYE, AZ

CHAPTER 1: GENERAL INFORMATION

SECTION 2: AS-BUILT REQUIREMENTS

Engineering Design Standards

City of Buckeye, Arizona

2024

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1-2 – As-Built Requirements

This section of the Engineering Design Standards (EDS) is developed by the City of Buckeye (COB) to serve as a comprehensive set of criteria to standardize as-built civil engineering plans for submittal to the City of Buckeye (COB). This guiding document is intended for engineers, developers, and contractors, providing clarity and uniformity in the submission and review process.

The City Engineer is required, pursuant to Chapter 23, Article 23-2, of the City Code, to develop standards and details regarding public improvements to be constructed within the city. The standards, design criteria, and policy set forth in this section were developed and recommended by the City Engineer pursuant to Chapter 23, Article 23-2 and adopted by the City Council in Resolution No. 67-24.

Implementation: The requirements of this section shall become effective in accordance with City Code. The standards and requirements of this section shall apply to all new plans, including plans seeking a new City Engineer's signature or a re-approval from the City Engineer, submitted to the City following the effective date of City Council's adoption of the resolution approving the standards and requirements of this section.

Modification Authority: The City Engineer may approve variances to the requirements of this manual. Variance requests must be submitted in writing and include a justification for the variance requested. A copy of the City approved variance shall be included with the submittal of any plans or design reports to the City of Buckeye that incorporate the variance.

1-2 As-Built Requirements

1-2.000 General Information

1-2.001 Overview

A. This section is to aid the engineering customers in developing as-built civil engineering plans for submittal to the City of Buckeye (COB).

B. All standards herein apply to all infrastructure plans submitted to the COB for review and approval. This includes but is not limited to as-built plans for: Grading, Drainage, Sewer, Water, Concrete, Paving, Signing and Striping, Improvement, Site Improvement, Street Lighting, and Landscaping Plans.

1-2.002 Definitions and Abbreviations

A. AB – As-built

B. Field Directive – A plan change that can be summarized on an 8 ½ x 11 or 11 x 17 size paper sealed by a licensed engineer and submitted for review and approval by the City. Use of field directives are subject to City determination based upon the scope of the proposed plan modification. If the modification is determined to be beyond a field directive, a plan revision shall be completed – refer to plan revision definition below.

C. Plan(s) – Design drawings that are 100 percent complete and sealed by a registered professional engineer.

D. Plan Revision – A plan modification that requires original plan sheets (24 x 36) to be revised. Revised plans are required to include clouding of proposed modifications, delta revision number and description, resealed by a licensed engineer, and submitted to the City for review and reapproval of plan set. Additional information on plan revisions can be accessed on the City of Buckeye Website.

E. Construction Inspector – A City employee or contracted consultant with a primary responsibility of monitoring the construction of improvements for conformance to City requirements.

F. PUE – Public Utility Easement

G. ROW – Right(s)-of-Way

1-2.003 General Requirements

A. All as-built drawings shall be notated on the most current approved plan set bearing all the City's approval stamps.

B. If any of the approvals are missing, or the as-built drawings are not notated on the current set of approved plans on file at the COB, or the approval stamps and permit numbers are not on the as-built drawings, they shall be considered invalid and will be returned un-reviewed.

C. The as-built drawings submitted to the City shall bear the original design engineer's seal from the time of City approval.

D. As-built drawings shall be provided to the City as a complete representation of that constructed in the field.

E. All elevations, dimensions, and changes shall be accurately shown.

F. Any change in structure or pipe location of more than 10 feet shall require the moved item to be redrawn and represented legibly and accurately at the as-built location.

G. All field directives that were approved during construction shall be incorporated into the drawings.

   1. The field directives can be as-built and added onto extra sheets at the end of the as-built drawings, if the sheet index is updated.

H. Minor changes can be drawn schematically on the plans for ease of identification.

I. All drawings submitted shall be neat and legible. Any drawing that is not neat or legible is subject to rejection and the as-built information will have to be redrawn and resubmitted. The City Engineer will determine if the plans will be rejected.

J. All as-built drawings shall have the engineer's and/or surveyor's certification signed in the appropriate location on the cover sheet and all as-built sheets shall each be stamped by the engineer and/or surveyor. The surveyor or engineer shall be a registered professional in the State of Arizona. Lack of this signature and certification shall cause rejection of the as-built drawings.

K. The COB has an optional two-step as-built drawing review process. The contractor can submit To Pave as-built drawings in lieu of completing a To

Pave Declaration and shall be responsible for providing a "For Final" as-built drawing review submittal.

1-2.004 To Pave Declaration / As-Built Drawings

A. A To Pave Declaration can be completed and utilized to certify the developer and contractor confirm the proposed underground improvements have been completed and installed per the City approved plans, applicable City of Buckeye Engineering Design Standards, MAG specifications and standards, and that they comply with as-built requirements as identified in water, sewer, and storm drain standards.

   1. By completing and signing a To Pave Declaration, the developer affirms the required certifications and declarations outlined in the To Pave Declaration. The developer understands and agrees that a failure to comply with plans, standards, or requirements as certified in the declaration will result in remediation by the developer of any issues.

B. If a To Pave Declaration is not desired to be completed by the developer, To Pave as-built drawings may be submitted. To Pave as-built reviews require additional lead time prior to paving due to City review timeframes and potential resubmission for subsequent reviews. This as-built review identifies any underground issues that may have been missed during construction. These issues can more easily be fixed prior to the placement of the pavement; therefore, To Pave as-built drawings are an option prior to paving.

   1. To Pave as-built drawings required for submittal:

      a. Grading and Drainage Plan – Storm Drain Review,

      b. Sewer Plan,

      c. Water Plan, and

      d. Any underground construction that falls within the limits of proposed paving.

   2. To Pave As-Built Drawing Requirements:

      a. The To Pave submittal is required after all underground construction is completed.

      b. This submittal is to verify the correctness of construction prior to allowing any permanent paving to be placed.

c. Minimum requirements are that all design elevations, stationing, offsets, and dimensions are shown on the plans.

d. See each individual design section for additional as-built drawing requirements.

3. To Pave as-built submittals shall be submitted within 30 days of the completion of construction of the underground utility.

C. Street paving shall not be permitted to start prior to the receipt of a completed and signed To Pave Declaration or approval of To Pave as-built drawings.

1-2.005 "For Final" or "Final" As-Built Drawings

A. This review is a final review of the underground and surface improvements. All red-line comments on this review shall be addressed and or work corrected prior to the plan set acceptance.

B. Once approved, these drawings are the as-builts that the developer/landowner will use as part of the final project closeout package.

C. If final as-built drawings are not completed on the appropriate plans the as-built drawings shall be returned un-reviewed.

D. Final As-Built Drawing Requirements:

1. Submitted as an electronic PDF review.

2. As-built all aspects of the original design to prove construction was completed as the design engineer intended.

3. All monuments and brass caps shall be as-built as these tie all the as-built drawings together. The monuments and brass caps shall be as-built the same on all plan sets.

4. See each individual design section for additional final as-built drawing requirements.

1-2.006 Tolerances and Corrections

A. All tolerances shall be per MAG unless modified by the City.

B. Certain deviations may be approved on a case-by-case basis as determined by the City.

C. If any of the submitted and reviewed as-built information results in concerns with life, safety, and/or welfare, the City has the authority to require the issue be resolved and brought into compliance with any applicable Federal, State, or local laws, ordinances, or standards. Required corrections shall be completed at the Contractor's, Developer's, and/or Landowner's expense.

D. See each individual design section for additional tolerance and correction requirements.

1-2.100 Grading and Drainage As-Builts

1-2.101 Overview

A. After completion of grading and storm water drainage improvements, an As-Built final grading and drainage plan shall be submitted to the City for review and approval.

B. All plans shall comply with general requirements outlined in Section 1-2.000.

1-2.102 To Pave As-Built Requirements

A. To Pave As-Built submittal shall include the following items and comply with applicable tolerances listed in the Final As-Built Requirements section (if storm drains are included on grading plan):

1. Manhole stations, including offsets
2. All plan inverts shown
3. All utility crossing dimensions and separations (outside of utility to outside of utility)
4. All pipe length, pipe slope, pipe sizes and pipe material
5. Dimensions shown from centerline to sewer line are to be as-built
6. Storm drain manhole rim elevations to be as-built on the "Final" As-Builts after paving and adjustments are completed

1-2.103 Final As-Built Requirements

A. As-built information shall be completed for the following items:

1. Top of curb elevations
   a. In lieu of completing as-built information, a top of curb certification letter by the Surveyor or Engineer of Record can be signed, sealed, and submitted to the City.
      i. Letter shall be submitted with 1st submittal of final as-built drawings.
2. PAD elevations
   a. PAD elevation deviations in excess of 0.1' lower than the designed PAD elevation shall be corrected
      i. Corrections shall be at the Contractor's, Developer's, or Landowner's expense.
3. Retaining wall elevations shall include the following as-built information:
   a. Top and bottom of wall elevations
   b. At changes in elevation, ends of walls, or as needed to provide a clear and reasonable depiction of elevations of / along walls
   c. In lieu of completing as-built information, a retaining wall certification letter by the Surveyor or Engineer of Record can be signed, sealed, and submitted to the City.
      i. Letter shall be submitted with 1st submittal of final as-built drawings.
4. Storm drains shall include the following as-built information (if storm drains are included on grading plan):
   a. Invert elevations
   b. Pipe lengths
   c. Pipe slopes
   d. Pipe sizes
   e. Pipe material

5. Drywells
    a. Rim elevations
    b. Northing and eastings
6. Channel and swale
    a. Elevations
    b. Slopes
7. Retention basin & underground retention certification letters are required. Certification letters shall contain the following information:
    a. Statement that the basin is in conformance with design plans (including but not limited to basin slopes, volume, bottom elevation, dimensions, layout, etc.)
    b. As-built volume compared to the volume required
    c. Volume disposal calculations
    d. As-Built exhibit
    e. Percolation test results
8. Ultimate outfall elevation

1-2.200 <u>Sewer As-Builts</u>

1-2.201 Overview

A. After completion of sewer improvements, an as-built sewer plan shall be submitted to the City for review and approval.

B. All plans shall comply with general requirements outlined in Section 1-2.000.

1-2.202 To Pave As-Built Requirements

A. To Pave as-built submittal shall include the following items and comply with applicable tolerances listed in the Final As-Built Requirements section:

1. Manhole stations, including offsets
2. All plan inverts shown
3. All utility crossing dimensions and separations (outside of utility to outside of utility)

4. All pipe length, pipe slope, pipe sizes, and pipe material
5. All service stationing and dimensions
6. Horizontal location of the sewer, including dimensioning from center line
7. All sewer services located
8. All offset dimensions to the property line shall be as-built
9. Dimensions shown from centerline to sewer line are to be as-built

1-2.203 Final As-Built Requirements

A. As-built information shall be completed for the following items:

1. All utility crossing dimensions and separations (outside of utility to outside of utility).
   a. Unacceptable crossing dimensions and separations:
      i. Separation from water main that violate the MAG Zone "A" tolerances.
      ii. Constructed sewer and water crossings that deviate and result in non-compliance will require the sewer and water to be relocated at the Contractor's, Developer's, and/or Landowner's expense.
2. Sewer mains and pipes shall include the following as-built information:
   a. Invert elevations
   b. Pipe lengths
   c. Pipe slopes
      i. Unacceptable sewer slopes are as follows:
         1. 8-inch sewer slope: 0.0030 ft/ft or lower
         2. 10-inch sewer slope: 0.0018 ft/ft or lower
         3. 12-inch sewer slope: 0.0015 ft/ft or lower
         4. 15-inch sewer slope: 0.0012 ft/ft or lower
         5. 18-inch sewer slope: 0.0009 ft/ft or lower
      ii. Constructed sewer slopes that deviate and result in non-compliance will require the sewer to be removed and replaced at the Contractor's, Developer's, and/or Landowner's expense.

d. Pipe sizes

e. Pipe material

f. Pipe depth

3. Sewer services shall be located and include the following as-built information:

   a. Stationing

   b. Dimensions

      i. Unacceptable sewer service locations are as follows:

         1. Sewer services not constructed to the designated property

      ii. Constructed sewer services that deviate and result in non-compliance will require the sewer services to be removed and replaced at the Contractor's, Developer's, and/or Landowner's expense.

4. Sewer manholes shall include the following as-built information:

   a. Stations

   b. Offsets

      i. Unacceptable sewer manhole locations are as follows:

         1. Manholes located within one (1) foot of the lip of gutter or street centerline

      ii. Constructed sewer manholes that deviate and result in non-compliance will require the sewer manhole to be removed and replaced at the Contractor's, Developer's, and/or Landowner's expense.

   c. Rim elevations

   d. Invert elevations

      i. Unacceptable sewer manhole invert elevations are as follows:

         1. Manhole flow lines with a negative grade

         2. Manhole as-built invert elevations outside of MAG tolerances

5. Horizontal locations of sewer, including dimension from centerline

a. Sewer mains outside of ROW or City easements shall be removed and replaced.

b. All sewer mains within five feet of the edge of the easement shall be removed and replaced.

6. Offset dimensions from property line shall be as-built

1-2.300 Water As-Builts

1-2.301 Overview

A. After completion of water improvements, an as-built water plan shall be submitted to the City for review and approval.

B. All plans shall comply with general requirements outlined in Section 1-2.000.

1-2.302 To Pave As-Built Requirements

A. To Pave As-Built submittal shall include the following items and comply with applicable tolerances listed in the Final As-Built Requirements section:

1. All stations and offsets
2. All plan inverts shown
3. All utility crossing dimensions and separations (outside of utility to outside of utility)
4. All pipe length, pipe slope, pipe sizes, and pipe material
5. All service stationing and dimensions
6. Horizontal location of the water, including dimensioning from center line
7. All water services located
8. All offset dimensions to the property line shall be as-built
9. Dimensions shown from centerline to water main are to be as-built

1-2.303 Final As-Built Requirements

A. As-built information shall be completed for the following items:

1. All utility crossing dimensions and separations (outside of utility to outside of utility).

a. Unacceptable crossing dimensions and separations:

i. Separation from sewer or other non-potable that violate the MAG Zone "A" tolerances.

ii. Constructed sewer / non-potable and water crossings that deviate and result in non-compliance will require the sewer and water to be relocated at the Contractor's, Developer's, and/or Landowner's expense.

2. Water mains and pipes shall include the following as-built information:

   a. Invert elevations

   b. Pipe lengths

   c. Pipe slopes

      i. Creation of high points that did not exist in the design or that does not have a proper way to bleed air is unacceptable. Creation of high points that result in non-compliance will require the water main to be removed and replaced at the Contractor's, Developer's, and/or Landowner's expense.

   d. Pipe sizes

   e. Pipe material

   f. Pipe depth

      i. If the City minimum cover decreases by six inches or greater the water main shall be removed and replaced.

3. Water services shall be located and include the following as-built information:

   a. Stationing

   b. Dimensions

      i. Unacceptable water service locations are as follows:

         1. Water services not constructed to the designated property

      ii. Constructed water services that deviate and result in non-compliance will require the sewer services to be removed and replaced at the Contractor's, Developer's, and/or Landowner's expense.

4. Water valves shall include the following as-built information:

a. Stations

b. Offsets

i. Unacceptable water valve locations are as follows:

1. Water valves located within one (1) foot of the lip of gutter or street centerline

ii. Constructed water valves that deviate and result in non-compliance will require the water valves to be removed and replaced at the Contractor's, Developer's, and/or Landowner's expense.

c. Valve adjustments shall be verified

5. Fire hydrants shall include the following As-Built information:

a. Stations

b. Offsets

6. New sample stations shall be verified

7. Air release valve stations shall be as-built

8. Horizontal locations of water, including dimension from centerline

a. Water mains outside of ROW or City easements shall be removed and replaced.

b. All water mains within five feet of the edge of the easement shall be removed and replaced.

9. Offset dimensions from property line shall be as-built

1-2.400 <u>Paving and Storm Drain As-Builts</u>

1-2.401 Overview

A. After completion of paving and storm drain improvements, an as-built paving and storm drain plan shall be submitted to the City for review and approval.

B. All plans shall comply with general requirements outlined in Section 1-2.000.

1-2.402 To Pave As-Built Requirements

A. To Pave As-Built submittal shall include the following items and comply with applicable tolerances listed in the Final As-Built Requirements section:

1. Manhole stations, including offsets
2. All plan inverts shown
3. All utility crossing dimensions and separations (outside of utility to outside of utility)
4. All pipe length, pipe slope, pipe sizes and pipe material
5. Dimensions shown from centerline to storm drain are to be as-built
6. Storm drain manhole rim elevations to be as-built on the "Final" As-Builts after paving and adjustments are completed.

1-2.403 Final As-Built Requirements

A. As-built information shall be completed for the following items:

1. All valley gutter elevations
2. All utility adjustments
3. Monument stationing and elevation if a type a MAG 120-1 Type A, or just the stationing if a MAG 120-1 Type B monument
4. Sidewalk ramps and driveways
5. All top of curb and gutter elevations
6. All paving slopes shall be recalculated and shown
7. All paving elevations shown
8. All curb return slopes as-built and verified to be in compliance with ADA
   a. Any items constructed that does not meet ADA shall be removed and replaced in such a manner to meet all requirements of the ADA
9. All median offsets and elevations

1-2.500 Traffic Signals As-Builts

1-2.501 Overview

A. After completion of traffic signal improvements, an as-built traffic signal plan shall be submitted to the City for review and approval.

B. All plans shall comply with general requirements outlined in Section 1-2.000.

1-2.502 To Pave As-Built Requirements

A. To Pave As-Built submittal shall include the following items and with applicable tolerances listed in the Final As-Built Requirements section:

1. Conduit locations

1-2.503 Final As-Built Requirements

A. As-built information shall be completed for the following items:

1. Final record drawings required for submittal
2. Station and offsets for all poles, cabinets and pull boxes
3. Record drawings shall be accepted and approved before bond released

1-2.600 Signing and Marking As-Builts

1-2.601 Overview

A. After completion of signing and marking improvements, an as-built signing and marking plan shall be submitted to the City for review and approval.

B. All plans shall comply with general requirements outlined in Section 1-2.000.

1-2.602 Final As-Built Requirements

A. As-Built information shall be completed for the following items:

1. All information in the sign table
2. All lane dimensions
3. All stationing of changes in marking
4. All striping and symbols
   a. All striping and symbols not in conformance with the plans shall be removed and replaced at the Developer's expense

5. Station and offsets on all signs
    a. All signs that are not within 2 feet of the design locations shall be moved at the Developer's expense

1-2.700 Streetlight As-Builts

1-2.701 Overview

A. After completion of street light improvements, an as-built streetlight plan shall be submitted to the City for review and approval.

B. All plans shall comply with general requirements outlined in Section 1-2.000.

1-2.702 Final As-Built Requirements

A. As-built information shall be completed for the following items:

1. Final as-built drawings required for submittal
2. All stations and offsets from back of curb or back of walk when adjacent shall be as-built
    a. Streetlights that have moved greater than 10 feet from their design locations shall have the photometric plan redone to ensure the lighting levels are still in conformance with the City requirements
    b. If the streetlight is not in the location per plan and the City deems it a hazard, the Developer/Landowner shall move the light out of harm's way to a location as approved by the City and new GPS coordinates provided
    c. If a streetlight is determined by APS, SRP, WAPA, and/or CAP to be within the sag of clearances of high-power electrical lines, the development shall move or reduce the height of the pole to meet the requirements and new GPS coordinates provided if the pole is moved
    d. If other improvements to the project have been modified for any reason (different site conditions, unknown utilities, construction errors, surveying errors, etc.) and the streetlight locations must be moved beyond acceptable tolerances, City approval will be required prior to installing streetlights in new locations. Failure to comply will result in removal of the streetlight(s) at the Developer/Landowner's or Contractors expense

3. All monuments shown shall be as-built
4. All GPS coordinates of streetlights shall be as-built
5. All asset I.D. numbers shall be as-built

[End of Section]

BUCKEYE, AZ

CHAPTER 5: STORMWATER MANAGEMENT

SECTION 3: LOW IMPACT DEVELOPMENT MANUAL

Engineering Design Standards

City of Buckeye, Arizona

2024

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5-3 – Low Impact Development Manual

This section of the Engineering Design Standards (EDS) provides guidance and standards for constructing Low Impact Development (LID) applications for various locations throughout the City of Buckeye. LID are systems or practices that use the on-site natural processes that result in infiltration of stormwater near the source to protect water quality and increase groundwater recharge. The LID applications will be constructed, owned and maintained by development organizations.

The City Engineer is required, pursuant to Chapter 23, Article 23-2, of the City Code, to develop standards and details regarding public improvements to be constructed within the city. The standards, design criteria, and policy set forth in this section were developed and recommended by the City Engineer pursuant to Chapter 23, Article 23-2 and adopted by the City Council in Resolution No. 67-24.

Implementation: The requirements of this section shall become effective in accordance with City Code. The standards and requirements of this section shall apply to all new plans, including plans seeking a new City Engineer's signature or a re-approval from the City Engineer, submitted to the City following the effective date of City Council's adoption of the resolution approving the standards and requirements of this section.

Modification Authority: The City Engineer may approve variances to the requirements of this manual. Variance requests must be submitted in writing and include a justification for the variance requested. A copy of the City approved variance shall be included with the submittal of any plans or design reports to the City of Buckeye that incorporate the variance.

5-3 LID Manual

5-3.000 General Information

5-3.001 Purpose

A. The purpose of this manual is to provide a guidance resource for installing and maintaining LID applications for development that will have a positive impact on groundwater recharge. The guidance references the piedmont region of the White Tank Mountains in anticipation of large-scale development along the northern and western slopes. The manual also provides guidance towards implementing LID applications for new development throughout the city limits.

B. The applications installed by developers, and subsequent maintenance, will be at their expense.

5-3.002 Acronyms, Definitions, and Abbreviations

A. ADOT – Arizona Department of Transportation

B. BOR – Bureau of Reclamation

C. CFS – Cubic Feet per Second

D. CMP – Community Master Plan

E. FCDMC – Flood Control District of Maricopa County

F. FPS – Feet per Second

G. Infiltration – Process by which precipitation enters the soil and recharges rivers, lakes and underground aquifers.

H. LID – Low Impact Development

I. MAG – Maricopa Association of Governments

J. O&M – Operations and Maintenance

K. Runoff – Precipitation that flows over land and does not soak into the ground.

5-3.003 Buckeye Vision

A. This manual is a part of the Imagine Buckeye 2040 General Plan's vision. This manual is part of an innovative, visionary, healthy, and forward-

thinking community. The City aims to be good stewards of the natural resources, open spaces, and overall quality of life.

5-3.004 Overview of LID

A. LID is an innovative stormwater management approach with the basic principle of mimicking natural response. LID applications strive to manage rainfall runoff at or near the source using small-scale controls through engineering and ecosystem functions to uniformly infiltrate runoff throughout the project area.

B. Conventional stormwater management focuses on flood mitigation alone by maximizing stormwater disposal as quickly as possible. LID practices assume that stormwater management should not only be stormwater disposal. LID applications dissipate and infiltrate stormwater runoff within landscape features, which results in reduced runoff during small frequent storm events.

C. LID applications can be integrated into the overall infrastructure features of a development. These could include project green space areas, landscaping, retention/detention basins, streetscapes, parking lots, sidewalks, and medians. LID applications can be applied to new developments as well as retrofits or redevelopments.

D. LID applications must be designed, located, and installed correctly to sustain their functional benefit. The applications must be maintained and monitored for performance over time to remain functionally efficient.

5-3.005 Goals of LID

A. Minimize the hydrological impacts of urban development on the surrounding environment and natural watercourses.

B. Reduce the generation of stormwater runoff and pollutant loads by managing runoff near where it is generated.

C. Encourage the use of open space within new developments.

D. Mimic pre-development natural response to rainfall runoff.

5-3.006 Benefits of LID

A. Protect and strengthen surface and groundwater resources including, but not limited to, the Hassayampa and Gila Rivers.

B. Reduce stormwater and flood control infrastructure construction and maintenance costs.

C. Non-stormwater benefits include positive effects to aesthetics, air quality, heat island reduction, and water conservation and reuse.

D. Provides habitat for native wildlife and when constructed linearly, provides opportunity for wildlife passage through the landscape.

5-3.007 Limitations of LID

A. Not all LID applications can be applied effectively for every site. Site specific LID application selection is important for effectiveness.

B. Soil permeability, soil contamination, depths to limiting features (groundwater, bedrock), and slopes may limit the potential for infiltration within the site.

C. LID applications are not flood control infrastructure replacements and may only be effective in smaller storm events.

D. Application effectiveness is highly dependent on maintenance.

5-3.008 Implementation

A. Implementation of LID applications within this manual instead of traditional stormwater infrastructure may be driven by planning decisions and alternative approaches to:

1. First flush requirements
2. Peak flow and volume reduction (Pre vs. Post)
3. City MS4 permit requirements
4. Open space requirements

5-3.009 References

A. Arizona Department of Transportation. 2021. *Standard Specification for Road and Bridge Construction.*

B. City of Buckeye. August 2007. *Engineering Design Standards and Details, Section 5-1.*

C. City of Buckeye. December 2022. *Low Impact Development Operations and Maintenance Assessment Final Report.*

D. City of Tucson and Pima County. March 2015. *Low Impact Development and Green Infrastructure Guidance Manual*

E. City of Scottsdale. January 2019. *Greater Phoenix Metro Green Infrastructure & LID Handbook.*

F. Mohave County. December 2019. *Low Impact Development Guide for Flood Protection and Water Sustainability.*

G. City of Mesa. April 2015. *Low Impact Development Toolkit*

H. City of Flagstaff. January 2009*. Low Impact Development Guidance Manual for Site Design and Implementation.*

I. Bernalillo County. *Low Impact Design Strategies for Desert Communities*

J. Maricopa Association of Governments, 2023 Revision to the 2020 Edition*, Standard Specifications*

5-3.100 Site Planning Practices

5-3.101 Introduction

A. Integrating LID applications and principles into development planning is an important step towards the effectiveness of the applications. The LID applications should be appropriate with the existing site conditions such as hydrology, topography, soils, vegetation, and drainage features. Site conditions can be combined with traditional development plans to delineate the best areas for LID implementation on the site. The following sections outline strategies that can be incorporated into the site planning process.

5-3.102 Hassayampa River Region

A. Background

1. This region is largely undeveloped and has potential for significant future development within the City.

B. Soil Types

1. A BOR study investigated the different types of soils between the White Tank Mountains and the Hassayampa River. The majority of soils on the western slopes of the White Tanks Mountains are well graded sand with gravel. There are pockets of clay on mountain terraces.

C. Percolation Data

1. Infiltration testing was completed at various locations as part of the BOR study. The tests were completed using the single-ring infiltrometer testing method (ASTM D 2488-93). The results of the testing are shown in Appendix A.

D. Average Rainfall Data

1. Two rainfall gages monitored by the Flood Control District of Maricopa County (FCDMC) are located along the western slopes of the White Tank Mountains. Historical data indicates that the average rainfall in this region is between six (6) and seven (7) inches per year.

E. Conserve Natural Areas

1. The easiest way to promote infiltration for new development is to preserve natural areas as flow corridors. To do this:

   a. Assess the site for significant trees, shrubs, sensitive vegetation, and permeable soils.

   b. Utilize easements to protect natural washes and flow paths.

F. Promote Infiltration

1. Utilize LID applications that attenuate runoff originating on the western slopes of the White Tanks Mountains as close to the source as possible and that would otherwise pass through the site.

5-3.103 Gila River Terrace Region

A. Background

1. The original parts of the City, founded in the late 1800s, are located near the Gila River. This region consists of City limits south of I-10 and north of Gila River. Central Buckeye is located on the outer terraces of the Gila River. General topography has minimal slope and contains numerous irrigation canals, including the Buckeye Canal. There are large portions of this region that consist of impervious areas due to historic and more recent development.

2. The original parts of the City have less potential for new development than the Hassayampa Region, however substantial retrofitting development is possible.

B. Soil Types

1. Most soils on the Gila River Terrace are well drained loam and clay loam. Soils within this region do not percolate well.
2. There are portions in this region where high groundwater tables are present. Developments should consider this for LID site planning purposes.

C. Average Rainfall Data

1. There are numerous FCDMC rainfall gauges within this region. The average annual rainfall is approximately seven (7) inches.

D. Minimize and Disconnect Impervious Surfaces

1. LID site planning should consider minimizing and disconnecting impervious surfaces. Runoff from impervious surfaces should be routed over vegetated or rock areas to slow down runoff and promote infiltration close to the source.

E. Maximizing Runoff Capture

1. Site planning should be laid out strategically out to capture runoff originating on the site.

5-3.104 Buckeye Hills Region

A. Background

1. Portions of the City south of Gila River make up the Buckeye Hills. The general topography in this region goes both from south to north and north to south and has steeper slopes. The northern portion of this region drains directly to the Gila River. The southern portion of this region drains to Rainbow Wash which ultimately reaches Gila River.
2. This region is largely undeveloped and has potential for future development within the City.

B. Soil Types

1. Most soils in the Buckeye Hills region are well drained loam and clay loam. Soils within this region do not percolate well.

C. Average Rainfall Data

1. There are numerous FCDMC rainfall gauges within this region. The average annual rainfall is approximately seven (7) inches

D. Conserve Natural Areas

1. The easiest way to promote infiltration for new development is to preserve natural areas as flow corridors. To do this:

   a. Assess the site for significant trees, shrubs, sensitive vegetation, and permeable soils.

   b. Utilize easements to protect natural washes and flow paths.

E. Promote Infiltration

1. Utilize LID applications that attenuate runoff originating in the foothills in this region before discharging into Rainbow Wash and the Gila River.

5-3.200 LID Applications

5-3.201 Gabion Basket Drops

Baskets placed within washes or channels resulting in shallower slopes than the natural flow path. The gabions are placed perpendicular to the direction of flow. The gabion baskets promote sediment deposition and flatter slopes.

A. Potential Uses

1. Western/Northern slopes of White Tanks Mountains and Buckeye Hills.

2. Large quantities of offsite runoff with heavy sediment transport.

B. Effectiveness

1. Reducing channel slopes ultimately reduces peak discharges and promotes infiltration.

2. Establishing stable slope for sediment transport.

3. Increasing infiltration increases natural vegetation over time.

C. Parameters

1. Maximum Discharge: N/A

2. Maximum Velocity: 15 fps in main wash conveyance area

3. Other Constraint: Maximum 2 stacked gabions. Minimum slope between stacked gabions should be 0.1%. Maximum slope between stacked gabions should be 0.5%.

D. Design/Construction Considerations

1. Successful gabion basket construction is contingent on proper rock gradation and basket construction.
2. Bottom gabion basket should be buried a minimum of one (1) foot below existing ground.
3. Construction is very labor intensive. Poor construction methods can lead to failure.
4. Manufacturer installation guidance should be followed.
5. Construction inspection by qualified City staff or consultant is necessary.

E. Installation Costs

1. High initial construction costs.

F. Operations and Maintenance

1. Low maintenance requirements.
2. Should be assessed after major storm events. Assessment should review the crossties, rock placement and overall basket quality.
3. Gabion baskets should be assessed over time for integrity from sun and erosion damage.

G. Standard Detail and Specifications

1. Gabion construction shall follow Section 913 of ADOT Standards Specifications.
2. Refer to Detail 53201 in Appendix B for the standard detail.
3. Material for gabion construction shall be submitted to the City Engineer.

5-3.202 Zuni Bowl

Rock-lined step falls and basins that are constructed within channels or washes. The bowl is constructed perpendicular to direction of flow. The bowls are used to stabilize potential for head cut and promote infiltration within the bowl.

A. Potential Uses

1. Western slopes of White Tanks Mountains, Buckeye Hills and Gila River Terrace.

2. Should be used in smaller washes or channels with limited potential for a large amount of runoff.

B. Effectiveness

1. Reducing erosion in the channel or washes.

C. Parameters

1. Maximum Discharge: 25 cfs
2. Maximum Velocity:7 fps
3. Other Constraint: N/A

D. Design/Construction Considerations

1. Boulder sizes and shapes can vary between 18 and 24 inches but should be angular to promote stacking and interlocking.
2. Effective rock placement is important to resist the hydrostatic forces from runoff.
3. Existing soils below rock should be over-excavated before placing the rock. Large rock should be keyed into the soil at the bottom and banks of the bowl.
4. Should not be used in locations with potential for large amounts of runoff and sediment transport. The rock has potential for downstream migration.

E. Installation Costs

1. Low initial construction costs.

F. Operations and Maintenance

1. Bowls should be inspected after most storm events to remove debris and any significant sedimentation.
2. Inspection of structural integrity of the rockwork should be reviewed with each maintenance visit.

G. Standard Detail and Specifications

1. Construction should follow Sections 220 ,703, and 796 of the MAG Standard Specifications.
2. Color of riprap should match the surrounding natural environment or landscape character.

3. Refer to 53202 in Appendix B for the standard detail.

5-3.203 Contour Swale

New swale constructed on a slope, parallel to the site elevation contours to capture, distribute and infiltrate stormwater runoff. The swale can be lined with riprap or be planted with vegetation.

A. Potential Uses

1. Western slopes of White Tanks Mountains, Buckeye Hills or larger cut slopes.
2. Can be used for both large offsite watersheds and small onsite drainage areas. The contour swales can be used in both gentle and steep slopes.
3. Swales should not be used in unnatural fill conditions.

B. Effectiveness

1. Capturing and storing runoff to promote infiltration.
2. Increasing vegetation growth.

C. Parameters

1. Maximum Discharge: N/A
2. Maximum Velocity: 7 fps
3. Other Constraint: N/A

D. Design/Construction Considerations

1. Swales should be constructed in a cut slope condition. Berms should be avoided.
2. Swales can easily be integrated into several different LID applications.
3. Size of swales and protection varies with size of watershed and flow amounts.

E. Installation Costs

1. Low initial construction costs.

F. Operations and Maintenance

1. Maintenance is minimal.

2. Access for maintenance will typically be difficult depending on location on steeper slopes.

G. Standard Detail and Specifications

1. Riprap protection should follow Sections 220 and 703 of the MAG Standard Specifications.
2. Gabion construction shall follow Section 913 from ADOT Standards Specifications.
3. Color of riprap should match the surrounding natural environment or landscape character.
4. Refer to Detail 53203 in Appendix B for the standard detail.

5-3.204 Infiltration Trench

Channel-like subsurface excavation that is filled with gravel or other porous material for stormwater infiltration.

A. Potential Uses

1. Western slopes of White Tanks Mountains, Buckeye Hills, and Gila River Terrace.
2. Should be used in smaller washes or channels with limited potential for a large amount of runoff. Contributing drainage areas should be less than 10 acres.
3. Typical applications are along roadway edges or medians.

B. Effectiveness

1. Reducing stormwater volume from site and improving water quality.

C. Parameters

1. Maximum Discharge: 5 cfs
2. Maximum Velocity: N/A
3. Other Constraint:

D. Design/Construction Considerations

1. A pre-treatment should be installed upstream before runoff reaches the trench to reduce clogging. Porous material could become clogged if upstream runoff is not treated appropriately.

2. Vegetation can be planted next to the infiltration trench to promote infiltration and remove sediment before reaching the trench.
3. Gravel surface filter is comprised of clean, washed gravel. Smaller gravel is easier to clean by raking to break up surface clogging or screening. Larger stone will stay in place.
4. Should be placed where soils have high infiltration rates like the western slopes of White Tanks Mountains.

E. Installation Costs

1. Low initial construction costs.

F. Operations and Maintenance

1. Infiltration trenches should be inspected annually to confirm porous material performance. Infiltration rates reduce substantially in the porous material if clogged.
2. The top layer of porous material should be reserved for sediment cleanout.
3. Sediment accumulation should be removed through a vacuum truck annually as part of the inspection.

G. Standard Detail and Specifications

1. Refer to Detail 53204 in Appendix B for the standard detail.
2. Riprap protection should follow Sections 215, 220 701 and 796 of the MAG Standard Specifications.
3. Color of rock should match the surrounding natural environment or landscape character.

5-3.205 Linear Detention

Stepped detention or retention basins with low flow channels used to capture, attenuate, and infiltrate runoff. The basins are typically natural desert treatment.

A. Potential Uses

1. Western slopes of White Tanks Mountains, Buckeye Hills and Gila River Terrace.
2. Large quantities of offsite runoff.

B. Effectiveness

1. Promoting infiltration and reducing runoff downstream.
2. Increases infiltration with added vegetation.

C. Parameters

1. Maximum Discharge: N/A
2. Maximum Velocity: N/A
3. Other Constraint: N/A

D. Design/Construction Considerations

1. Cascade basins in series with a low-flow channel and overtopping weirs to pass runoff to downstream basin. Low-flow channel is used to control location of sediment.
2. Establishing vegetation should be completed as part of construction.
3. Should be placed where soils have high infiltration rates such as, and similar to the western slopes of White Tanks Mountains.
4. Basins can be paired with other LID applications and/or used as onsite retention.

E. Installation Costs

1. Low initial construction costs.

F. Operations and Maintenance

1. Basins may fill with sediment and require monitoring and maintenance after storm events.

G. Standard Detail and Specifications

1. Basin grading design should follow Section 5-1 of the City's Engineering Design Standards and Details.
2. Detention basin grading construction should follow Sections 215 of the MAG Standard Specifications.

5-3.206 Stone Channel Plating

Passive technique intended to stabilize the bed of a channel where heavy erosion may occur by armoring and increasing roughness in the bottom of the channel. Rock riprap is constructed as a single course perpendicular to flow in

the wash or channel. The increased roughness spreads flow across the channel bottom to increase infiltration.

A. Potential Uses

1. Western slopes of White Tanks Mountains, Buckeye Hills, and Gila River Terrace.

B. Effectiveness

1. Increased roughness promotes infiltration
2. Reducing sediment loads downstream by armored channel.

C. Parameters

1. Maximum Discharge: 25 cfs
2. Maximum Velocity: 7 fps in main wash conveyance area
3. Other Constraint: N/A

D. Design/Construction Considerations

1. Plating is constructed with long axis of rock perpendicular to direction of flow.
2. Stone/Rock riprap used for plating should be uniform in size. Stone should be constructed across the entire width of the channel and keyed into the banks.
3. Subgrade should be over-excavated and hand raked to increase infiltration capacity.

E. Installation Costs

1. Low initial construction costs.

F. Operations and Maintenance

1. Moderate maintenance required.
2. Stone/Rock riprap may be buried in sediment after storms. Sediment should be removed from stone periodically to increase effectiveness.

G. Standard Detail and Specifications

1. Refer to Detail 53206 in Appendix B for the standard detail.
2. Stone/Rock Riprap should be constructed using riprap following Sections 220, 703 and 796 of the MAG Standard Specifications.

5-3.207 Rock Check Dams

Small dams constructed across the bottom of swales, ditches or small channels to mitigate erosion by reducing velocity. Permeable check dams allow runoff ponded behind the dam to infiltrate through.

A. Potential Uses

1. Western slopes of White Tanks Mountains, Buckeye Hills, and Gila River Terrace.
2. The total contributing drainage areas should not exceed 10 acres.

B. Effectiveness

1. Mitigating erosion and promoting infiltration in washes, channels, ditches with steep slopes.
2. Allowing runoff to pass through the dam and settle out sediment upstream of the dam.
3. Re-directing runoff within the channel section to the preferred locations.

C. Parameters

1. Maximum Discharge: 5 cfs
2. Maximum Velocity: 7 fps
3. Other Constraint: N/A

D. Design/Construction Considerations

1. Construct at intervals based on the slope and height of the channel. Height is calculated so the downstream top of dam is the same elevation as the bottom of the next upstream dam.
2. The dam footing should be keyed into the channel banks to prevent scouring at ends of structure.
3. The upstream and downstream slopes should be a maximum of 3:1. The top width of the dam should be a minimum of six (6) inches. The maximum height of the check dam should be 12 inches.

E. Installation Costs

1. Low initial construction costs.

F. Operations and Maintenance

1. Dams have ability to capture sediment and debris and will require periodic cleaning to remain effective.
2. The dams should be evaluated after moderate to significant storm events for damage.

G. Standard Detail and Specifications

1. Refer to Detail 53207 in Appendix B for the standard detail.
2. Check dam construction should be constructed using rock riprap and should follow Sections 220 and 703 of the MAG Standard Specifications.

5-3.208 Stormwater Chicanes

Stormwater Chicanes are curb extensions built to extend into the travel or parking lane to install a new bioretention basin for street runoff. The bioretention areas contain landscaping and inert materials to promote infiltration.

A. Potential Uses

1. Western slopes of White Tanks Mountains, Buckeye Hills and Gila River Terrace.
2. Chicanes are for onsite pavement runoff.

B. Effectiveness

1. Providing traffic calming and pedestrian safety benefits.
2. Promoting infiltration of onsite impervious area runoff.

C. Parameters

1. Maximum Discharge: 3 cfs
2. Maximum Velocity: N/A
3. Other Constraint: N/A

D. Design/Construction Considerations

1. Chicanes should be built for on-grade or flow through conditions. The chicanes should not be constructed at roadway low points. Curb openings should be constructed on the downstream side of the chicanes to allow overflows and pass through.

2. Infiltration rate of subgrade soils should be evaluated to confirm ability for area to drain.
3. Length of chicanes varies with roadway conditions.
4. Soils should be over-excavated 12-18 inches to increase vegetation growth and provide additional storage capacity.
5. Temporary irrigation should be installed to establish new vegetation.
6. Compaction should be avoided during construction to increase infiltration.
7. Chicanes are restricted to roadways and pavement areas.
8. Can be retrofitted from existing conditions. Maintenance should be considered when siting location of application.
9. Runoff passing through the chicane is taken up by planted vegetation with overflows permitted to leave the extension and continue in the gutter.

E. Installation Costs

1. Medium initial construction costs.

F. Operations and Maintenance

1. Extensions tend to collect debris in any urbanized or residential areas.
2. Extensions should be regularly inspected and after storms greater than 0.5 inches.

G. Standard Detail and Specifications

1. Refer to Detail 53208 in Appendix B for the standard detail.
2. Asphalt, concrete curb and subgrade removal should follow Sections 205, 301, 310, and 340 of the MAG Standard Specifications.
3. Basin grading, topsoil and landscaping should follow sections 215, 425, and 430 of the MAG Standard Specifications.

5-3.209 Stormwater Harvesting Basin/Rain Garden

Shallow vegetated depressions to capture and infiltrate storm water runoff generated near the harvesting basin. The harvesting basins provide surface and subsurface storage typically with an infiltration basin constructed below the surface area.

A. Potential Uses

1. Western slopes of White Tanks Mountains, Buckeye Hills and Gila River Terrace.
2. Stormwater harvesting basins are used to treat impervious, onsite pavement runoff. Common locations are within parking lots.

B. Effectiveness

1. Promoting increased onsite infiltration.
2. Incorporating into onsite retention requirements.
3. Retrofitting into existing sites or redevelopment.

C. Parameters

1. Maximum Discharge: 5 cfs
2. Maximum Velocity: N/A
3. Other Constraint: N/A

D. Design/Construction Considerations

1. The maximum surface storage should be 12 inches. Maximum side slopes should be 4 to 1.
2. Stormwater harvesting basins should be located as close to the runoff source as possible.
3. Construction observation and contractor education are critical to success.
4. Temporary irrigation should be installed to establish new vegetation.
5. Compaction should be avoided during construction to increase infiltration.
6. Infiltration rates for site soils should be evaluated to confirm drain down times can be achieved.
7. Stormwater harvesting basins are typically landscaped. Plant selection should consider the location within the basin and frequency of inundation.

E. Installation Costs

1. Low initial construction costs.

F. Operations and Maintenance

1. Harvesting basins should be regularly inspected and after storms greater than 0.5 inches.
2. Stormwater harvesting basins have potential to collect debris and sediment that may reduce the efficiency of the application.

G. Standard Detail and Specifications

1. Refer to Detail 53209 in Appendix B for the standard detail.
2. Basin grading, topsoil and landscaping should follow Sections 215, 425, and 430 of the MAG Standard Specifications.

5-3.210 Permeable Pavement

Wide variety of surfaces, including concrete, asphalt, and other paver systems that infiltrate runoff effectively. The pavements are designed with voids that allow runoff to pass through the surface to the subsurface where it can be stored and further infiltrate into the subgrade.

A. Potential Uses

1. Gila River Terrace.
2. Typically used in high-urbanized areas within parking areas and other impervious areas.
3. Permeable pavement should not be placed within public right-of-way.

B. Effectiveness

1. Dramatically reducing peak runoff and volume from a site or impervious area.

C. Parameters

1. Maximum Discharge: N/A
2. Maximum Velocity: N/A
3. Other Constraint: Maximum pavement slope should be 5%

D. Design/Construction Considerations

1. Pavement should be located onsite so adjacent natural surfaces do not drain on to the pavement surface to minimize sediment accumulation.

2. Pavement, storage and subgrade layer thickness should be confirmed by a geotechnical engineer.
3. Subgrade soils should have higher infiltration rates. Supplemental drainage systems may be required for poor draining soils.
4. Underdrains connected to storm drain infrastructure can be used to improve infiltration through pavement and storage below pavement.
5. Construction observation and contractor education are critical to success of LID projects.

E. Installation Costs

1. High initial construction costs.

F. Operations and Maintenance

1. Regular maintenance is required for permeable pavement. Vacuuming pavement to remove sediment on an annual basis is critical to reduce clogging and maintain effectiveness.
2. Pavement should be inspected after regular storm events for evidence of pools of standing water indicating clogged areas within the subsurface areas.

G. Standard Detail and Specifications

1. Refer to Detail 532010 in Appendix B for the standard detail.
2. Permeable pavement should follow sections 303, 323 or 342 of the MAG Standard Specifications. Materials for pervious concrete should follow 723 of the MAG Standard Specifications.

5-3.211 Summary

Each of the applications listed in the previous sections has unique characteristics that make application selection unique to each scenario. The table below summarizes each application's best characteristics and locations.

Table 1: Application Summary of Characteristics

Application	Optimal Location/Runoff Type	Infiltration Effectiveness	Construction Cost
Gabion Basket Drops	Offsite	High	High
Zuni Bowl	Offsite	Low	Low
Contour Swale	Offsite	Medium	Low
Infiltration Trench	Offsite	Medium	Medium
Linear Detention	Onsite/Offsite	High	Low
Stone Channel Plating	Onsite/Offsite	Medium	Low
Rock Check Dams	Onsite/Offsite	Medium	Low
Stormwater Chicanes	Onsite	Medium	Medium
Stormwater Harvesting Basin/Rain Garden	Onsite	Medium	Low
Permeable Pavers	Onsite	High	High

5-3.300 Operations and Maintenance

5-3.301 Research

A. The City commissioned the Low Impact Development Operations and Maintenance Assessment (LID O&M Assessment) in December 2022 with the following conclusions:

1. Limited quantitative data regarding LID O&M practices, including cost, are available. As such, and because O&M for LID is usually conducted using the same protocols as traditional stormwater infrastructure, the results of the assessment indicated:

   a. LID-specific O&M may not be completed.

   b. LID O&M is primarily grouped with conventional infrastructure O&M.

   c. Staff may not be aware of LID-specific O&M requirements.

   d. Vegetation specific to LID may not be maintained or replaced appropriately.

   e. LID O&M costs are not segregated or are not collected.

5-3.302 Recommendations

A. Based on the LID O&M Assessment and comparison with other LID standards, recommendations are:

1. City and HOAs should create annual budgets and maintenance logs to track O&M cost and effort for future planning. Refer to Appendix C for an example maintenance log.
2. Educate staff on LID installations, O&M practices, and associated landscape needs.
3. Isolate LID O&M from conventional O&M.
4. Maintain LID as infrastructure within an asset management program instead of treating as typical landscape.
5. Apply LID applications considering location restrictions such as soil type, depth to groundwater or bedrock, and slope.

5-3.303 O&M Needs

A. Refer to the standard details in Appendix B for maintenance frequency and activities for each type of LID application. Refer to Appendix C for an example maintenance log. Maintenance information provided is broken into four (4) separate categories

1. Maintenance Level (Low, Medium, High) – Qualitative assessment of required maintenance for each LID application. Includes anticipated costs required for maintenance
2. Regular Maintenance Occurrence – Frequency of required maintenance regardless of storm activity.
3. Storm Maintenance – Level of storm event where a maintenance visit is required after storm event. Minor storm events are less than 0.5 inches of rain. Major storm events are greater than 0.5 inches of rain.
4. Maintenance Activities – Normal maintenance activities that would be anticipated based on the type of LID application. These would include but are not limited to landscaping maintenance, debris and sediment removal.

B. Each LID application should include consideration of maintenance access. Access and required maintenance equipment vary with each application.

1. Dual purpose maintenance roads and paths or trails could be placed adjacent to each of the applications.

[END OF SECTION]

Appendix A – Hassayampa River Region Infiltration Tests

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928.771.0610 973.240.1800
mnwe.com Certifed WBE

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Engineering Progress

TECHNICAL MEMORANDUM

To: Robert van den Akker
City of Buckeye, Public Works, Environmental Manager

From: Dylan Easthouse, RG, Senior Hydrogeologist

Date: July 14, 2022

Subject: Hassayampa River Study Infiltration Testing Results, City of Buckeye and Bureau of Reclamation, Contract No. 2022003.25 Task Order No. 3

On June 8, 2022 Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) was tasked with performing nine (9) single-ring infiltrometer tests on the northwestern flanks of the White Tank Mountains. The mapped soil types in the study area (USDA, 2021) are shown on **Figure 1**. The location of each infiltration test is listed in **Chart 1**.

Chart 1 Hassayampa River Study Infiltration Test Site Locations

Test Site	Approx. Coordinates (Lat/Long NAD83)	Site Type	Mapped Soil Type
1	-112.622117, 33.619617	Flowline of wash	Denure-Momoli-Carrizo complex
3	-112.625338, 33.625288	Flowline of wash	
4A	-112.635005, 33.627936	Flowline of wash	Tremant-Antho complex
4B	-112.635029, 33.627869	Flowline of wash	
4C	-112.635139, 33.627760	Stream terrace	
5	-112.649219, 33.627178	Flowline of wash	
5A	-112.649200, 33.627227	Stream terrace	
7	-112.643213, 33.634851	Flowline of wash	Suncity-Cipriano complex
7A	-112.643226, 33.634790	Stream terrace	

Test Site locations were selected by the Bureau of Reclamation (BOR) and field verified with Matrix and City of Buckeye on June 1, 2022. Six (6) locations were chosen in undisturbed, unvegetated flowline of an ephemeral wash. Three (3) locations were chosen on an adjacent stream terrace that was presumed to be the approximate elevation of a 100-year flood.

Infiltration testing was performed using the single-ring infiltrometer testing method described by Bouwer et al (1999). This involved placement of a 24-inch diameter, 12-inch high steel cylinder that was hammered approximately 2-inches into native soil. The cylinder was then filled with water for a certain volume to fully saturate the soils. After becoming fully saturated, the drop of water level in the cylinder was measured over time as it infiltrated into the substrate. Once the infiltration test concluded, the wetting front was measured on all sides of the cylinder (lateral) and at depth. Infiltration test inputs and results for each Test Site is shown in **Table 1**.

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Table 1 shows that the soils at each of the Test Sites in the wash flowline are predominately well graded sand (SW) and well graded sand with gravel (SW-GW). Infiltration testing of these soils shows they have a saturated permeability (K_{sat}) that ranges from 16.45 feet per day (ft/day) to 58.65 ft/day. Soils at Test Sites on the adjacent stream terrace are described as clayey sand (SC) and well graded sand with clay (SW-SC). Infiltration testing on the stream terraces shows K_{sat} of these soils ranges from 0.58 ft/day to 3.78 ft/day, respectively.

A summary description of soils (USDA, 2021) at the infiltration tests is provided in **Chart 2**.

Chart 2 Summary of Soil Characteristics, Hassayampa River Infiltration Test Sites

Soil Group	Typical Profile (in.)	USDA Texture	Ksat (ft/day)	
			Min	Max
Denure	0 to 2 2 to 60	Fine sandy loam Sandy loam	4	11.9
Momoli	0 to 10 10 to 32 32 to 60	Gravelly sandy loam Very gravelly sandy loam Extremely gravelly sandy loam	4	11.9
Carrizo	0 to 10 10 to 23 23 to 60	Gravelly sandy loam Very gravelly loamy sand Extremely gravelly sand	4	11.9
Tremant	0 to 9 9 to 41 41 to 60	Gravelly sandy loam Gravelly sandy clay loam Gravelly sand	0.4	1.1
Antho	0 to 3 3 to 60	Sandy loam Sandy loam	4	11.9
Suncity	0 to 1 1 to 9 9 to 60	Gravelly loam Gravelly clay loam Cemented material	0	0.1
Cipriano	0 to 6 6 to 60	Very gravelly loam Cemented material	0	0.1

Test Sites located in the flowline of a wash are found to have high to very high permeability due to predominance of coarse grained, unconsolidated deposits of sand and gravel. Conversely, soils on stream terraces are found to have low to moderate permeability due to the presence of clay and/or cemented material below 6-inches. Generally, Test Sites on stream terraces are observed to have 5% to 12% fines (e.g. SW-SC) with an average K_{sat} of 3.56 ft/day (i.e. Test Site 4C and Test Site 7A). Mapped soils on the highest terrace near the wash flowline (e.g. Test Site 5A) are observed to have greater than 12% fines (e.g. SC) which results in a much lower K_{sat}.

Minimum and maximum K_{sat} for soil groups shown in **Chart 2** are estimates for the limiting layer. Infiltration results shown in **Table 1** suggest that actual K_{sat} of soils at these locations is an average of 4-times higher than the maximum value reported by USDA (2021).

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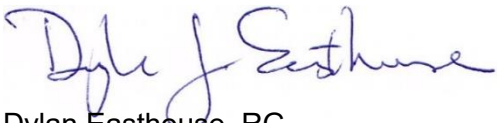
Matrix appreciates having been selected by the City to obtain and present the information in this Technical Memorandum. Please contact the undersigned at (928) 771-0610 if you have any questions.

Sincerely,

Matrix New World Engineering



Dylan Easthouse, RG
Senior Hydrogeologist

Attachments: Figure 1 – Infiltration Test Site and Soils Survey Map

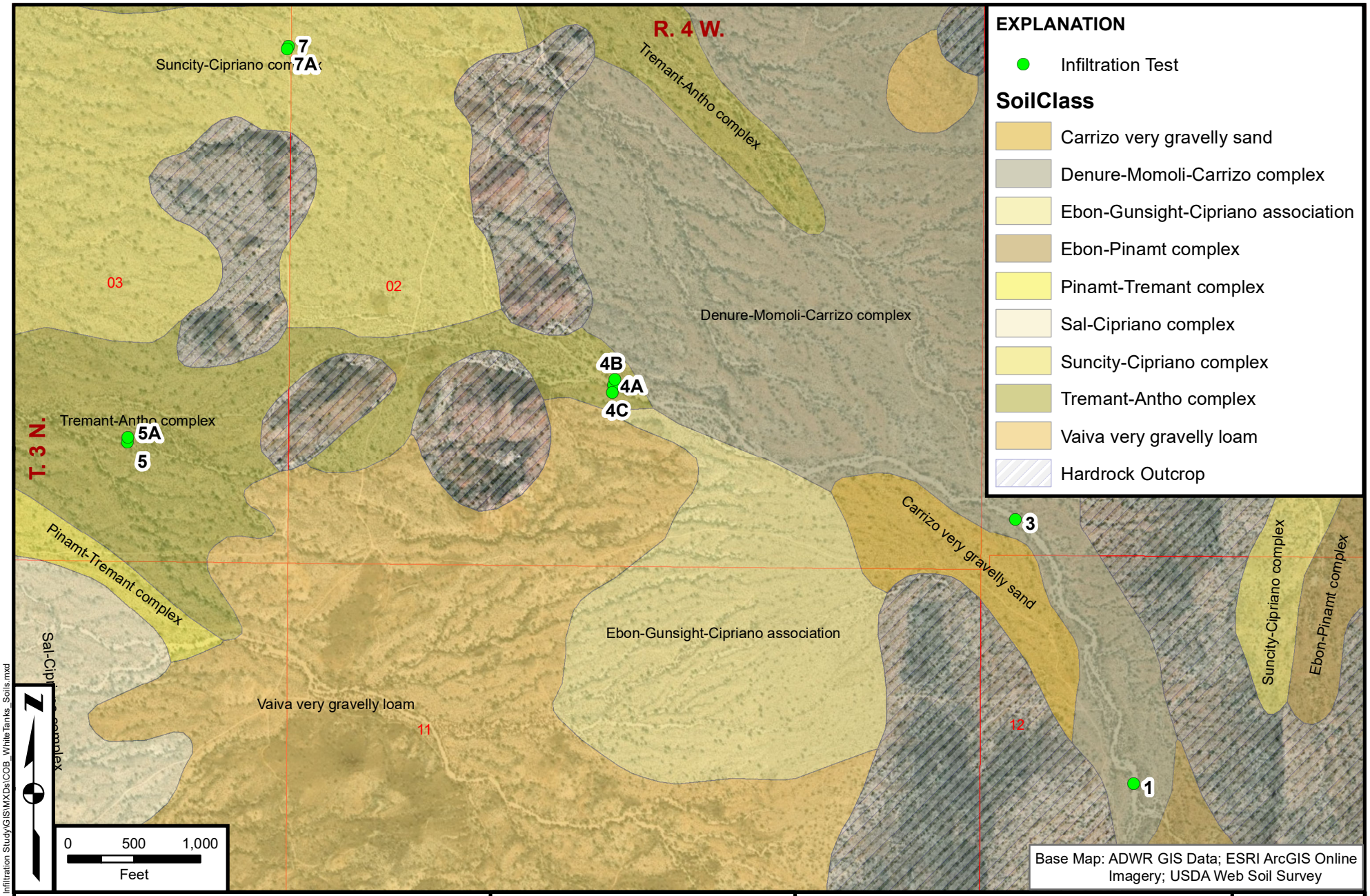
Table 1 – Hassayampa River Study Infiltration Test Results

Sources:

USDA Natural Resources Conservation Service, Web Soil Survey, National Cooperative Soil Survey, Soil Survey Area: Aguila-Carefree Area, Arizona, Parts of Maricopa and Pinal Counties. Survey Area Data: Version 16, Sept 16, 2021

Bouwer, H., Back, J.T., Oliver J.M., 1999. Predicting Infiltration and Ground Water Mounds for Artificial Recharge, J Hydro Eng, ASCE, (4) pp. 350-357

ASTM D 2488-93. Standard Practice for Description and Identification of Soils (Visual Manual Procedure). In: 1996 Annual Book of ASTM Standards, Vol. 04.08, American Society for Testing and Materials.



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HASSAYAMPA RIVER STUDY
INFILTRATION TESTING RESULTS
MARICOPA COUNTY, ARIZONA

MATRIXNEWORLD
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TEST SITE AND SURFICIAL SOILS MAP

DRAWN BY: DJE	APPROVED BY: DJE	PROJECT NUMBER: 22-0618
DATE: 07-14-2022	DATE: 07-14-2022	1 in = 1,000 ft

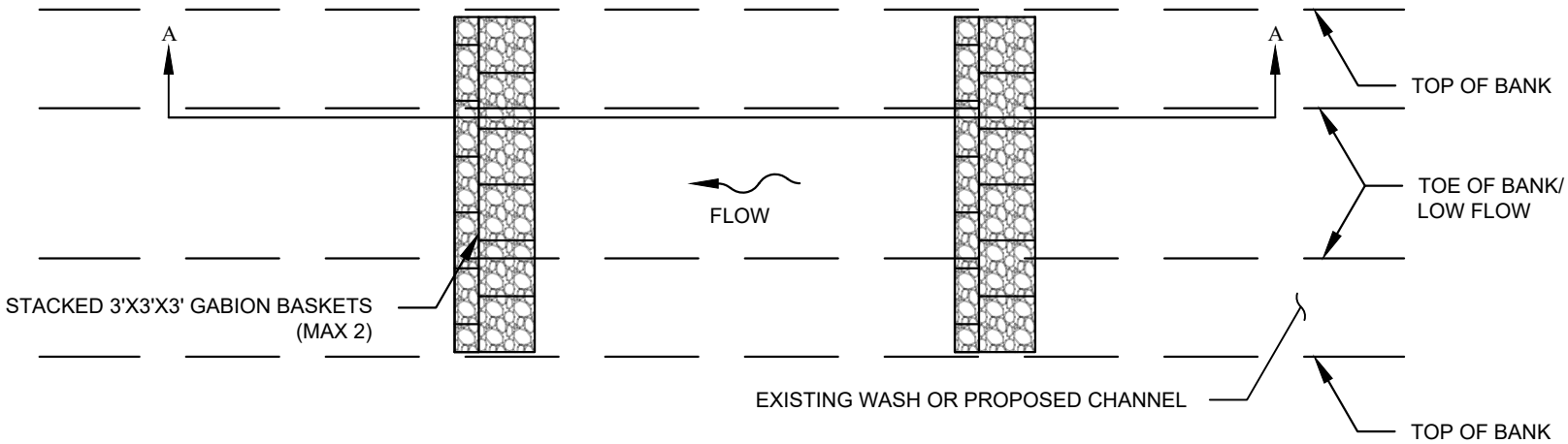
FIGURE NUMBER:
1

TABLE 1 - Hassayampa River Infiltration Testing Results

Location	Soil Type	L, Wetting Depth Measured (cm)	x Lateral Divergence (cm)	y_t Sum of Water Level Drops (cm)	n Porosity Computed	y_n, Last Water Level Drop (cm)	Δt_n, Last Time Interval (min)	I_n, Infiltration Rate (cm/min)	I_w (cm/min)	z, Average Height of Water During Last Drop (cm)	h_{we} Water Entry	K, Hydraulic Conductivity (cm/min)	K (ft/day)
1	Well graded sand	80.0	35	41.3	0.09	0.6	0.25	2.40	0.42	6.2	-10	0.3481	16.45
3	Well graded sand with gravel - bedrock at 18"	41.0	25	43.4	0.27	1.2	0.25	4.80	1.20	6.6	-5	0.9391	44.37
4A	Well graded sand with gravel	90.0	20	45.1	0.16	1.1	0.25	4.40	1.36	3.8	-5	1.2415	58.65
4B	Well graded sand with gravel	90.0	23	37.4	0.11	1.1	0.25	4.40	1.20	3.9	-5	1.0903	51.51
4C	Well graded sand with clay	90.0	18	60.8	0.23	1.2	4	0.30	0.10	4.5	-20	0.0800	3.78
5	Well graded sand with gravel	75.0	20	36.8	0.15	1.1	0.25	4.40	1.36	3.4	-5	1.2256	57.90
5A	Clayey sand	50.0	15	34.8	0.27	1.2	20	0.06	0.02	15.6	-30	0.0123	0.58
7	Well graded sand	60.0	30	34	0.12	0.9	0.25	3.60	0.75	3.2	-10	0.6123	28.93
7A	Well graded sand with clay	62.0	18	43.3	0.24	1.8	6	0.30	0.10	6.9	-20	0.0710	3.35

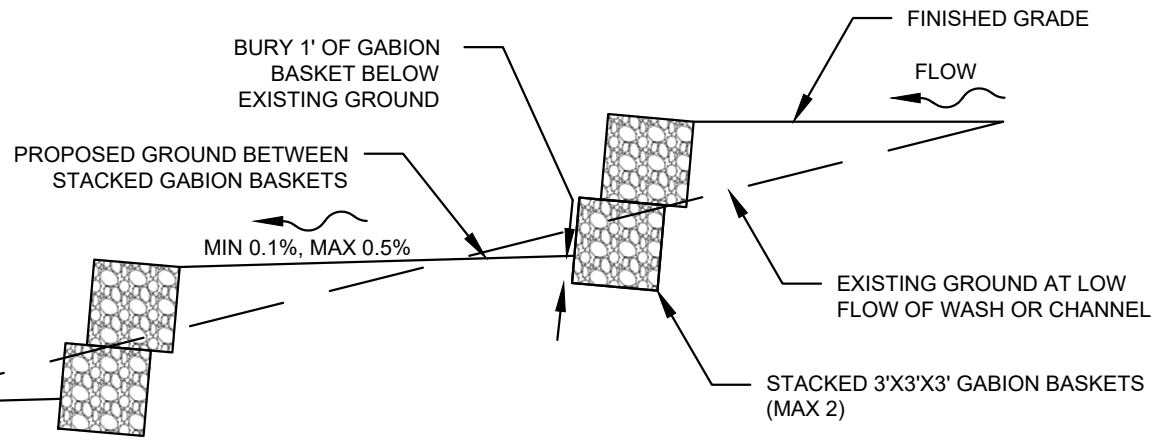
Appendix B – Standard Details

53201	GABION BASKETS
53202	ZUNI BOWL
53203	CONTOUR SWALE
53204	INFILTRATION TRENCH
53206	STONE CHANNEL PLATING
53207	ROCK CHECK DAM
53208	STORMWATER CHICANES
53209	STORMWATER HARVESTING BASIN
53210	PERMEABLE PAVING



PLAN VIEW

MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	LOW
REGULAR MAINTENANCE OCCURRENCE	SEMI-ANNUALLY
STORM MAINTENANCE	MAJOR
MAINTENANCE ACTIVITIES	CROSS-TIES, ROCK PLACEMENT, BASKET INTEGRITY, VEGETATION REMOVAL (IF DESIRED)

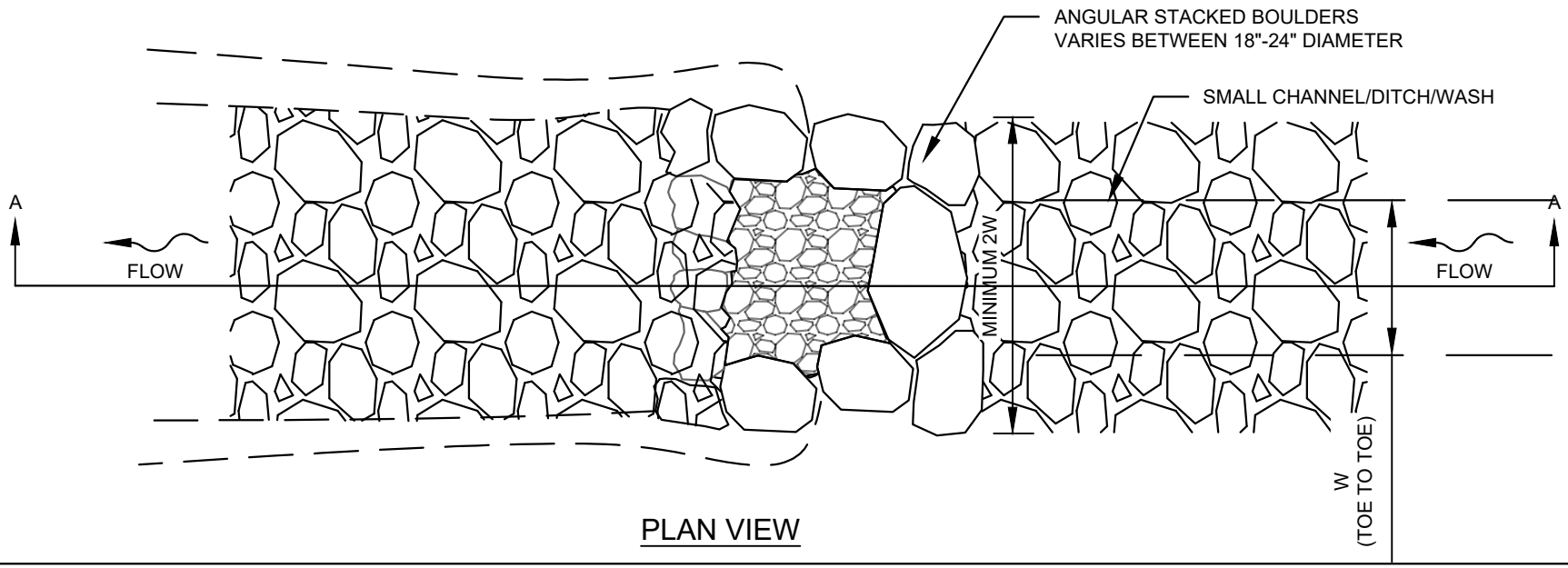


GENERAL NOTES:

1. ROCK FOR GABIONS SHALL BE WELL GRADED, VARYING IN SIZE FROM 4 TO 8 INCHES

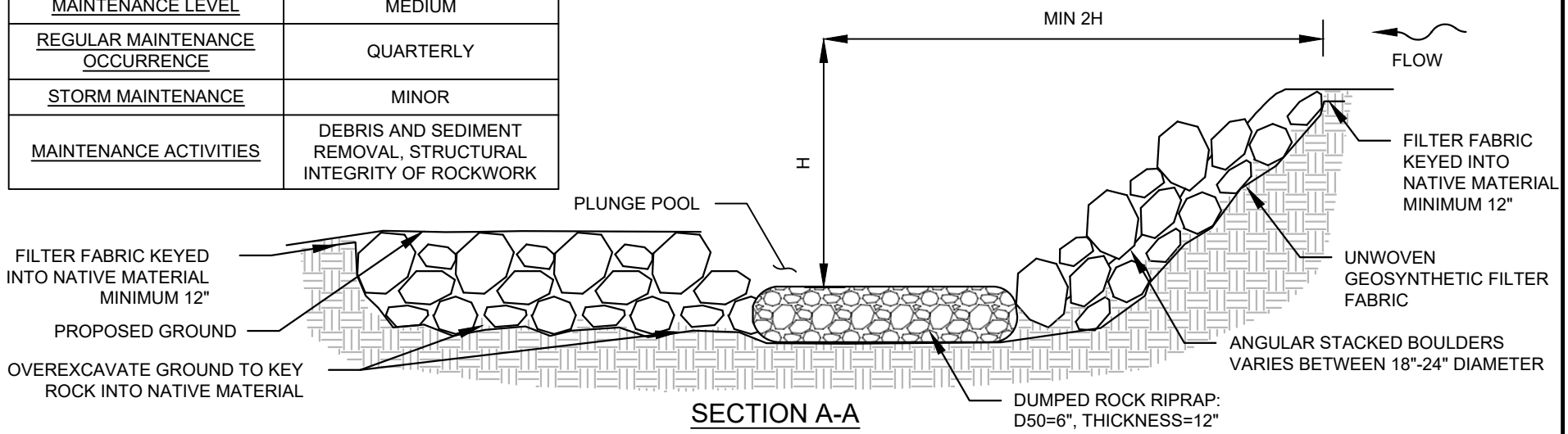
SECTION A-A

BUCKEYE, AZ STANDARD DETAIL	GABION BASKETS	REVISED: 09-20-2024	DETAIL NO: 53201



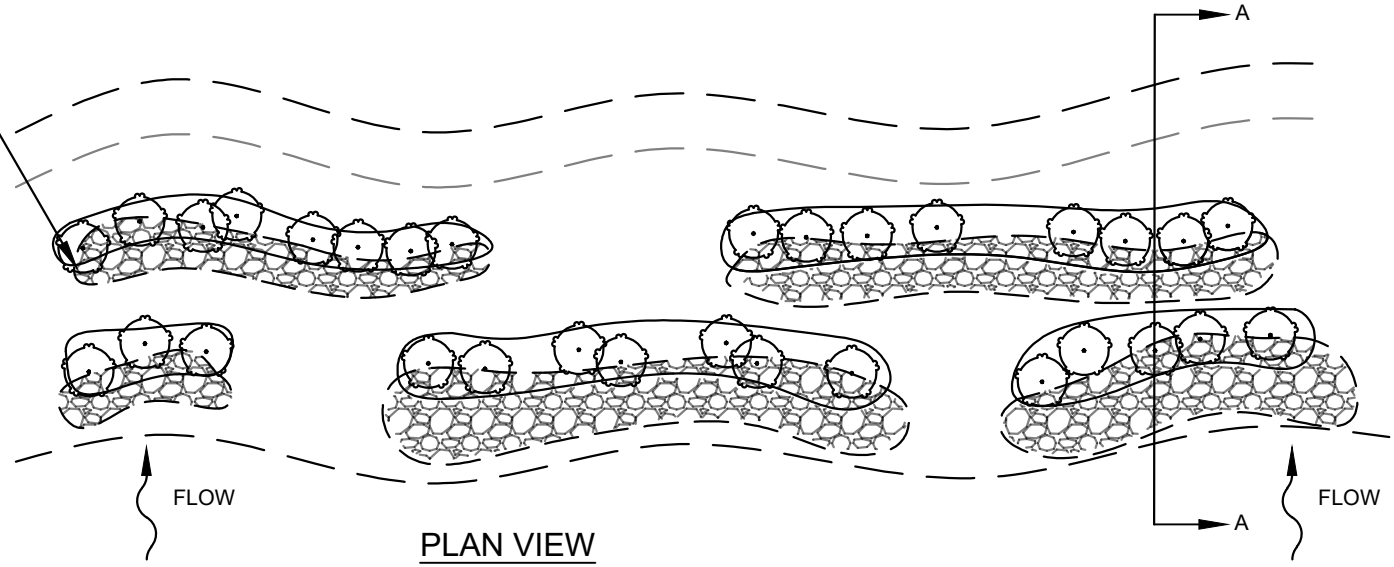
PLAN VIEW

MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	MEDIUM
REGULAR MAINTENANCE OCCURRENCE	QUARTERLY
STORM MAINTENANCE	MINOR
MAINTENANCE ACTIVITIES	DEBRIS AND SEDIMENT REMOVAL, STRUCTURAL INTEGRITY OF ROCKWORK



SECTION A-A

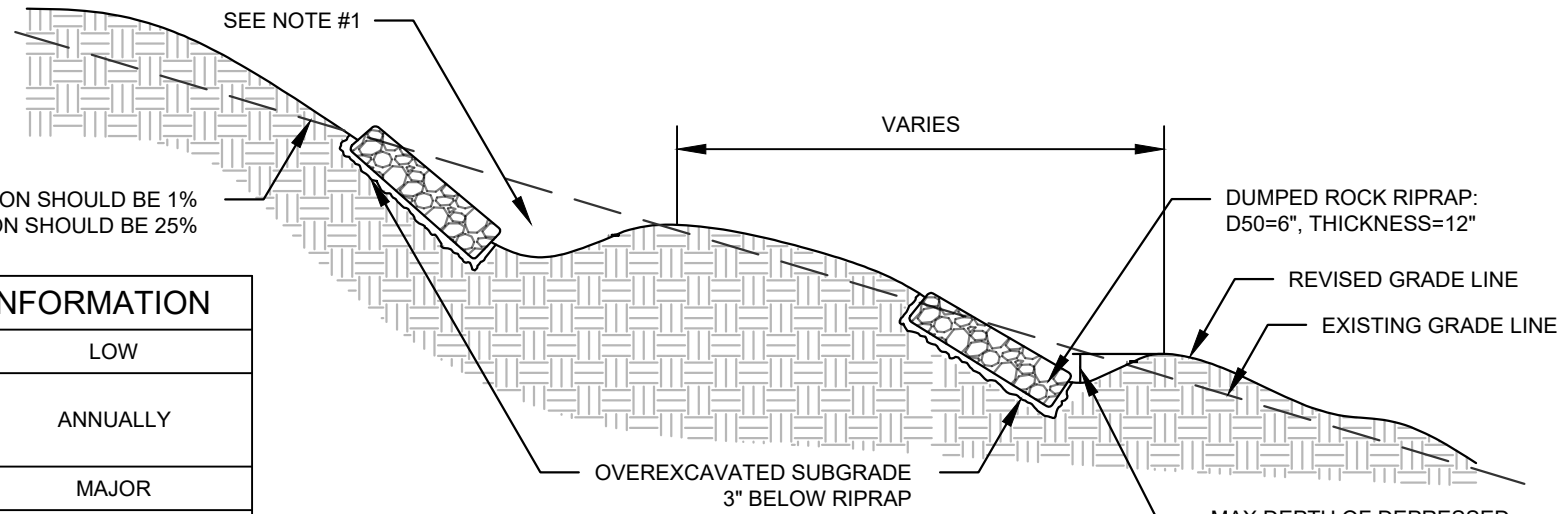
BUCKEYE, AZ STANDARD DETAIL	ZUNI BOWL	REVISED: 09-20-2024	DETAIL NO: 53202



PLAN VIEW

GENERAL NOTES:

1. LANDSCAPING SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS AND TREES PER LANDSCAPING PLAN AND CITY REQUIREMENTS.
2. LANDSCAPING SHOULD NOT BE PLACED IN LOW POINTS OF DEPRESSED AREAS TO REDUCE SEDIMENT BUILDING AT LANDSCAPING BASE.



SECTION A-A

MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	LOW
REGULAR MAINTENANCE OCCURRENCE	ANNUALLY
STORM MAINTENANCE	MAJOR
MAINTENANCE ACTIVITIES	ROCKWORK, DEBRIS REMOVAL

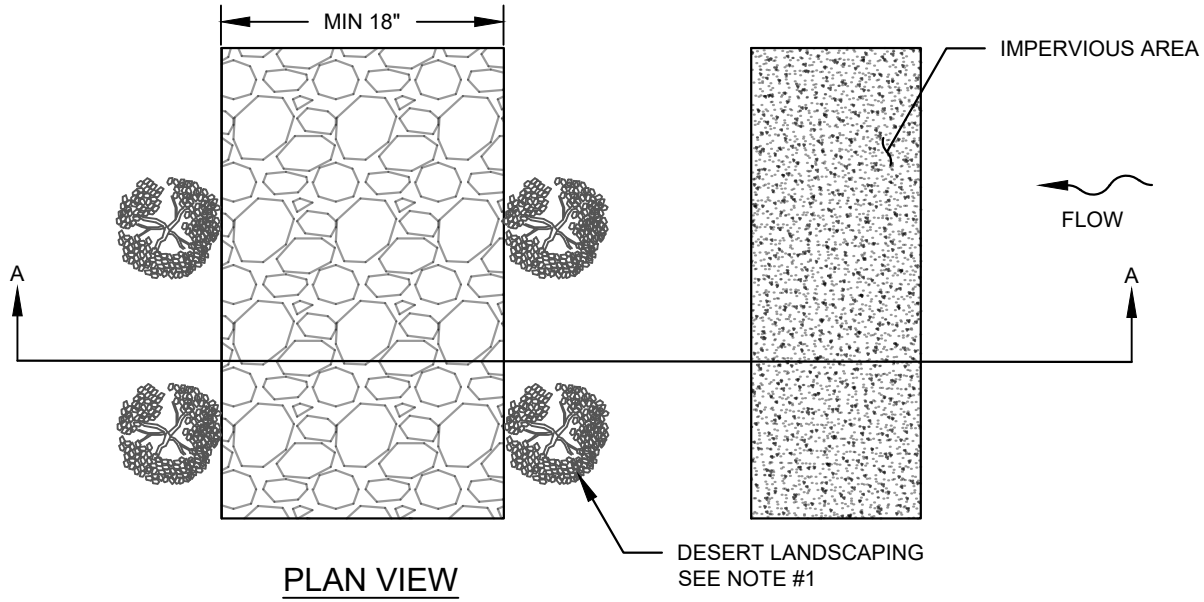
BUCKEYE, AZ
STANDARD DETAIL

CONTOUR SWALE

REVISED:	DETAIL NO:
09-20-2024	53203

GRAVEL FILTER	
SIEVE SIZE	PERCENT PASSING
1"	100
¾"	85-100
⅜"	30-60
NO.4	0-10

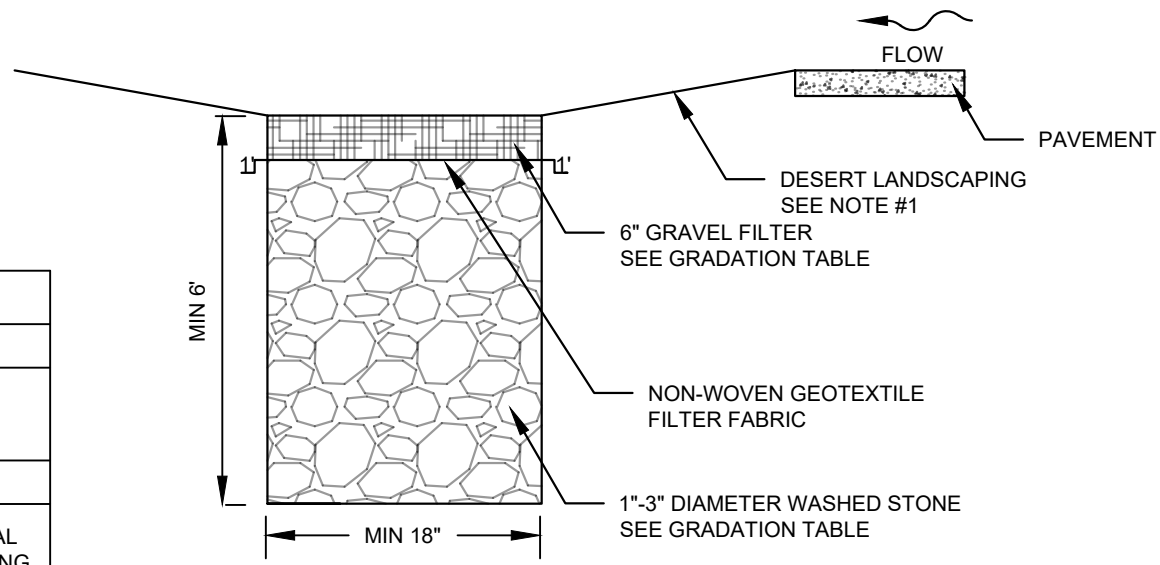
WASHED STONE	
SIEVE SIZE	PERCENT PASSING
2"	100
1.5"	85-100
1"	30-60
0.5"	0-10



PLAN VIEW

GENERAL NOTES:

1. NATIVE AND DROUGHT RESISTANT PLANTS AND TREES PER LANDSCAPING PLAN AND CITY REQUIREMENTS



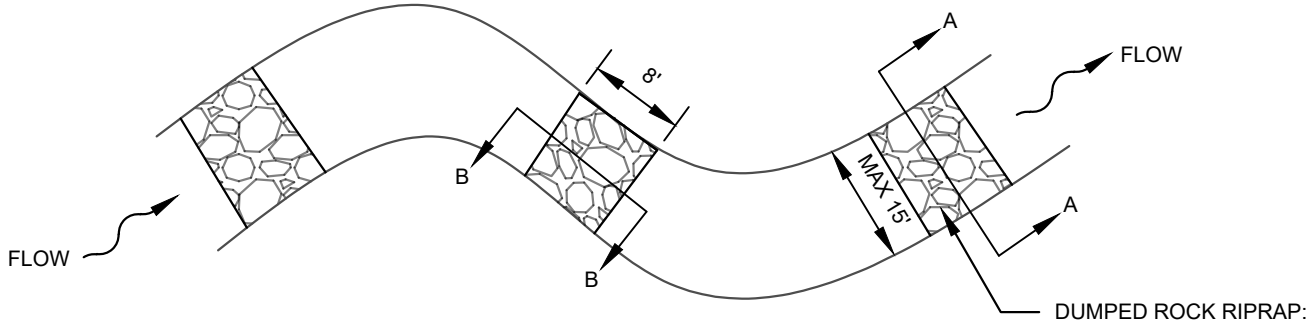
SECTION A-A

MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	MEDIUM
REGULAR MAINTENANCE OCCURRENCE	SEMI-ANNUALLY
STORM MAINTENANCE	MAJOR
MAINTENANCE ACTIVITIES	SEDIMENT REMOVAL THROUGH VACUUMING

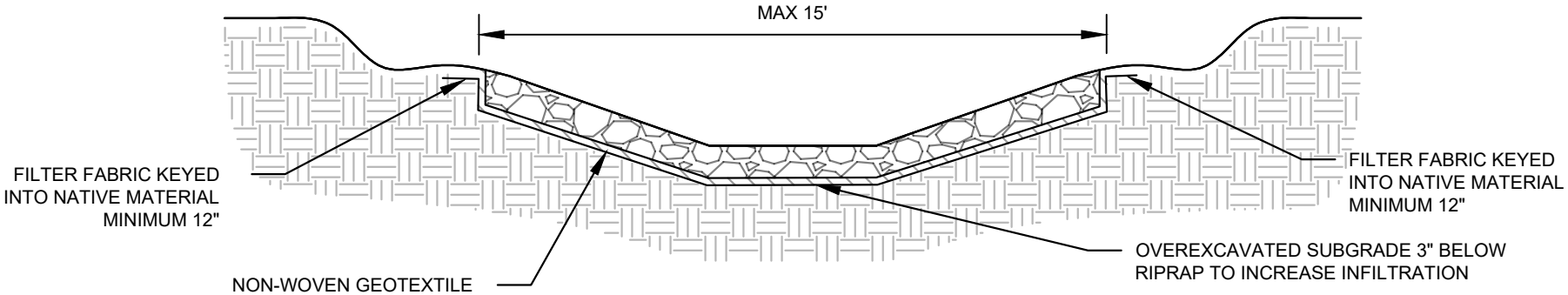
BUCKEYE, AZ
STANDARD DETAIL

INFILTRATION TRENCH

REVISED:	DETAIL NO:
09-20-2024	53204

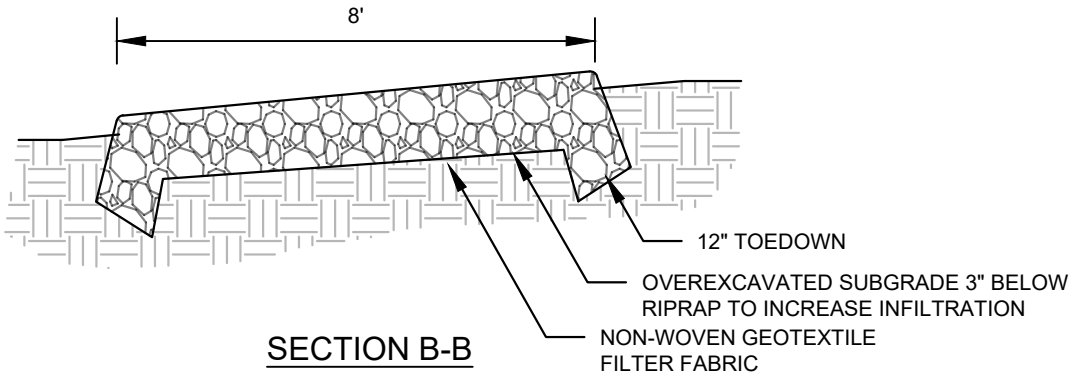


PLAN VIEW



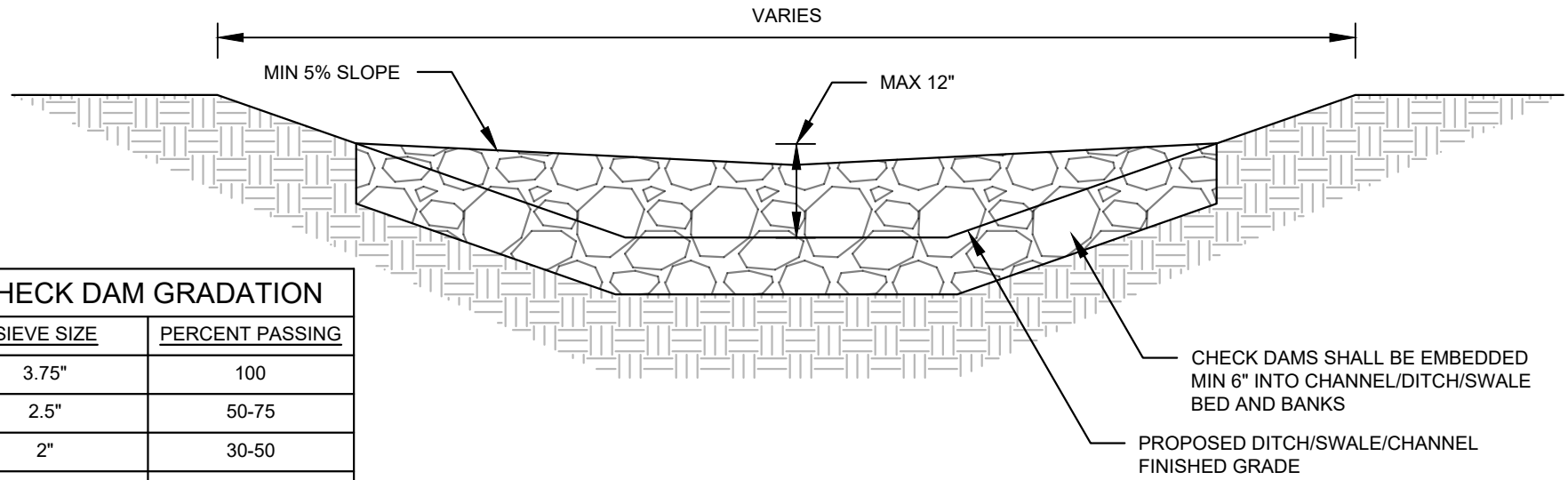
SECTION A-A

MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	LOW
REGULAR MAINTENANCE OCCURRENCE	QUARTERLY
STORM MAINTENANCE	MAJOR
MAINTENANCE ACTIVITIES	SEDIMENT REMOVAL, ROCKWORK



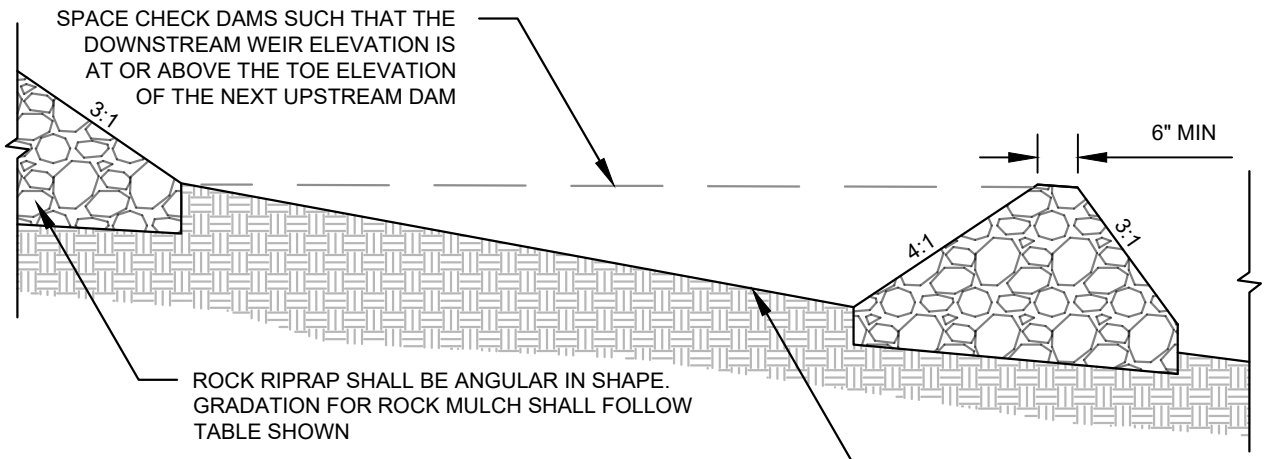
SECTION B-B

BUCKEYE, AZ STANDARD DETAIL	STONE CHANNEL PLATING	REVISED: 09-20-2024	DETAIL NO: 53206



SECTION VIEW

CHECK DAM GRADATION	
SIEVE SIZE	PERCENT PASSING
3.75"	100
2.5"	50-75
2"	30-50
1"	10-20



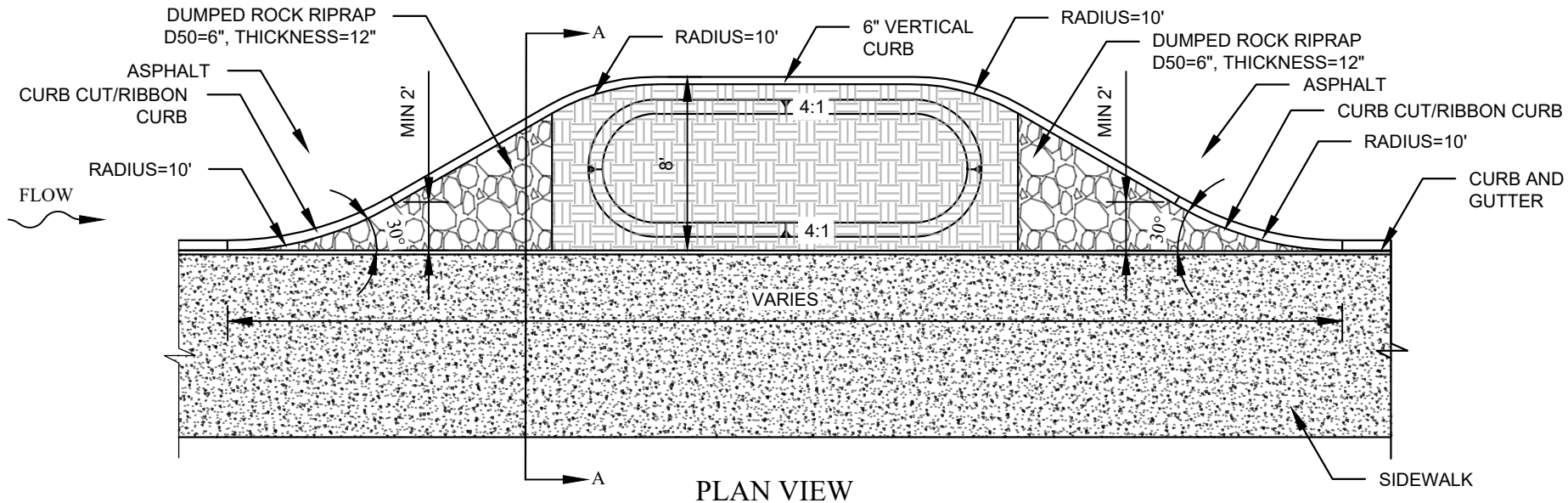
PROFILE VIEW

MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	MEDIUM
REGULAR MAINTENANCE OCCURRENCE	ANNUALLY
STORM MAINTENANCE	MAJOR
MAINTENANCE ACTIVITIES	SEDIMENT/DEBRIS REMOVAL

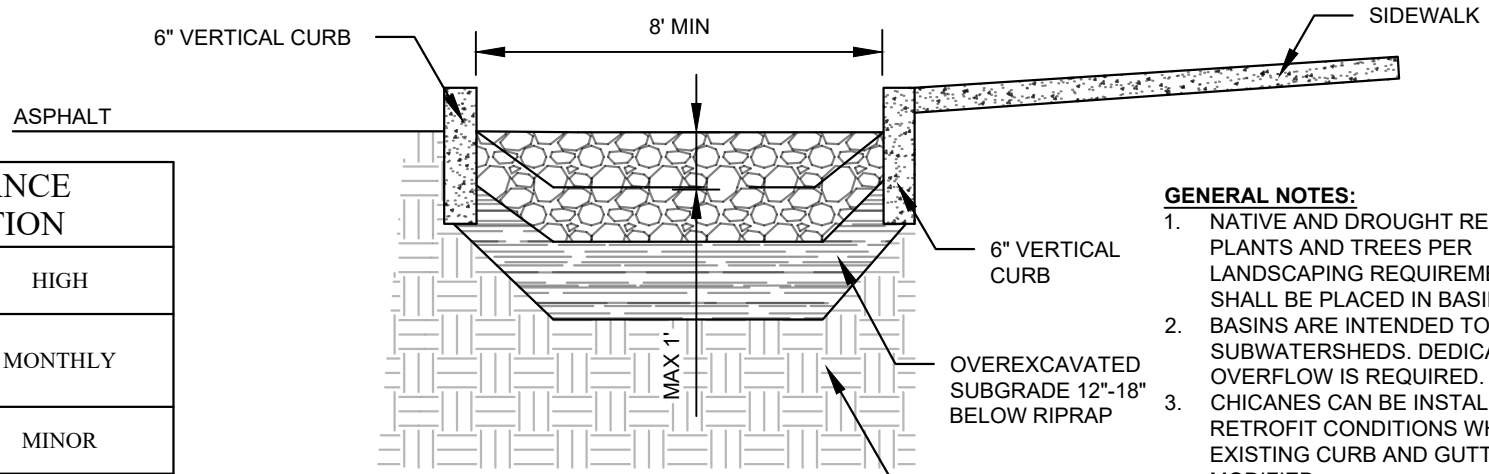
BUCKEYE, AZ
STANDARD DETAIL

ROCK CHECK DAM

REVISED:	DETAIL NO:
09-20-2024	53207



PLAN VIEW



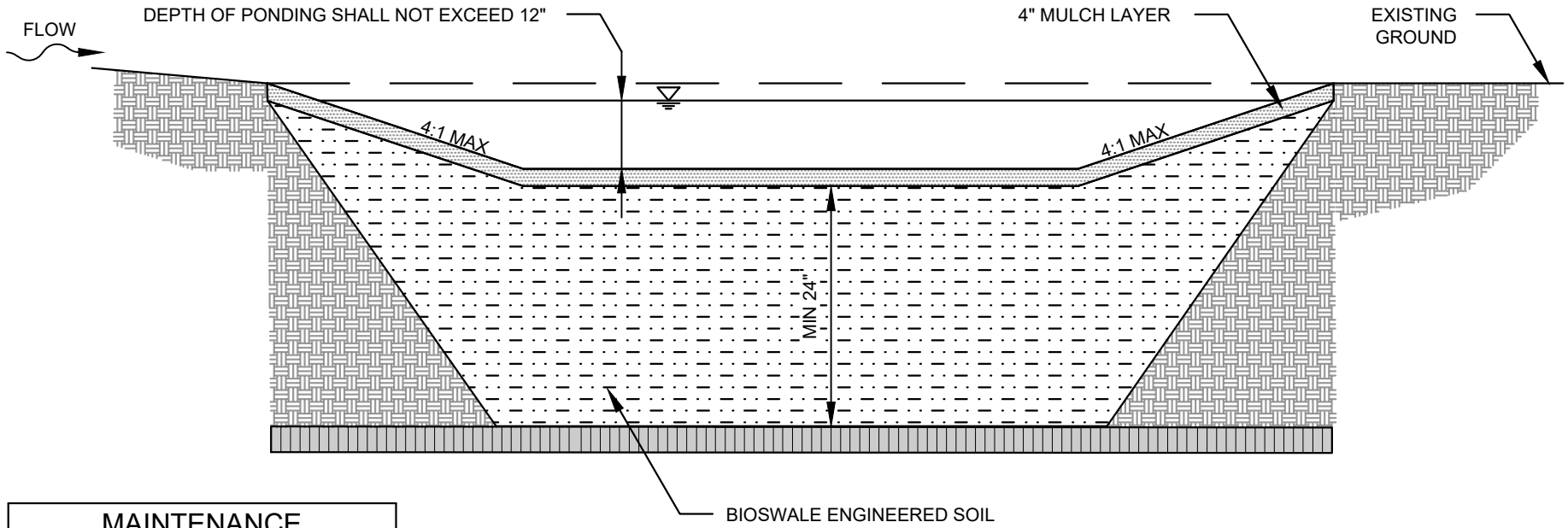
SECTION A-A

MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	HIGH
REGULAR MAINTENANCE OCCURRENCE	MONTHLY
STORM MAINTENANCE	MINOR
MAINTENANCE ACTIVITIES	SEDIMENT/DEBRIS REMOVAL, LANDSCAPING MAINTENANCE

GENERAL NOTES:

1. NATIVE AND DROUGHT RESISTANT PLANTS AND TREES PER LANDSCAPING REQUIREMENTS SHALL BE PLACED IN BASIN AREA.
2. BASINS ARE INTENDED TO CAPTURE SUBWATERSHEDS. DEDICATED OVERFLOW IS REQUIRED.
3. CHICANES CAN BE INSTALLED AS RETROFIT CONDITIONS WHERE EXISTING CURB AND GUTTER IS MODIFIED.

BUCKEYE, AZ STANDARD DETAIL	STORMWATER CHICANES	REVISED: 09-20-2024	DETAIL NO: 53208



MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	MEDIUM
REGULAR MAINTENANCE OCCURRENCE	QUARTERLY
STORM MAINTENANCE	MINOR
MAINTENANCE ACTIVITIES	SEDIMENT/DEBRIS REMOVAL, LANDSCAPING MAINTENANCE

PROFILE VIEW

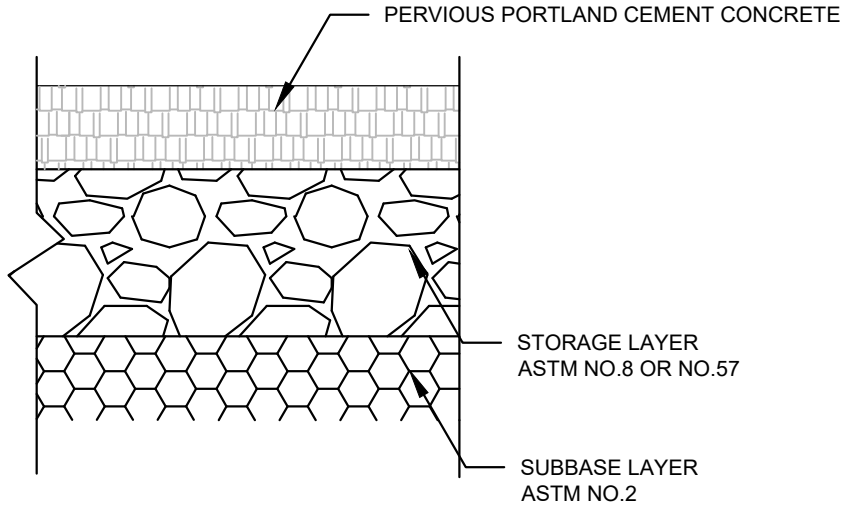
GENERAL NOTES:

1. NATIVE AND DROUGHT RESISTANT PLANTS AND TREES PER LANDSCAPING REQUIREMENTS SHALL BE PLACED IN BASIN AREA.
2. BASINS ARE INTENDED TO CAPTURE SUBWATERSHEDS. DEDICATED OVERFLOW IS REQUIRED.

BUCKEYE, AZ STANDARD DETAIL	STORMWATER HARVESTING BASIN	REVISED: 09-20-2024	DETAIL NO: 53209

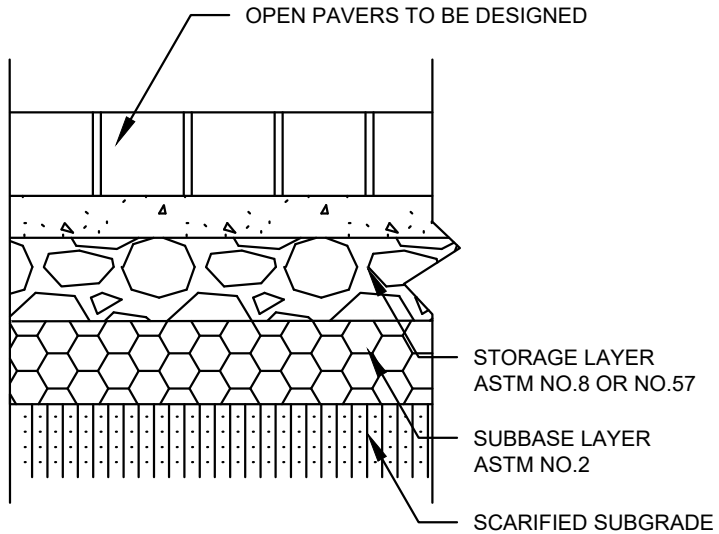
PERVIOUS CONCRETE PAVEMENT		
MINIMUM PAVEMENT THICKNESS		
PAVEMENT ITEM	CLASS A	CLASS B
PERVIOUS PORTLAND CEMENT CONCRETE	6"	8"
STORAGE LAYER	6" (SEE NOTE #2)	12" (SEE NOTE #2)
SUBBASE LAYER	4"	4"

PAVEMENT, STORAGE AND SUBBASE LAYER THICKNESSES TO BE CONFIRMED BY GEOTECHNICAL ENGINEER



PERVIOUS CONCRETE SECTION

MAINTENANCE INFORMATION	
MAINTENANCE LEVEL	HIGH
REGULAR MAINTENANCE OCCURRENCE	ANNUALLY
STORM MAINTENANCE	MINOR
MAINTENANCE ACTIVITIES	SEDIMENT REMOVAL THROUGH VACUUMING



PERVIOUS CONCRETE PAVERS

GENERAL NOTES:

1. AGGREGATE LAYERS SHALL MEET MAG STANDARD SPECIFICATIONS SECTION 303.
2. DEPTH OF STORAGE LAYER SHOULD BE SIZED TO DRAIN WITHIN 72 HOURS.
3. TOP OF PAVEMENT SHOULD BE DESIGNED TO ACHIEVE 5% MAXIMUM SLOPE IN ANY DIRECTION.
4. UNCOMPACTED SUBGRADE FOR AREAS DESIGNED FOR INFILTRATION FEATURES ONLY.
5. COMPACTION REQUIREMENTS IF ANY WILL BE DESIGNED BY GEOTECHNICAL ENGINEER.

BUCKEYE, AZ STANDARD DETAIL	PERMEABLE PAVEMENT	REVISED: 09-20-2024	DETAIL NO: 53210

Appendix C – Maintenance Log

LID Application Maintenance Log

HOA _____
Location (Cross Streets) _____
LID Application _____

Maintenance Recommendations

Refer to City of Buckeye LID Manual for maintenance suggested maintenance frequency for each type of LID application
LID application shall be maintained and cleaned out at a minimum prior to each monsoon season or no later than July 31st of each year

Maintenance Log

Date	Maintenance/Inspection?	Storm?	Estimate Hours Spent	Notes

RESOLUTION NO. 67-24

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, REPEALING CHAPTER 1, SECTION 1-2 PLAN SUBMITTAL REQUIREMENTS, DATED MARCH, 2012 OF THE CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS; DECLARING AS A PUBLIC RECORD THOSE CERTAIN DOCUMENTS ON FILE WITH THE CITY CLERK ENTITLED "CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS CHAPTER 1: GENERAL INFORMATION, SECTION 1-1: ENGINEERING SUBMITTAL REQUIREMENTS," "CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS CHAPTER 1: GENERAL INFORMATION, SECTION 1-2: AS-BUILT REQUIREMENTS," "CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS CHAPTER 5: STORMWATER MANAGEMENT, SECTION 5-3: LOW IMPACT DEVELOPMENT MANUAL;" AND APPROVING AND ADOPTING THE SAME BY REFERENCE.

WHEREAS, those certain documents entitled the "City of Buckeye Engineering Design Standards Chapter 1: General Information, Section 1-1: Engineering Submittal Requirements; Chapter 1: General Information, Section 1-2: As-Built Requirements; Chapter 5: Stormwater Management, Section 5-3: Low Impact Development Manual;" of which at least three paper copies or one paper copy and one electronic copy are on file in the office of the City Clerk and open for public inspection during normal business hours, are hereby declared to be public records and said copies are ordered to remain on file with the City Clerk; and

WHEREAS, the City Engineer is required to recommend for City Council adoption standard specifications, details and regulations regarding public works improvements pursuant to City Code Chapter 23, Article 23-2, Section 23-2-1; and

WHEREAS, the City Engineer has recommended the City Council make the following changes to the City of Buckeye Engineering Design Standards: repeal Chapter 1, Section 1-2, Plan Submittal Requirements, dated March, 2012; add Chapter 1, Section 1-1, Engineering Submittal Requirements; add Chapter 1, Section 1-2, As-Built Requirements; add Chapter 5, Section 5-3, Low Impact Development Manual; in order to provide clarity, guidance and uniformity in the submission and review processing.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

Section 1. The recitals set forth above are hereby incorporated as if fully set forth herein.

Section 2. Chapter 1, Section 1-2, Plan Submittal Requirements, dated March, 2012, of the City of Buckeye Engineering Design Standards, is hereby repealed.

Section 3. Those certain documents entitled the "City of Buckeye Engineering Design Standards Chapter 1: General Information, Section 1-1: Engineering Submittal Requirements;

Chapter 1: General Information, Section 1-2: As-Built Requirements; Chapter 5: Stormwater Management, Section 5-3: Low Impact Development Manual;" of which at least three paper copies or one paper copy and one electronic copy are on file in the office of the City Clerk and open for public inspection during normal business hours, are hereby referred to, adopted, and made a part hereof as if fully set out in this Resolution.

Section 4. The standards and requirements adopted pursuant to this Resolution shall apply to all plans submitted to the City following the effective date of this Resolution, including plans seeking approval or re-approval from the City Engineer.

Section 5. The Engineering Design Standards may be repealed, modified or revised by the Mayor and City Council of the City of Buckeye; provided however, that the City Engineer is hereby authorized to make typographical or technical corrections to the Engineering Design Standards, including corrections or improvements to maps, drawings, detail, and graphics, that do not result in substantive changes to the Engineering Design Standards.

Section 6. All resolutions and parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 7. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 8. The Mayor, City Manager, City Clerk, City Attorney, and City Engineer are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and City council of the City of Buckeye, Arizona, this 15th day of October, 2024.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

_____
K. Scott McCoy, City Attorney

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.I. DS - Verrado Victory District Phase 10B - Final Plat - (PLZV-24-0006)
DATE PREPARED: 10/15/24	**DISTRICT NO.:** 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on a final plat of Verrado Victory District Phase 10B, generally located east of Verrado Way and north of Victory Phases 7 and 8 within the Verrado Victory District.

SUMMARY

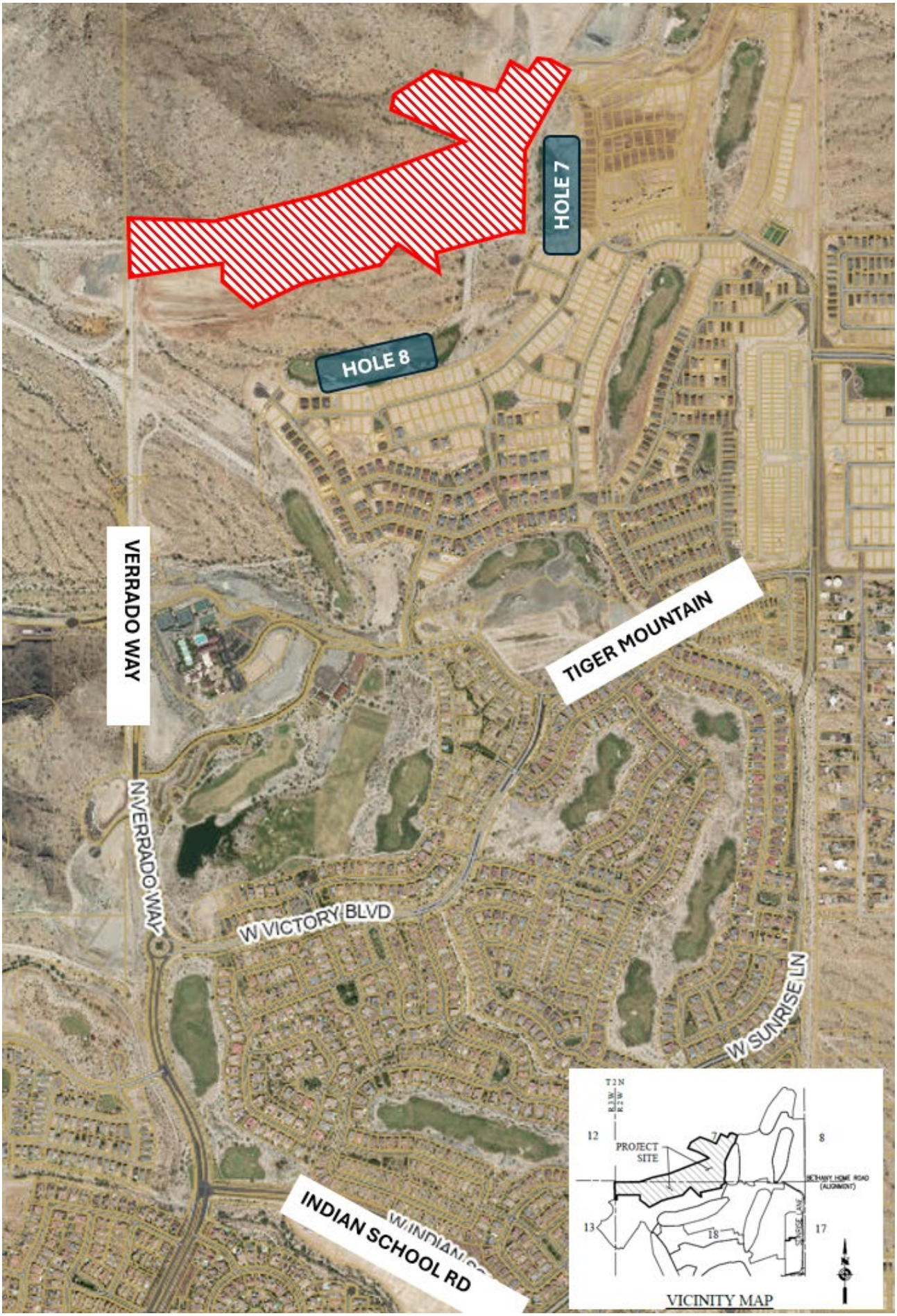
PROJECT DESCRIPTION:
The applicant has requested approval of a final plat of Verrado Victory District Phase 10B (PLZV-24-0006), consisting of 179 single-family lots on approximately 61.9 acres generally located east of Verrado Way and north of Victory Phases 7 and 8 within the Verrado Victory District. The associated preliminary plat for "Verrado Victory District Phase 9 & 10" was approved by the Planning and Zoning Commission on July 26, 2022. The associated Victory Phase 10A Final Plat was approved by Council on October 1, 2024. Approval of the requested final plat would enable the applicant to build additional single-family homes in Verrado. This request is in general conformance with the approved preliminary plat and the approved Verrado Community Master Plan. All reviewing departments have approved the request, and the applicant has provided a Certificate of Assured Water Supply pursuant to ARS 9-463.01(I). This final plat is requested by David Nilsen of Verrado ARC LLC.

BENEFITS:
The approval of the final plat would enable the applicant to develop additional single-family housing in the Verrado Victory District.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZV-24-0006 Vicinity Map.pdf
PLZV-24-0000 Verrado Victory Phase 10B Narrative.pdf
PLZV-24-0006 Verrado Victory Phase 10B - Final Plat.pdf

Victory Dis Ph 10 issued CAWS.PDF

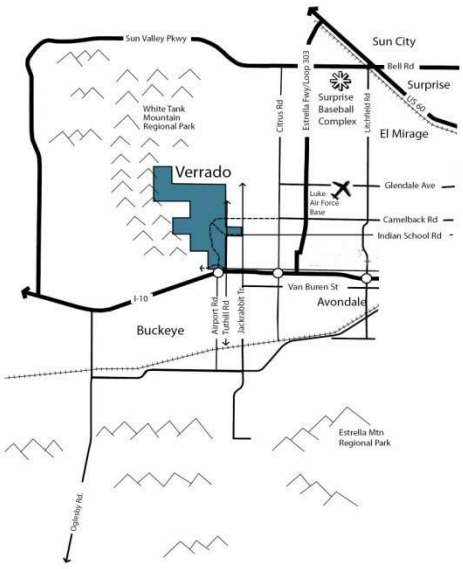

HOLE 7
HOLE 8
VERRADO WAY
TIGER MOUNTAIN
N VERRADO WAY
W VICTORY BLVD
W SUNRISE LN
INDIAN SCHOOL RD
T2N
R3W
R2W
12
7
8
PROJECT SITE
SCHANY HOME ROAD (ALIGNMENT)
13
18
17
SUNSET LANE
VICINITY MAP

Final Plat Narrative
Verrado, Victory District, Phase 10B
(6.7.24)

<u>Background</u>

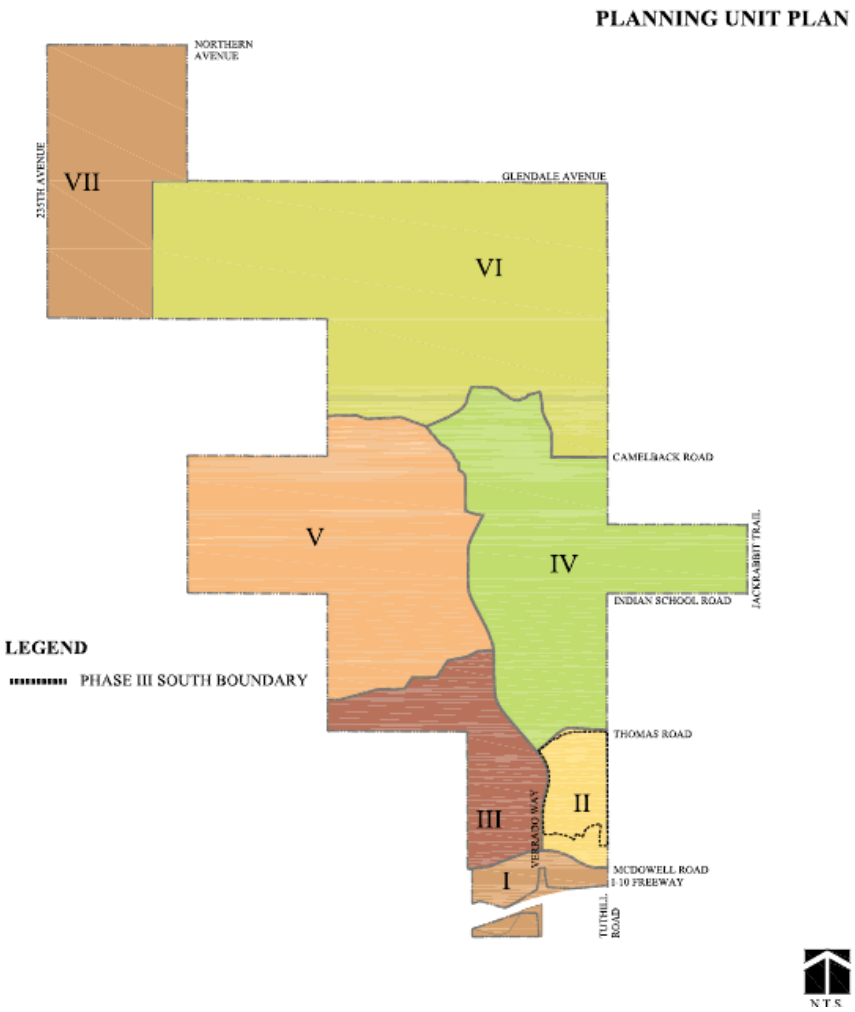
Verrado is an 8,816 acre master planned community located north of I-10 and east and west of Verrado Way ("Verrado") as shown on ***Exhibit A***. In 1999, the City of Buckeye (the "City") approved the Pre-Annexation and Development Agreement (the "PADA") and the Community Master Plan ("CMP"), both of which provide the planning and zoning entitlement framework for Verrado.

Exhibit A



In 2004, the City approved an amendment to the CMP that added an additional sixteen (16) acres to the entitlements. The CMP, as amended, allows for a maximum of 14,080 residential dwelling units, 4,234,550 square feet of commercial/mixed use and 1,000 resort rooms. As of late 2021, approximately 55% of the total dwelling units have been platted. A Land Use Budget allocates these densities/intensities throughout the 8,816 acre property into seven (7) Planning Units as depicted in ***Exhibit B***.

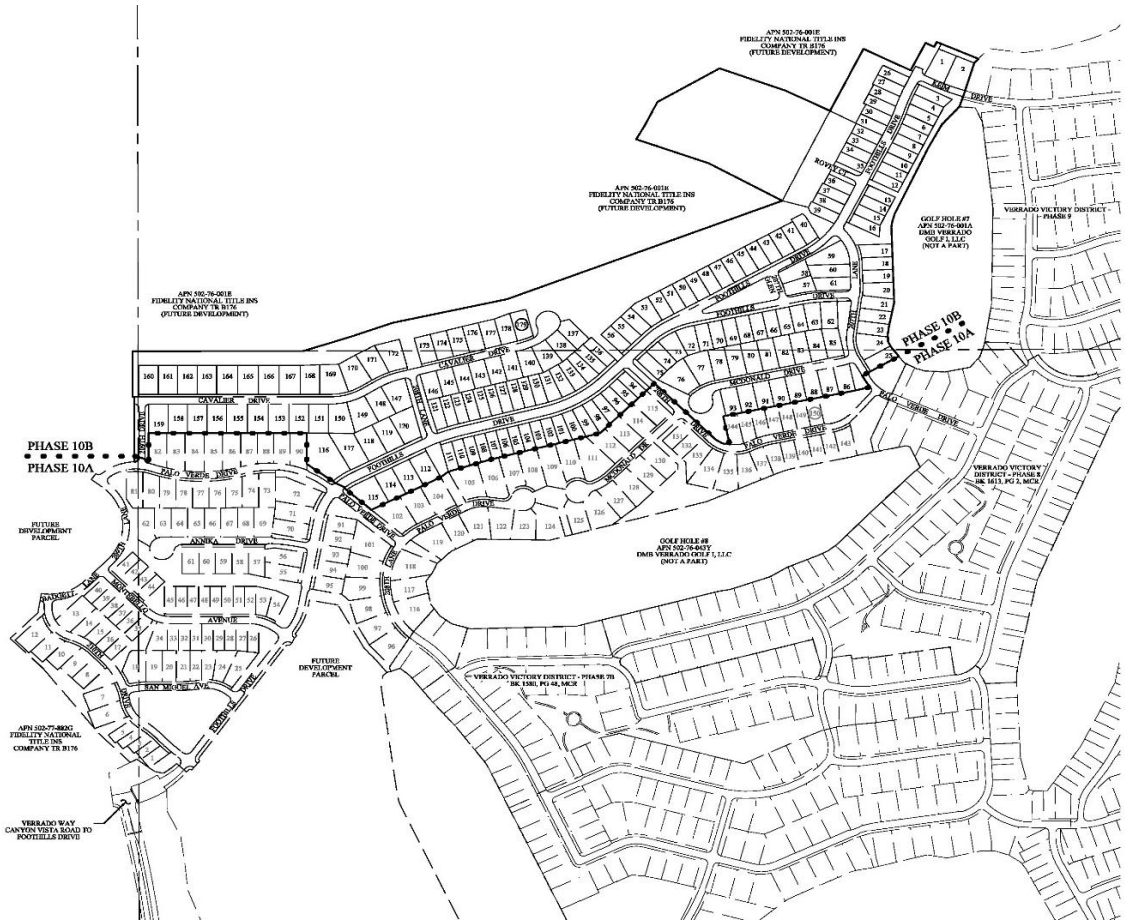
Exhibit B



Description of Request

The purpose of this application is to request approval of the Final Plat for Phase 10B of the Verrado Victory District ("Victory"). The Final Plat (the "Property"), consists of approximately 62 acres and is located east of Verrado Way – Phase 4, north of the Victory Golf Hole #8, southwest of Victory Golf Hole #7. The Final Plat creates 179 residential lots and numerous private tracts to be utilized for neighborhood parks, trails and other such uses – see ***Exhibit C***.

Exhibit C



Open Space

The property has the benefit of open space views onto the mountain side and golf hole 8 in addition to providing 36 percent open space, which is 22 acres of the total acreage for the site.

Background on Verrado and Victory District

The Victory District is in the area north of the Main Street District and is exclusively for active adults. This represents a unique opportunity to create a convergence of complementary lifestyles, which will add to the diversity and charm of Verrado. Because this area is north of the Main Street District and given its proximity to the terrain of the White Tanks, the land plan will relax and take on a more organic quality that responds to terrain and the open space pattern of the golf fairways. While the fundamental design principles including street design, street trees, architectural design and neighborhood parks will still be employed, differences in execution will be made in order to meet the needs of the active adult. Specifically, the Victory District is planned with an emphasis on the following features:

1. Connectivity/Exclusivity in Balance
2. Emphasis on a safe and connected path and trail system within Victory which connects to Verrado and adjacent regional parks
3. Public play Golf Course
4. Age-Restricted Community Center which will be the hub of Victory and include uses such as a fitness center, pools, multi-purpose gathering spaces, kitchen, outdoor gathering spaces, tennis, pickleball and bocce courts and other such uses
5. Lifestyle programming

Consistent with planning for Verrado, DMB has conducted a significant amount of analysis and study on active adult communities with the goal of creating a place that will meet the needs of the active adult population, but also which will seamlessly blend into the community of Verrado. While Victory will have its own personality and qualities, separate and apart from the rest of Verrado, it will complement and blend so as to create the sense that you are still in the same place.

Current Site Conditions

The "Property" is currently undeveloped. The majority of the "Property" consists of undeveloped desert; however, a portion of the parcel has disturbed in association with the construction of the golf holes and/or areas associated with the Caterpillar proving grounds operation, which ceased operations over 30 years ago.

Current General Plan Designation

The entire 8,816 acre Verrado property is designated as *Master Planned Community* in the City of Buckeye General Plan. In addition, because of the major washes that traverse Verrado, the General Plan land use map has several 'Floodway Transitional Areas' designated throughout the master planned community. The updated Planning Unit Drainage Plan and Update to Master Drainage Plan submittal addresses any drainage issues related to this land use designation.

Current Zoning Designation

Verrado is zoned Planned Community District ("PC") with an approved CMP and PADA as noted above. The CMP identifies several Development Options, which specify allowed uses and development criteria. In accordance with the CMP, the selected Development Options are identified on the Final Plat.

Planning Unit Plans

The CMP requires a Planning Unit Environmental Design Plan ("PUEDP") be approved by the Planning Director. The purpose of the PUEDP is to provide more specificity in terms of generalized character of the area to be developed. The PUEDP addresses site conditions, paths and trails, public facilities, landscaping themes, signage, and lighting. Additionally, plans for drainage, water, sewer and transportation will be submitted concurrently with the final plats to ensure compliance with CMP requirements.

The Victory District is located within two (2) planning units including Planning Units IV and VI.

Surrounding Vicinity Information

The Final Plat is located within the northern portion of Verrado. Areas to the south have been developed in what are referred to as the "Main Street District" as shown on ***Exhibit D***.

Exhibit D

The Main Street District is developed with a mix of residential uses, with the Verrado Main Street forming a central gathering point in a manner that resembles a "small town" commercial district. The Raven Golf Course and Clubhouse exist on the west end of the "Main Street." Development patterns in this area were intended to be formalized with significant amount of connectivity to the many neighborhood parks and trail systems throughout Verrado.

To the east are properties outside of Verrado, which include future phases of the Canyon Views development and a State Land parcel located north of Canyon Views.

	North	South	East	West
Existing Use	Undeveloped	Victory Phase 10A	Victory Phase 10A	Undeveloped
Existing Zoning	PC	PC	PC	PC
Planning Unit Plan Designation	PU VI	PU IV	PU VI	PU VI
Verrado "Districts"	Victory	Victory	Victory	Victory

Water Management Plan

EPCOR Water[1] is the water service provider for Verrado. Existing Zone 3 and 4 water lines will be extended from Phase 10A and Victory Phase 9 to service the Property. Water storage will initially be provided by the Zone 3 South Reservoir. EPCOR Water will initiate the design and construction of the Zone 3 North Reservoir in the near future.

Wastewater Management Plan

EPCOR Water is also the wastewater service provider for Verrado. The wastewater distribution systems will be extended to service the "Property" from the existing Tuthill sewer trunk line that directs the wastewater to the existing wastewater reclamation facility, located north of McDowell Road adjacent to the Tuthill Road alignment.

Fire & Police Protection

Fire, Police and emergency services are provided by the City. The Verrado Fire Station 703 is located approximately 4 ½ miles to the south of the "Property" at 2582 North Verrado Way. Station 703 is a joint fire/police station that was partially funded by Verrado through the donation of land as well as cash donation as specified in the PADA.

[1] EPCOR is a private utility provider service to Verrado and other areas in Maricopa County.

Impact on Local Schools

The "Property" is located within three (3) school districts including 1) the Litchfield Elementary School District, 2) the Agua Fria Union High School District, and 3) the Saddle Mountain Elementary School District. The proposed Preliminary Plat complies with land use intensities allowed within the land use budget and further, will not impact the school districts by creating a need for additional schools because the project is age restricted.

Transportation/Roadways

Roadway circulation will be provided to Victory Phase 10B by numerous access points from Phase 10B and Keim Drive, which is currently under construction with Phase 9.

Foothills Drive, a "loaded collector roadway" will provide the main access from Verrado Way (Canyon Vista Road to Foothills Drive, also known as Phase 4) east to Palo Verde Drive. The horizontal and vertical geometric standards used to design Foothills Drive have been noted in the Paving Plans.

The residential streets will be tree-lined and have a five (5) foot wide sidewalk located on one side of the street only, as shown on the Improvement Plans. Local roadways will be minimum width of thirty-two (32) feet back-of-curb when lots are located on both side of the roadway. In this situation, parking is allowed on both sides of the street. Roadway widths adjacent to open space tracts will utilize a smaller half street section of twelve (12) feet from center line to back-of-curb with No Parking permitted along the narrower side of the roadway.

Roadway widths are shown on the improvement plans and are in conformance with CMP standards.

Proposed Trails, Parks and Open Space

Phase 10B includes a trail system that traverses the project, which will connect to existing trail systems within Victory. Trails are intended to be a central feature of Victory and will be provided throughout the entirety of the 1,300 acres. Future connections will also be made to other areas of Verrado as well as off-site trail systems with the goal of providing an overall trail system within the entire community that connects with trails from adjacent parks and other open space amenities. We have found in our research, that one of the key community elements that active adults desire is a path and trail system. To that end, we have made this an important feature of the community.

Development Standards

The Final Plat creates 150 residential lots as well as numerous private "tracts" that will be utilized for neighborhood parks, open space, trails and drainage. The Final Plat will include different lot sizes utilizing several Development Options including the Residential Low and Residential Medium categories. Below is an abbreviated summary of the Development Options with proposed lot development standards:

Development Option	Lot Size (CMP)		Min. Width & Depth		Max. Lot Coverage
	CMP	Prop.	CMP	Prop.	CMP
Residential Very Low	10,000	10,400 (80 x 130)	80'	80'	60%
Residential Low	6,000	8,160 (68 x 120)	60'	68'	60%
Residential Low/Medium	4,500	6,840 (57x120)	50'	57'	65%
Residential Medium	3,500	5,170 (47 x 120)	50% of lots within subdivision shall be a min. of 40' and 50% a min. of 45'	47'	65%

Verrado Design Guidelines

Design Guidelines for Victory have been developed to address the unique character that will be created in this portion of Verrado. The Victory design guidelines are similar to the existing Verrado Design Guidelines that are utilized to guide the unique architectural and land planning character that has made this community unique.

Summary

The Final Plat represents the tenth phase of the Victory District in Verrado. Victory will blend in seamlessly with Verrado, yet will be developed with its own character and qualities, which will ensure the success of the community. Overall, Victory will be internally and externally connected and will be developed with the same exacting standards as the existing portions of Verrado. The blending of different types of housing and generational housing will ensure Verrado continues to lead in creating a true mixed-use and sustainable community.

2R PLZV-24-0006 RECEIVED AUG 23 2024 WD

FINAL PLAT
FOR

"VERRADO, VICTORY DISTRICT, PHASE 10B"

SITUATED IN PORTIONS OF SECTION 7 AND 18, TOWNSHIP 2 NORTH, RANGE 2 WEST AND SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:

THAT DMB VERRADO GOLF I LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ACTING NOT IN ITS CORPORATE CAPACITY, BUT SOLELY AS TRUSTEE UNDER ITS TRUST NO. B176 ("TRUSTEE"), AS OWNERS OF THE LAND DESCRIBED HEREIN, HAS SUBDIVIDED UNDER THE NAME OF "VERRADO, VICTORY DISTRICT, PHASE 10B", SITUATED IN PORTIONS OF SECTION 7 AND 18, TOWNSHIP 2 NORTH, RANGE 2 WEST AND SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE FINAL PLAT OF SAID "VERRADO, VICTORY DISTRICT, PHASE 10B", AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT OWNERS, HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH THE PUBLIC STREETS AND PUBLIC EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THE TERMS AND CONDITIONS OF THE FOREGOING DEDICATION OF PUBLIC STREETS ARE HEREBY MADE SUBJECT TO THE PROVISIONS OF THAT CERTAIN DEDICATION, EASEMENT AND MAINTENANCE AGREEMENT (VICTORY DISTRICT) RECORDED AS DOCUMENT NO, 2013–1046384 M.C.R AS SAME MAY BE AMENDED FROM TIME TO TIME (THE "DEMA") INCLUDING THE TERMS AND CONDITIONS OF CERTAIN EASEMENTS AND RIGHTS RESERVED FROM SUCH DEDICATION, THE TERMS AND CONDITIONS OF THE FOREGOING DEDICATION OF PUBLIC STREETS ARE HEREBY MADE SUBJECT TO THE PROVISIONS OF THE DEMA RELATIVE TO "RIGHT–OF–WAY" OR "R/W," AND SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO AS ARE SPECIFICALLY SET FORTH IN SECTION 1.1 OF THE DEMA. THE DEMA IS INCORPORATED HEREIN AS IF SET FORTH IN ITS ENTIRETY, IT IS INTENDED THAT THIS PLAT AND THE DEMA BE READ TOGETHER TO THE EXTENT OF ALL APPLICABLE PROVISIONS OF THE DEMA.

ALL AREAS DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT" OR "PUE" SHALL BE UTILIZED ONLY FOR THE PURPOSES, AND SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, SET FORTH IN SECTION 2.4 OF THE DEMA, AS IF THE PUBLIC UTILITY EASEMENTS WERE CREATED UNDER THE DEMA.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO EPCOR A PERPETUAL SEWER EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED HEREON AS "SEWER EASEMENT" OR "SSE", SUBJECT TO ALL OF THE TERMS AND CONDITIONS SET FORTH IN THE WASTEWATER LINE EASEMENT RECORDED AS INSTRUMENT NO. 2012–0714756, MCR, AS IF SAID AREAS WERE EASEMENT PREMISES THEREUNDER.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO SOUTHWEST GAS CORPORATION, A CALIFORNIA CORPORATION ("SW GAS"), A SEPARATE EASEMENT FOR INSTALLATION AND MAINTENANCE OF NATURAL GAS PIPELINE OR PIPELINES AND APPURTENANCES OVER, UPON, AND ACROSS ALL AREAS DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT" OR "PUE" AND ALL TRACTS REFLECTED HEREON, BUT ONLY TO THE EXTENT WITHIN AREAS CONTEMPLATED BY THE FINAL APPROVED APPLICABLE SW GAS IMPROVEMENT PLANS FOR THE SUBDIVISION, SUBJECT TO ALL OF THE TERMS AND CONDITIONS SET FORTH IN THE GRANT OF EASEMENT RECORDED AS INSTRUMENT NO 2017–0294149, M.C.R. AS IF SAID AREAS WERE EASEMENT PROPERTY THEREUNDER

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO THE CITY OF BUCKEYE FOR THE BENEFIT OF THE PUBLIC, A PERPETUAL VISIBILITY TRIANGLE EASEMENT OVER, UPON AND ACROSS ALL AREAS DESIGNATED HEREON AS "VISIBILITY TRIANGLE EASEMENT" OR "VTE" AND EACH SUCH EASEMENT AREA SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, AS ARE SPECIFICALLY SET FORTH IN SECTION 2.7 OF THE DEMA.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO THE CITY OF BUCKEYE FOR THE BENEFIT OF THE PUBLIC, A PERPETUAL LANDSCAPE AND SIDEWALK EASEMENT OVER, UNDER, UPON AND ACROSS TRACTS "F–1", "H–1", "I–1", "L–1", "M–1", "O–1", "P–1", "U–1" AND "A–2" THRU "L–2", INCLUSIVE; AND EACH SUCH EASEMENT AREA SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, AS ARE SPECIFICALLY SET FORTH IN SECTION 2.6 OF THE DEMA; SUCH TRACTS BEING DESIGNATED AS "LSWE" OR "LANDSCAPE / SIDEWALK TRACTS" AS DESCRIBED IN SECTION 2.6 OF THE DEMA.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO THE CITY OF BUCKEYE FOR THE BENEFIT OF THE PUBLIC, A PERPETUAL STORM DRAIN EASEMENT OVER, UPON AND ACROSS ALL AREAS DESIGNATED HEREON AS "STORM DRAIN EASEMENT" OR "SDE", AND EACH SUCH EASEMENT AREA SHALL BE UTILIZED ONLY FOR THE PURPOSES, AND SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, AS ARE SPECIFICALLY SET FORTH IN SECTION 2.10 OF THE DEMA.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO THE CITY OF BUCKEYE FOR THE BENEFIT OF THE PUBLIC, A SEPARATE PERPETUAL DRAINAGE EASEMENT OVER, UNDER, UPON AND ACROSS TRACTS "B–1", "C–1", "E–1", "F–1", "N–1" AND "U–1" ALL AREAS DESIGNATED HEREON AS "DE" OR DRAINAGE EASEMENT, AND EACH SUCH EASEMENT AREA SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, AS ARE SPECIFICALLY SET FORTH IN SECTION 2.2 OF THE DEMA; SUCH TRACTS BEING DESIGNATED AS "DRAINAGE TRACTS" AS DESCRIBED IN SECTION 2.2 OF THE DEMA.

IN WITNESS WHEREOF:

DMB VERRADO GOLF I LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

DMB VERRADO GOLF I LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ACTING NOT IN ITS CORPORATE CAPACITY, BUT SOLELY AS TRUSTEE OF ITS TRUST NO. B176 ("TRUSTEE"), AS OWNER OF THE LAND DESCRIBED HEREIN, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER. THE NAMES AND ADDRESSES OF THE BENEFICIARIES OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TRUST NO. B176 ARE SET FORTH IN THE INSTRUMENT RECORDED AS INSTRUMENT NO. 2013–1028199, M.C.R.

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ACTING NOT IN ITS CORPORATE CAPACITY, BUT SOLELY AS TRUSTEE OF ITS TRUST NO. B176

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF TEXAS }
} SS
COUNTY OF DALLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,
BY _____, THE _____, OF DMB VERRADO GOLF I LLC, AN ARIZONA LIMITED LIABILITY COMPANY FOR AND ON BEHALF THEREOF.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,
BY _____, THE _____, OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ACTING NOT IN ITS CORPORATE CAPACITY, BUT SOLELY AS TRUSTEE OF ITS TRUST NO. B176 ("TRUSTEE"), ON BEHALF OF THE CORPORATION.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION AND APPROVAL

THE UNDERSIGNED, DULY ELECTED _____, ON BEHALF OF THE BOARD OF DIRECTORS OF VERRADO COMMUNITY ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION, AS REQUIRED BY THE CHARTER, RATIFIES AND APPROVES THIS PLAT AND APPROVES ALL DESIGNATIONS OF AREAS OF COMMON RESPONSIBILITY SET FORTH HEREIN.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,20__,
BY _____, THE _____, OF VERRADO COMMUNITY ASSOCIATION, INC., AN ARIZONA NON–PROFIT CORPORATION, ON BEHALF OF THE NON–PROFIT CORPORATION.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF BUCKEYE ON THIS ____ DAY OF _____,20__,

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE COMMUNITY MASTER PLAN (CMP), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO, HAVE BEEN COMPLIED WITH.

BY: _____ DATE: _____
BUCKEYE CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THAT ALL TRACTS SHOWN UPON THIS PLAT CONFORM TO THE VERRADO (FORMERLY CATERPILLAR) COMMUNITY MASTER PLAN (CMP) APPROVED BY THE CITY OF BUCKEYE AND INCORPORATED BY REFERENCE INTO THAT CERTAIN PRE–ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BUCKEYE AND DMB WHITE TANK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO 99–1071208, M.C.R. THE "CMP", INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO, AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE SUBDIVIDED.

BY: _____ DATE: _____
DEVELOPMENT SERVICES DIRECTOR

NOTES

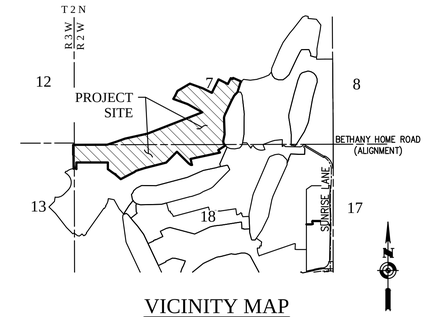
1. THE LAND DESCRIBED HEREIN IS OR WILL BE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN COVENANT FOR COMMUNITY FOR VERRADO RECORDED IN DOCUMENT NO. 2003–0531387, M.C.R., AS SAME MAY BE AMENDED FROM TIME TO TIME, AND IS OR WILL BE SUBJECT TO THAT CERTAIN COMMUNITY CHARTER FOR VERRADO (THE "CHARTER") RECORDED IN DOCUMENT NO. 2002–1008906, M.C.R., AS SAME MAY BE AMENDED FROM TIME TO TIME AND IS OR WILL BE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VICTORY DISTRICT (THE "VICTORY CC&R'S") RECORDED IN DOCUMENT NO. 2014–0004847, M.C.R., AS SAME MAY BE AMENDED FROM TIME TO TIME. PURSUANT TO THE CHARTER, VERRADO COMMUNITY ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION (THE "COMMUNITY ASSOCIATION") WAS FORMED TO, AMONG OTHER THINGS, GOVERN THE USE AND MAINTENANCE OF PORTIONS OF THE "VILLAGE" AS DEFINED IN THE CHARTER. PURSUANT TO THE VICTORY CC&R'S, VICTORY DISTRICT ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION (THE "VICTORY ASSOCIATION") WAS FORMED TO, AMONG OTHER THINGS, GOVERN THE USE AND MAINTENANCE OF PORTIONS OF THE "VICTORY DISTRICT" AS DEFINED IN THE VICTORY CC&R'S. ALL OWNERS OF LOTS SHALL BE MEMBERS OF BOTH THE COMMUNITY ASSOCIATION AND THE VICTORY ASSOCIATION. ALL TRACTS EXCEPT "A–1" ARE AREAS OF COMMON RESPONSIBILITY.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION–TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE CHARTER.
3. ALL SETBACKS SHALL CONFORM WITH THE COMMUNITY MASTER PLAN (CMP), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO. FRONT SETBACK MODIFICATIONS FOR LOTS 57, 58 AND 61 PER SHEET 5.
4. THE LAND DESCRIBED IN THIS PLAT IS LOCATED WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA INC. CERTIFICATE OF ASSURED WATER SUPPLY NO. ADWR# 27–701262.000 FOR "VERRADO, VICTORY DISTRICT, PHASE 10" HAS BEEN SUBMITTED WITH THE PLAT.
5. ALL TRACTS IDENTIFIED AS AREAS OF COMMON RESPONSIBILITY SHALL BE CONVEYED TO THE COMMUNITY ASSOCIATION, AND SHALL BE MAINTAINED AS AREAS OF COMMON RESPONSIBILITY BY THE COMMUNITY ASSOCIATION AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY.
6. THE LAND DESCRIBED IN THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RELATING TO TELECOMMUNICATIONS RECORDED AS DOCUMENT NO. 2002–1008905, MCR" AS SAME MAY BE AMENDED FROM TIME TO TIME.
7. REFERENCE THE "RESULTS OF SURVEY, VERRADO" RECORDED IN BOOK 602, PAGE 30, M.C.R., FOR THE DOCUMENTATION REGARDING THE BASIS OF BEARING FOR THIS PLAT, THE PROJECT BOUNDARY FOR VERRADO AND RELATED SECTION CORNER AND SECTION LINE INFORMATION.
8. ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED. BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT TIME OF CONSTRUCTION.
9. NO TREES ARE ALLOWED WITHIN THE "VISIBILITY TRIANGLE EASEMENT" (VTE) AREA OR "SIGHT VISIBILITY EASEMENT" (SVE). NO OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLE EASEMENT AREA. TREE CANOPIES OVERHANGING THE VISIBILITY TRIANGLE EASEMENT AREA AND SIGHT VISIBILITY EASEMENT SHALL BE KEPT TRIMMED TO A HEIGHT NO LESS THAN 7 FEET.
10. PURSUANT TO AND SUBJECT TO THE PROVISIONS OF SECTION 13.8 OF THE CHARTER, AN EASEMENT IS ESTABLISHED OVER THE PORTIONS OF THE TRACTS DESIGNATED AS TRACTS "A–2", "B–2", "C–2", "D–2", "E–2", "F–2", "G–2", "H–2", "I–2", "J–2", "K–2" AND "L–2" THAT ARE NOT ADJOINING AN AREA SUBJECT TO A "VEHICULAR NON–ACCESS EASEMENT" OR (VNAE) PROVIDING PEDESTRIAN AND VEHICULAR ACCESS TO THE LOTS AND, SUBJECT TO FIRST OBTAINING ALL NECESSARY APPROVALS REQUIRED BY THE CHARTER, GRANTING OWNERS OF SUCH LOTS THE RIGHT TO INSTALL DRIVEWAY AND UNDERGROUND UTILITY IMPROVEMENTS TRANSECTING THE TRACTS.
11. THE SUBDIVISION DEPICTED ON THIS PLAT IS LOCATED WITHIN TERRITORY, IN THE VICINITY OF A MILITARY AIRPORT (LUKE AIR FORCE BASE) AND MAY BE SUBJECT TO INCREASED NOISE, ACCIDENT POTENTIAL AND JET AIRCRAFT OVERFLIGHTS, AS PER INSTRUMENT NUMBER 2001–0743413, MCR.
12. DEVELOPMENT WITHIN THIS SUBDIVISION WILL COMPLY WITH THE APPLICABLE FIRE CODES REGARDING SUPPRESSION, PURSUANT TO CITY OF BUCKEYE CODE 152–10, SECTION 903.2.8.
13. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT POWER LINES 69KV AND LARGER.

COMMUNITY MASTER PLAN DEVELOPMENT OPTION

ALL SETBACKS SHALL CONFORM TO THE COMMUNITY MASTER PLAN (CMP), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO, DEVELOPMENT OPTION – RESIDENTIAL HIGH, RESIDENTIAL MEDIUM AND RESIDENTIAL LOW. EXCEPT FRONT SETBACKS NOTED ON SHEET 5 FOR LOTS 57, 58 AND 61.

FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING FLOOD ZONE "X" (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 0400391665L, WITH A REVISION DATE OF 10/16/2013 FOR COMMUNITY NO. 040039. IN THE CITY OF BUCKEYE, COUNTY OF MARICOPA, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



VICINITY MAP
SECTIONS 7 & 18, T2N–R2W
SECTION 13, T2N–R3W
NOT TO SCALE

PROPERTY OWNER(S)

FIDELITY NATIONAL TITLE INSURANCE COMPANY,
TRUST NO. B176 ("TRUSTEE")
14000 NORTH PIMA ROAD, SUITE 100
SCOTTSDALE, AZ 85260
TEL: (480) 214–4523
CONTACT: BRENDA TUCSON, TRUSTEE
EMAIL: BRENDA.TUCSON@FNF.COM

DMB VERRADO GOLF I LLC
8825 N. 23RD AVENUE, SUITE 100
PHOENIX, AZ 85021
CONTACT: KEN HULTZ
EMAIL: KHULTZ@CENTURYGOLF.COM

ENGINEER/SURVEYOR

HUITT–ZOLLARS, INC
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ. 85018
TEL (602) 252–8384
FAX (602) 252–8385
CONTACT: THOMAS E. GRANILLO, RLS
EMAIL: TGRANILLO@HUITT–ZOLLARS.COM

DEVELOPER

VERRADO ARC, LLC
6263 N. SCOTTSDALE ROAD, SUITE 330
SCOTTSDALE, AZ 85250
TEL: (480) 367–7619
CONTACT: DAVE NILSEN
EMAIL: DNILSEN@DMBINC.COM

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA & SALT RIVER MERIDIAN, HAVING A BEARING OF SOUTH 0°05'08" WEST (BASIS OF BEARINGS), 2,630.10' AS MEASURED FROM THE FOUND ALUMINUM CAP MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 18, AND THE FOUND MCDOT ALUMINUM CAP MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 18.

SHEET INDEX

SHEET 1	SITE INFORMATION, APPROVALS, NOTES AND SURVEYOR'S CERTIFICATION
SHEET 2	SECTIONAL LAYOUT, BOUNDARY AND KEY MAP
SHEET 3	LOT AREA, RIGHT–OF–WAY AREA, TRACT AREA & USE TABLES, PUE TYPICAL DIMENSION DETAIL, VISIBILITY EASEMENT DETAIL, CMP DEVELOPMENT OPTIONS, PROJECT SUMMARY AND LEGEND
SHEET 4–9	PLAT SHEETS
SHEET 10	LINE & CURVE TABLES

REFERENCE SURVEYS

R1 – FINAL PLAT FOR "VERRADO VICTORY DISTRICT – PHASE 8", RECORDED AS BOOK 1613, PAGE 29, MCR
R2 – FINAL PLAT FOR "VERRADO VICTORY DISTRICT – PHASE 7B", RECORDED AS BOOK 1580, PAGE 48, MCR
R3 – FINAL PLAT FOR "VERRADO VICTORY DISTRICT PHASE 1", RECORDED AS BOOK 1172, PAGE 11, MCR
R4 – FINAL PLAT FOR "VERRADO VICTORY DISTRICT – PHASE 9", RECORDED AS BOOK 1766, PAGE 27, MCR
R5 – MAP OF DEDICATION FOR "VERRADO WAY – CANYON VISTA ROAD TO FOOTHILLS DRIVE", RECORDED AS BOOK 1790, PAGE 35, MCR
R6 – FINAL PLAT FOR "VERRADO, VICTORY DISTRICT, PAHSE 10A", RECORDED AS BOOK_____, PAGE_____, MCR
R7 – ALTA/ACSM LAND TITLE SURVEY FOR VERRADO ARC – PHASE 1, BY HOSKIN RYAN CONSULTANTS, INC. JOB 12–080, DATED SEPTEMBER 26, 2013
R8 – ALTA/ACSM LAND TITLE SURVEY FOR VERRADO VICTORY DISTRICT PHASE 2, BY HOSKIN RYAN CONSULTANTS, INC., JOB 14–019, DATED FEBRUARY 18, 2015
R9 – RESULTS OF SURVEY VERRADO, BOOK 602, PAGE 30, MCR.

SURVEYOR'S CERTIFICATION

I, THOMAS E. GRANILLO, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF TEN (10) SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME DURING THE MONTH OF MAY 2024. THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS EXISIT OR WILL BE SET AND, THAT THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ 8/7/2024
THOMAS E. GRANILLO, RLS DATE
ARIZONA R.L.S. 55545

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55545
THOMAS E.
GRANILLO
Date Signed 8/7/2024
ARIZONA U.S.A.

SEE SHEET 10 - LINE & CURVE TABLES	AREA 61.8853 AC	PLZV - 24 - 0006
		SHEET 1 OF 10

G:\projects\R313610.10 – Victory – Phase 10 Final Design Service\10 CADD & BIM\10.15 Mapping\Dwg\PM – Parcel Maps\313610101FP– VVD PH 10B.dwg
Job No: R313610.10
Date: 8/7/2024

HUITT ZOLLARS
5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018
Office (602) 252-8384 | Fax (602) 252-8385
www.huitt-zollars.com

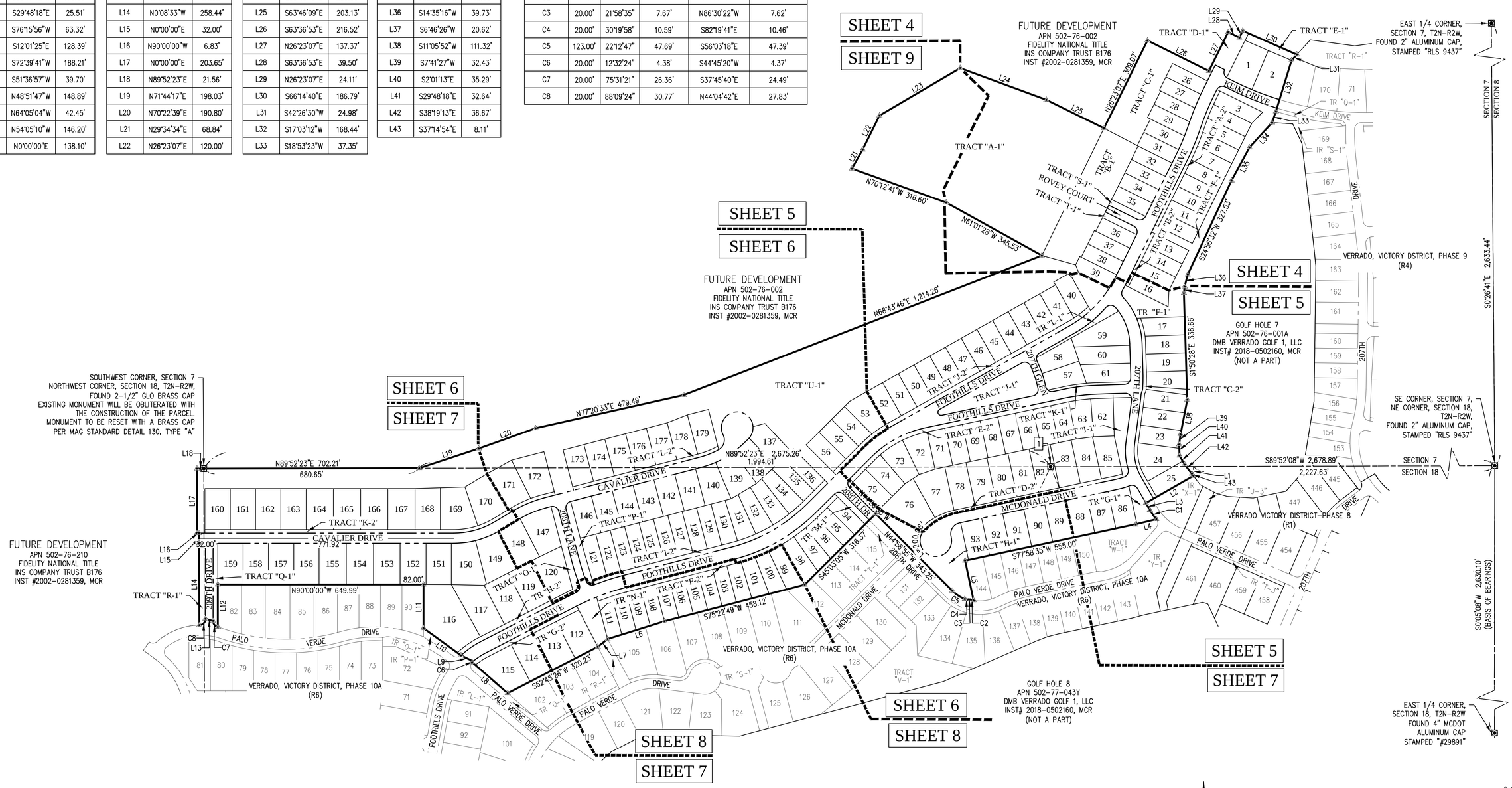
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S0°07'52"E	29.41'
L2	S60°11'42"W	173.08'
L3	S29°48'18"E	25.51'
L4	S76°15'56"W	63.32'
L5	S12°01'25"E	128.39'
L6	S72°39'41"W	188.21'
L7	S51°36'57"W	39.70'
L8	N48°51'47"W	148.89'
L9	N64°05'04"W	42.45'
L10	N54°05'10"W	146.20'
L11	N0°00'00"E	138.10'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L12	S0°00'00"E	134.53'
L13	N74°21'42"W	24.92'
L14	N0°08'33"W	258.44'
L15	N0°00'00"E	32.00'
L16	N90°00'00"W	6.83'
L17	N0°00'00"E	203.65'
L18	N89°52'23"E	21.56'
L19	N71°44'17"E	198.03'
L20	N70°22'39"E	190.80'
L21	N29°34'34"E	68.84'
L22	N26°23'07"E	120.00'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L23	N59°29'28"E	295.83'
L24	S69°46'16"E	289.96'
L25	S63°46'09"E	203.13'
L26	S63°36'53"E	216.52'
L27	N26°23'07"E	137.37'
L28	S63°36'53"E	39.50'
L29	N26°23'07"E	24.11'
L30	S66°14'40"E	186.79'
L31	S42°26'30"W	24.98'
L32	S17°03'12"W	168.44'
L33	S18°53'23"W	37.35'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L34	S42°17'32"W	106.28'
L35	S28°32'01"W	118.66'
L36	S14°35'16"W	39.73'
L37	S6°46'26"W	20.62'
L38	S11°05'52"W	111.32'
L39	S7°41'27"W	32.43'
L40	S2°01'13"E	35.29'
L41	S29°48'18"E	32.64'
L42	S38°19'13"E	36.67'
L43	S37°14'54"E	8.11'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	192.00'	10°39'54"	35.74'	S35°08'15"E	35.69'
C2	119.00'	4°44'59"	9.86'	S77°53'34"E	9.86'
C3	20.00'	21°58'35"	7.67'	N86°30'22"W	7.62'
C4	20.00'	30°19'58"	10.59'	S82°19'41"E	10.46'
C5	123.00'	22°12'47"	47.69'	S56°03'18"E	47.39'
C6	20.00'	12°32'24"	4.38'	S44°45'20"W	4.37'
C7	20.00'	75°31'21"	26.36'	S37°45'40"E	24.49'
C8	20.00'	88°09'24"	30.77'	N44°04'42"E	27.83'



SECTIONAL LAYOUT, BOUNDARY & KEY MAP

SCALE: 1"=150'

NOTES:
LINE & CURVE TABLE SHOWN ABOVE CORRELATES WITH THE FINAL PLAT BOUNDARY SHOWN ON THIS SHEET.

1 1/4 CORNER, COMMON TO SECTIONS 7 & 18, T2N-R2W FOUND MARICOPA COUNTY 4" ALUMINUM CAP, STAMPED "29891"

0 75 150 300
SCALE: 1"=150'

REGISTERED LAND SURVEYOR
55545
THOMAS E. GRANILLO
Date Signed 8/7/2024
ARIZONA U.S.A.

SEE SHEET 10 - LINE & CURVE TABLES	AREA 61.8853 AC	PLZV - 24 - 0006
	Job No: R313610.10	SHEET 2 OF 10
		Date: 8/7/2024

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LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1	11,144	0.2558
2	11,426	0.2623
3	6,709	0.1540
4	6,283	0.1442
5	6,076	0.1395
6	5,820	0.1336
7	5,673	0.1302
8	5,640	0.1295
9	5,640	0.1295
10	5,640	0.1295
11	5,640	0.1295
12	5,640	0.1295
13	5,640	0.1295
14	5,640	0.1295
15	5,640	0.1295
16	6,126	0.1406
17	7,536	0.1730
18	7,191	0.1651
19	7,184	0.1649
20	8,328	0.1912
21	7,624	0.1750
22	7,462	0.1713
23	7,342	0.1686

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
24	11,004	0.2526
25	7,420	0.1703
26	5,777	0.1326
27	5,822	0.1336
28	5,751	0.1320
29	6,013	0.1380
30	5,711	0.1311
31	5,770	0.1325
32	5,640	0.1295
33	5,640	0.1295
34	5,640	0.1295
35	5,675	0.1303
36	5,725	0.1314
37	5,875	0.1349
38	5,875	0.1349
39	5,917	0.1358
40	7,175	0.1647
41	6,833	0.1569
42	6,840	0.1570
43	6,840	0.1570
44	6,840	0.1570
45	6,840	0.1570
46	6,840	0.1570

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
47	6,840	0.1570
48	6,840	0.1570
49	6,840	0.1570
50	6,840	0.1570
51	6,840	0.1570
52	6,840	0.1570
53	8,500	0.1951
54	6,878	0.1579
55	6,840	0.1570
56	6,840	0.1570
57	7,806	0.1792
58	8,130	0.1866
59	12,718	0.2920
60	9,518	0.2185
61	8,679	0.1992
62	8,184	0.1879
63	7,543	0.1732
64	6,927	0.1590
65	6,840	0.1570
66	6,840	0.1570
67	6,840	0.1570
68	6,840	0.1570
69	6,840	0.1570

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
70	6,840	0.1570
71	6,840	0.1570
72	8,231	0.1889
73	8,313	0.1908
74	7,253	0.1665
75	6,840	0.1570
76	14,191	0.3258
77	12,195	0.2800
78	9,484	0.2177
79	9,484	0.2177
80	9,484	0.2177
81	9,484	0.2177
82	9,484	0.2177
83	9,483	0.2177
84	9,376	0.2152
85	8,812	0.2023
86	8,194	0.1881
87	8,160	0.1873
88	8,160	0.1873
89	8,160	0.1873
90	8,160	0.1873
91	8,160	0.1873
92	8,160	0.1873

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
93	8,160	0.1873
94	5,749	0.1320
95	5,925	0.1360
96	6,394	0.1468
97	6,642	0.1525
98	7,233	0.1661
99	7,212	0.1656
100	6,584	0.1512
101	6,264	0.1438
102	5,837	0.1340
103	5,640	0.1295
104	5,640	0.1295
105	5,640	0.1295
106	5,640	0.1295
107	5,640	0.1295
108	5,692	0.1307
109	5,797	0.1331
110	5,875	0.1349
111	5,837	0.1340
112	10,480	0.2406
113	10,480	0.2406
114	10,480	0.2406
115	13,816	0.3172

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
116	24,978	0.5734
117	14,345	0.3293
118	11,815	0.2712
119	11,120	0.2553
120	12,835	0.2947
121	6,739	0.1547
122	6,322	0.1451
123	6,298	0.1446
124	6,298	0.1446
125	6,298	0.1446
126	6,298	0.1446
127	6,298	0.1446
128	6,298	0.1446
129	6,298	0.1446
130	6,599	0.1515
131	7,132	0.1637
132	7,330	0.1683
133	7,387	0.1696
134	7,546	0.1732
135	6,660	0.1529
136	6,589	0.1513
137	8,699	0.1997
138	8,874	0.2037

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
139	9,680	0.2222
140	9,171	0.2105
141	8,160	0.1873
142	8,160	0.1873
143	8,160	0.1873
144	8,160	0.1873
145	8,160	0.1873
146	8,160	0.1873
147	12,184	0.2797
148	10,647	0.2444
149	12,400	0.2847
150	12,659	0.2906
151	10,411	0.2390
152	10,660	0.2447
153	10,920	0.2507
154	11,180	0.2567
155	11,180	0.2567
156	10,400	0.2388
157	10,400	0.2388
158	10,400	0.2388
159	10,399	0.2387
160	10,400	0.2388
161	10,400	0.2388

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
162	10,400	0.2388
163	10,400	0.2388
164	11,180	0.2567
165	11,180	0.2567
166	11,180	0.2567
167	11,180	0.2567
168	10,503	0.2411
169	13,075	0.3002
170	12,488	0.2867
171	11,125	0.2554
172	11,962	0.2746
173	8,160	0.1873
174	8,160	0.1873
175	8,160	0.1873
176	8,160	0.1873
177	8,160	0.1873
178	8,447	0.1939
179	8,590	0.1972

LEGEND

	INDICATES SECTION CORNER, AS NOTED		
	INDICATES CORNER OF SUBDIVISION 1/2" REBAR TO BE SET.		
	SET CENTERLINE MONUMENT. SET BRASS CAP PER MAG STD DET 120, TYPE "B" (UNLESS OTHERWISE SPECIFIED), IN CONJUNCTION WITH THE CONSTRUCTION PER THE APPROVED IMPROVEMENT PLANS.		
	EXISTING CENTERLINE MONUMENT		
1	1/4 CORNER, COMMON TO SECTIONS 7 & 18, T2N–R2W FOUND MARICOPA COUNTY 4" ALUMINUM CAP, STAMPED "29891"		
C#	CURVE NUMBER	CMP	COMMUNITY MASTER PLAN
L#	LINE NUMBER	MCR	MARICOPA COUNTY RECORDS
L	ARC LENGTH	GAE	GOLF ACCESS EASEMENT
SEC	SECTION	LSWE	LANDSCAPE AND SIDEWALK EASEMENT
COR	CORNER	PUE	PUBLIC UTILITY EASEMENT
BK	BOOK	SDE	STORM DRAIN EASEMENT
PG	PAGE	SSE	SANITARY SEWER EASEMENT
INST	INSTRUMENT	SVE	SIGHT VISIBILITY EASEMENT
EX.	EXISTING	VNAE	VEHICULAR NON–ACCESS EASEMENT
FD	FOUND	VTE	VISIBILITY TRIANGLE EASEMENT
GLO	GENERAL LAND OFFICE	WE	WATER EASEMENT
TR	TRACT	(R#)	RECORDED DOCUMENT REFERENCE – SEE SHEET 1
AC	ACRES		
FT	FOOT		
SF	SQUARE FEET		
R/W	RIGHT–OF–WAY		
S/W	SIDEWALK		
ESMT	EASEMENT		
DE	DRAINAGE EASEMENT		

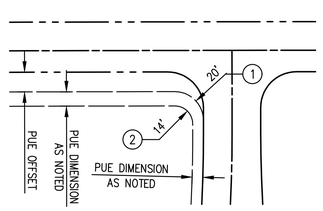
EASEMENT
RIGHT–OF–WAY
LOT & TRACT LINE
CENTERLINE
BOUNDARY LINE
MATCH LINE
DENOTES EXISTING FLOODPLAIN
SECTION LINE
MID–SECTION LINE
1 VISIBILITY TRIANGLE EASEMENT
2 SIGHT VISIBILITY EASEMENT

TRACT AREA & USE TABLE			
TRACT NAME	AREA (SF)	AREA (ACRE)	USE
TRACT "A–1"	261,144	5.9951	FUTURE DEVELOPMENT
TRACT "A–2"	5,178	0.1189	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "B–1"	51,435	1.1808	DRAINAGE, FUTURE RIGHT–OF–WAY
TRACT "B–2"	2,067	0.0475	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "C–1"	37,664	0.8647	DRAINAGE, LANDSCAPE
TRACT "C–2"	6,446	0.1480	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "D–1"	7,649	0.1756	FUTURE RIGHT–OF–WAY
TRACT "D–2"	7,333	0.1684	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "E–1"	4,020	0.0923	DRAINAGE, LANDSCAPE
TRACT "E–2"	12,489	0.2867	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "F–1"	39,241	0.9009	DRAINAGE, LANDSCAPE / SIDEWALK
TRACT "F–2"	11,747	0.2697	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK

TRACT AREA & USE TABLE			
TRACT NAME	AREA (SF)	AREA (ACRE)	USE
TRACT "G–1"	4,961	0.1139	LANDSCAPE / SIDEWALK
TRACT "G–2"	5,222	0.1199	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "H–1"	28,094	0.6450	LANDSCAPE / SIDEWALK
TRACT "H–2"	5,760	0.1322	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "I–1"	9,858	0.2263	LANDSCAPE / SIDEWALK
TRACT "I–2"	11,465	0.2632	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "J–1"	21,539	0.4945	PARK, LANDSCAPE / SIDEWALK
TRACT "J–2"	13,507	0.3101	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "K–1"	2,000	0.0459	LANDSCAPE
TRACT "K–2"	12,443	0.2857	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK
TRACT "L–1"	3,793	0.0871	LANDSCAPE
TRACT "L–2"	5,244	0.1204	PARKWAY, LOT ACCESS, LANDSCAPE / SIDEWALK

TRACT AREA & USE TABLE			
TRACT NAME	AREA (SF)	AREA (ACRE)	USE
TRACT "M–1"	2,507	0.0576	LANDSCAPE / SIDEWALK
TRACT "N–1"	7,514	0.1725	DRAINAGE, LANDSCAPE / SIDEWALK
TRACT "O–1"	5,716	0.1312	LANDSCAPE / SIDEWALK
TRACT "P–1"	5,462	0.1254	LANDSCAPE / SIDEWALK
TRACT "Q–1"	3,808	0.0874	LANDSCAPE
TRACT "R–1"	4,914	0.1128	LANDSCAPE / SIDEWALK
TRACT "S–1"	2,314	0.0531	LANDSCAPE / SIDEWALK
TRACT "T–1"	2,314	0.0531	LANDSCAPE
TRACT "U–1"	352,848	8.1003	DRAINAGE, LANDSCAPE / SIDEWALK

RIGHT–OF–WAY AREA TABLE		
RIGHT–OF–WAY NAME	AREA (SF)	AREA (ACRE)
207TH GLEN	2,752	0.0632
207TH LANE	55,109	1.2652
208TH DRIVE	3,673	0.0843
208TH LANE	6,439	0.1478
209TH DRIVE	5,667	0.1301
CAVALIER DRIVE	64,986	1.4919
FOOTHILLS DRIVE	105,004	2.4106
KEIM DRIVE	5,364	0.1231
MCDONALD DRIVE	28,335	0.6505
ROVEY COURT	2,768	0.0636
TOTAL	280,093	6.4300

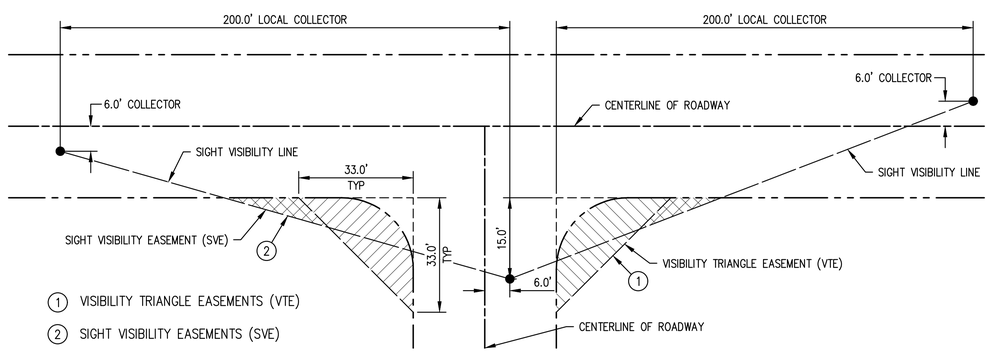


PUE TYPICAL DIMENSION DETAIL

NOT TO SCALE

1. RADIUS PUE OUTER TRANSITION (TYPICAL)
2. RADIUS PUE INNER TRANSITION (TYPICAL)

NOTE: ALL RADII SHOWN, WHETHER ADJACENT TO THE RIGHT–OF–WAY OR TRANSITIONED TO AN OFFSET, HAVE A RADIUS DIMENSION PER THIS DETAIL. THE PUE OFFSETS ARE DIMENSIONED IN PLAT SHEETS.



1. VISIBILITY TRIANGLE EASEMENTS (VTE)
2. SIGHT VISIBILITY EASEMENTS (SVE)

VISIBILITY EASEMENTS DETAIL

NOT TO SCALE

CMP DEVELOPMENT OPTIONS "VERRADO, VICTORY DISTRICT, PHASE 10B"				
DEVELOPMENT OPTION	RM	RM	RL	RL
PRODUCT	47C	57C	68C	80C
NUMBER OF LOTS	62	45	35	37
STANDARD LOT SIZE (FT)	47' X 120'	57' X 120'	68' x 120'	80' X 130'
MINIMUM LOT WIDTH (FT)	47'	57'	68'	80'
STANDARD LOT SIZE (SF)	5,640	6,840	8,160	10,400

PROJECT SUMMARY	
RESIDENTIAL	AREA (Acres)
LOT AREAS (179 LOTS)	33.4695
TRACTS	21.9858
RIGHT–OF–WAY AREAS	6.4300
"VERRADO, VICTORY DISTRICT, PHASE 10B" TOTAL	61.8853 AC

REGISTERED LAND SURVEYOR CERTIFICATE NO. 55545 THOMAS E. GRANILLO Date Signed 8/7/2024 ARIZONA U.S.A.

HUITT ZOLLARS
5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018
Office (602) 252-8384 | Fax (602) 252-8385
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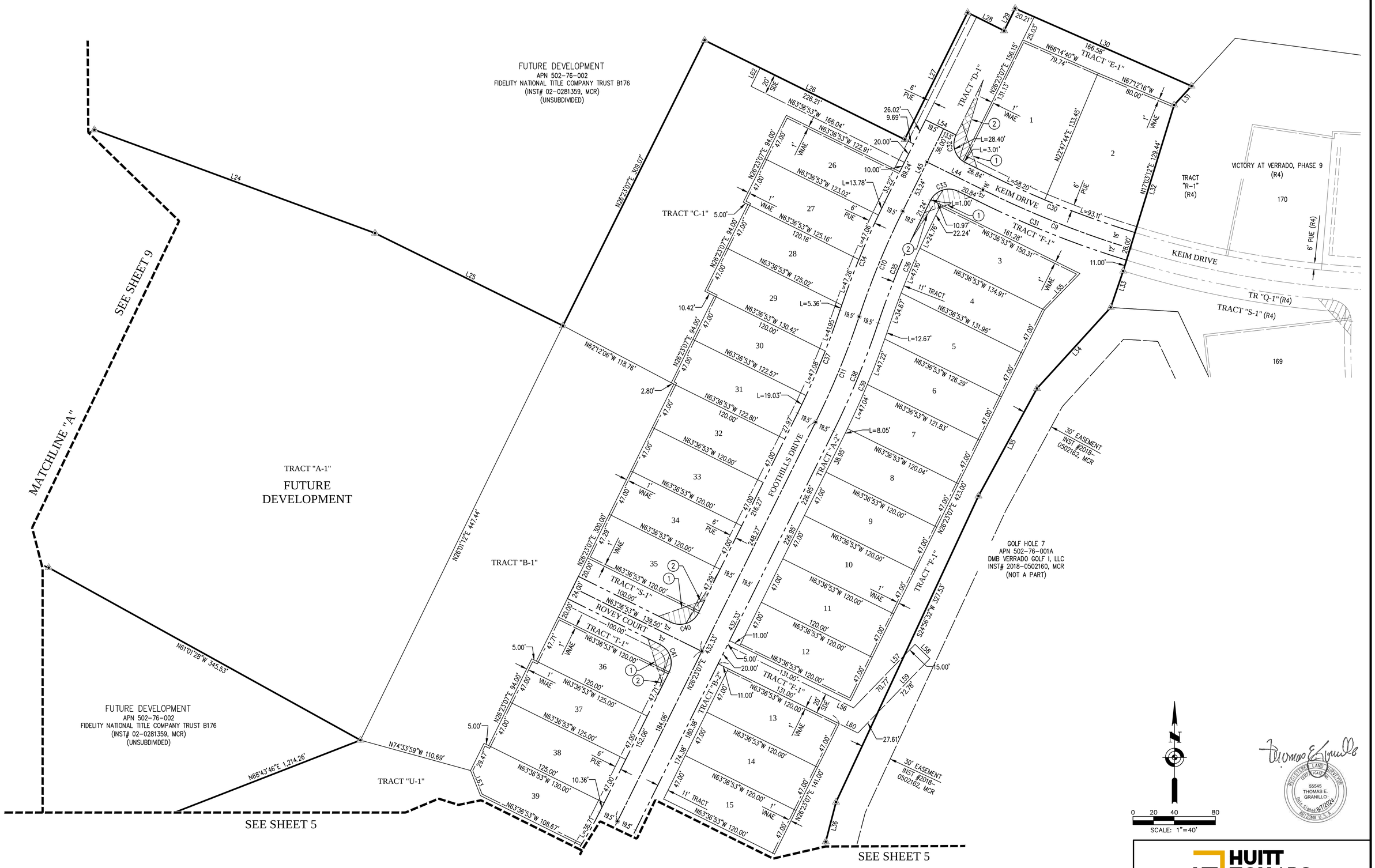
SEE SHEET 10 - LINE & CURVE TABLES | AREA 61.8853 AC | SHEET 3 OF 10

G:\projects\R313610.10 – Victory – Phase 10 Final Design Service\10 CADD & BIM\10.15 Mapping\Dwg\PM – Parcel Maps\31361010FP– VVD PH 10B.dwg | Job No: R313610.10 | Date: 8/7/2024



SEE SHEET 10 - LINE & CURVE TABLES	AREA 61.8853 AC	PLZV - 24 - 0006
	Job No: R313610.10	SHEET 4 OF 10
		Date: 8/7/2024

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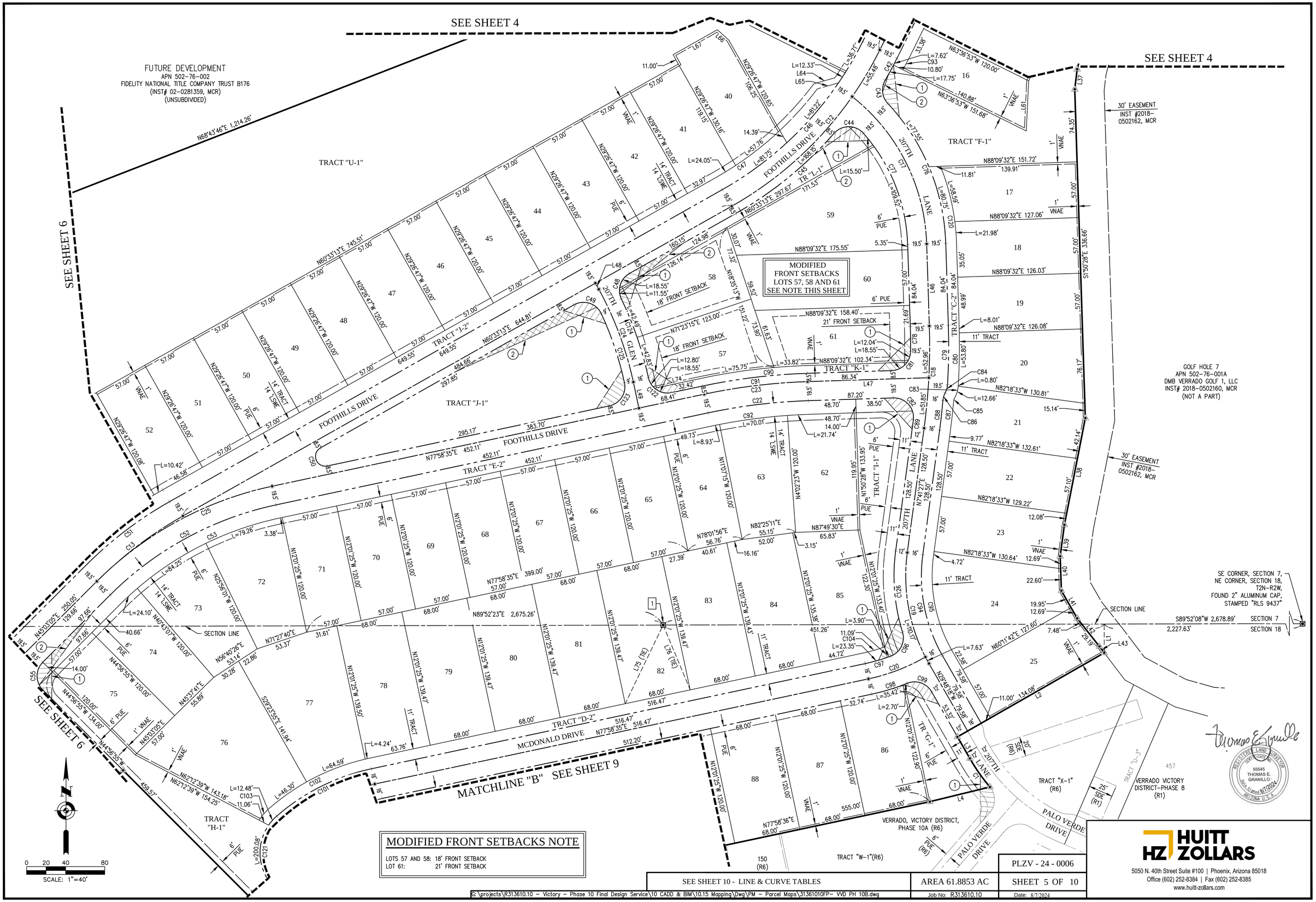

MODIFIED FRONT SETBACKS NOTE

LOTS 57 AND 58: 18' FRONT SETBACK
LOT 61: 21' FRONT SETBACK

SEE SHEET 10 - LINE & CURVE TABLES

AREA 61.8853 AC

Job No: R313610.10

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SHEET 5 OF 10

Date: 8/7/2024

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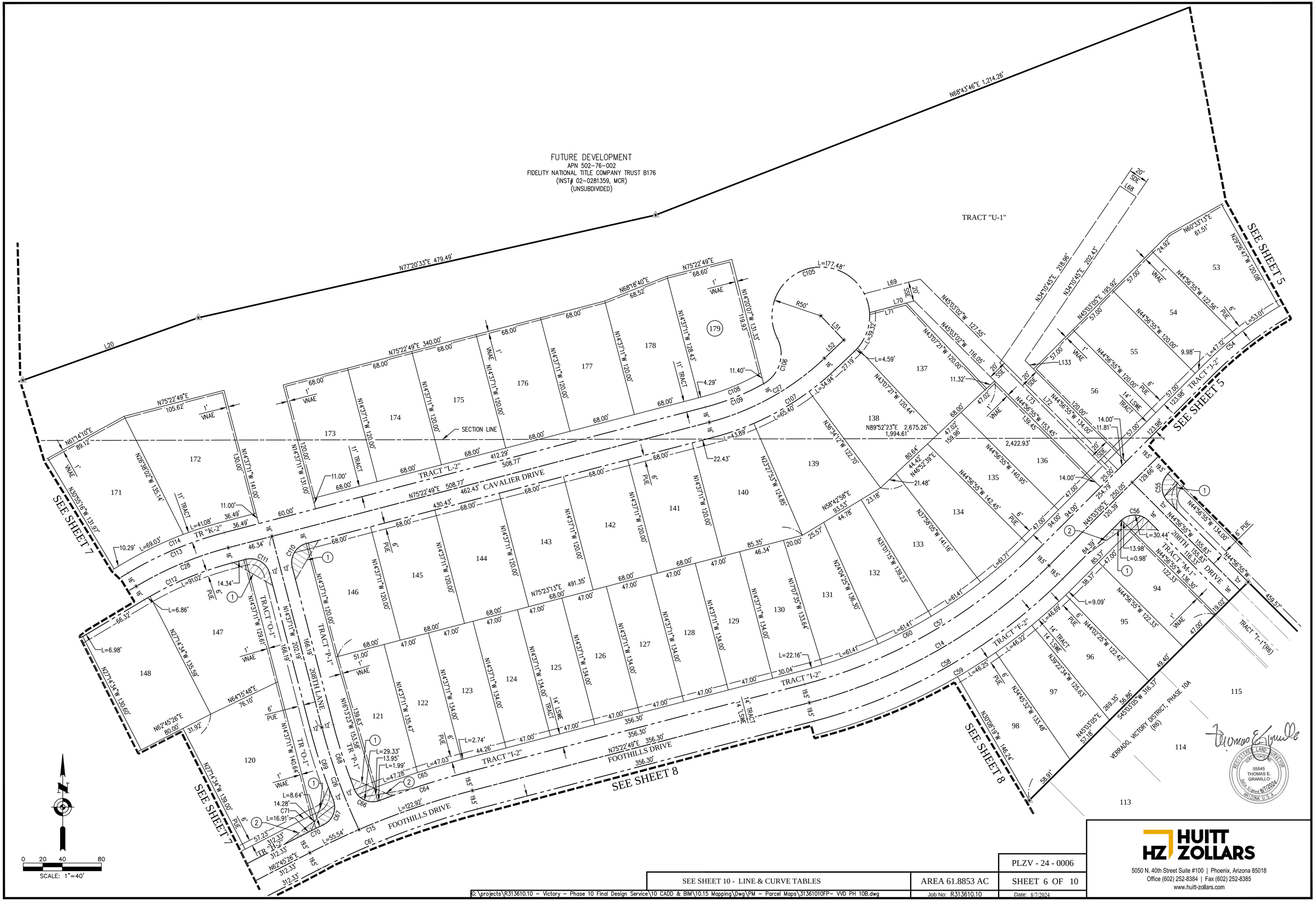

SEE SHEET 10 - LINE & CURVE TABLES	AREA 61.8853 AC	PLZV - 24 - 0006
	Job No: R313610.10	SHEET 6 OF 10
		Date: 8/7/2024

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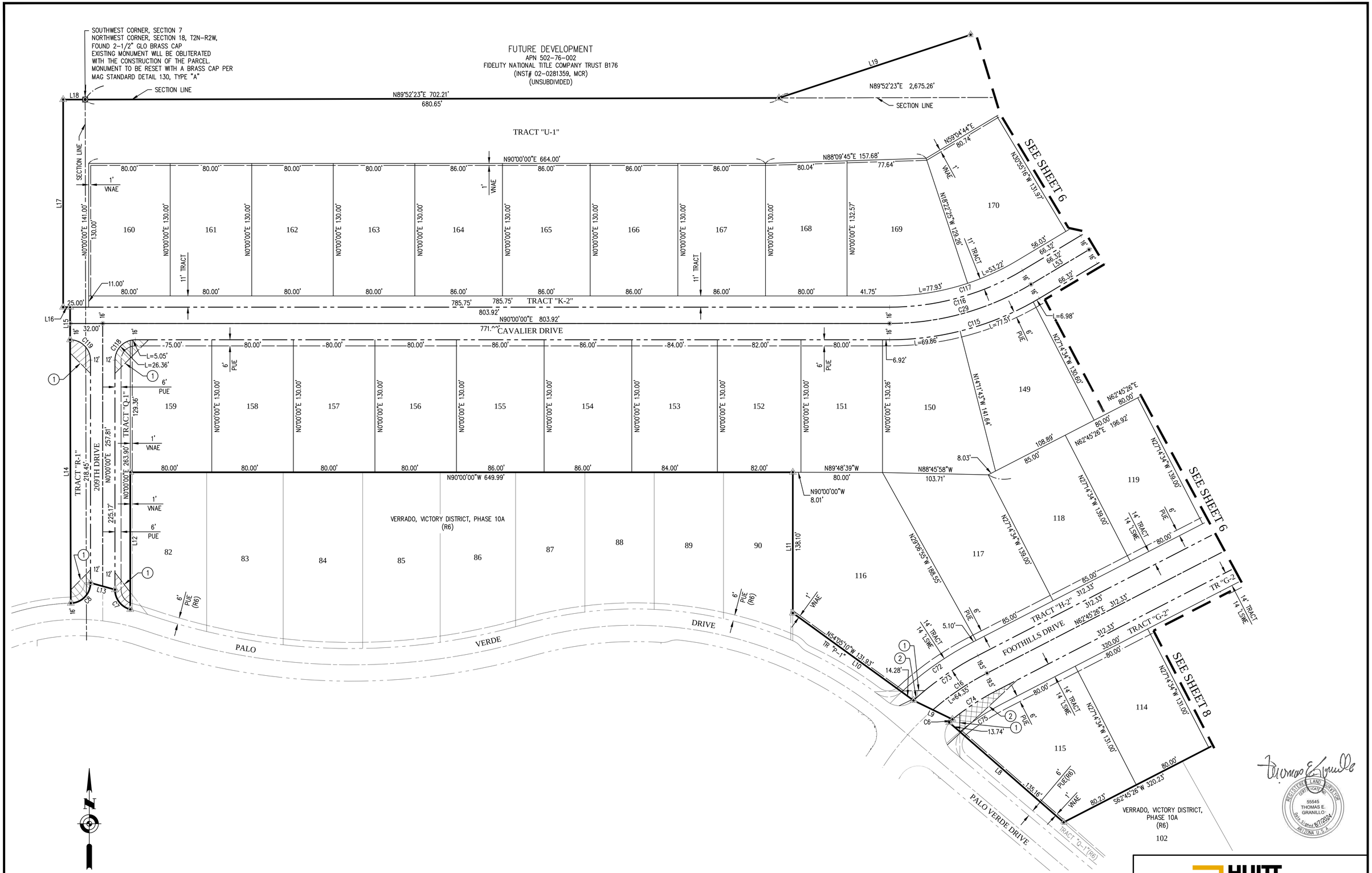

SEE SHEET 10 - LINE & CURVE TABLES	AREA 61.8853 AC	PLZV - 24 - 0006
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		SHEET 8 OF 10
G:\projects\R313610.10 – Victory – Phase 10 Final Design Service\10 CADD & BIM\10.15 Mapping\Dwg\PM – Parcel Maps\31361010FP– VVD PH 10B.dwg	Job No: R313610.10	Date: 8/7/2024

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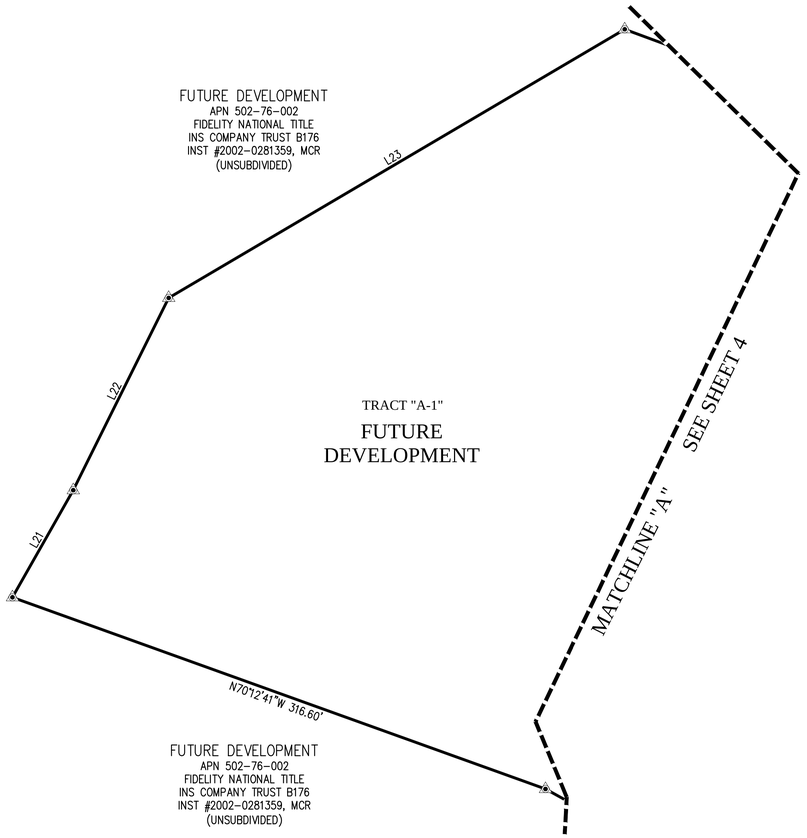

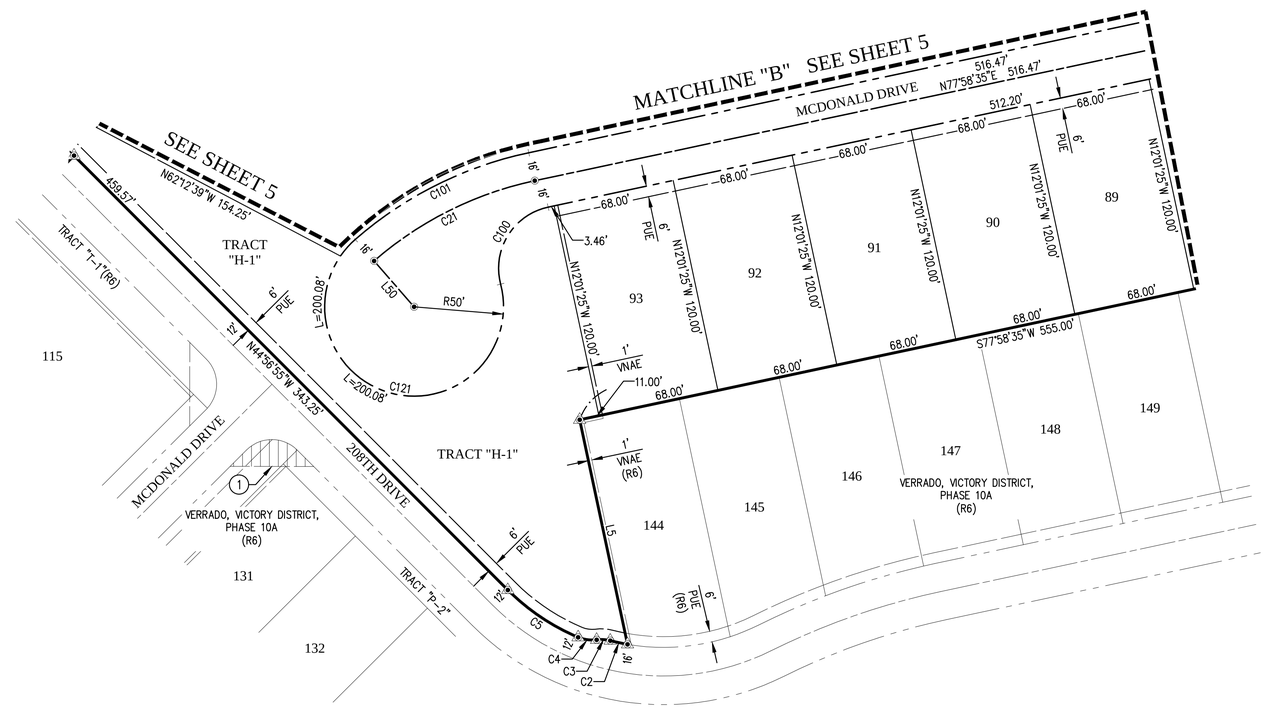

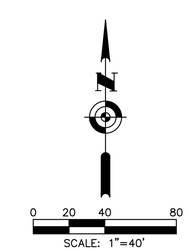

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SEE SHEET 10 - LINE & CURVE TABLES

AREA 61.8853 AC

SHEET 9 OF 10

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Job No: R313610.10

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LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S0°07'52"E	29.41'
L2	S60°11'42"W	173.08'
L3	S29°48'18"E	25.51'
L4	S76°15'56"W	63.32'
L5	S12°01'25"E	128.39'
L6	S72°39'41"W	188.21'
L7	S51°36'57"W	39.70'
L8	N48°51'47"W	148.89'
L9	N64°05'04"W	42.45'
L10	N54°05'10"W	146.20'
L11	N0°00'00"E	138.10'
L12	S0°00'00"E	134.53'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L13	N74°21'42"W	24.92'
L14	N0°08'33"W	258.44'
L15	N0°00'00"E	32.00'
L16	N90°00'00"W	6.83'
L17	N0°00'00"E	203.65'
L18	N89°52'23"E	21.56'
L19	N71°44'17"E	198.03'
L20	N70°22'39"E	190.80'
L21	N29°34'34"E	68.84'
L22	N26°23'07"E	120.00'
L23	N59°29'28"E	295.83'
L24	S69°46'16"E	289.96'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L25	S63°46'09"E	203.13'
L26	S63°36'53"E	216.52'
L27	N26°23'07"E	137.37'
L28	S63°36'53"E	39.50'
L29	N26°23'07"E	24.11'
L30	S66°14'40"E	186.79'
L31	S42°26'30"W	24.98'
L32	S17°03'12"W	168.44'
L33	S18°53'23"W	37.35'
L34	S42°17'32"W	106.28'
L35	S28°32'01"W	118.66'
L36	S14°35'16"W	39.73'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L37	S6°46'26"W	20.62'
L38	S11°05'52"W	111.32'
L39	S7°41'27"W	32.43'
L40	S2°01'13"E	35.29'
L41	S29°48'18"E	32.64'
L42	S38°19'13"E	36.67'
L43	S37°14'54"E	8.11'
L44	N63°36'53"W	60.34'
L45	N26°23'07"E	89.24'
L46	S1°50'28"E	84.04'
L47	N88°09'32"E	124.12'
L48	N29°22'51"W	7.15'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L49	N12°01'25"W	27.24'
L50	N41°05'06"W	34.00'
L51	N43°30'49"W	34.00'
L52	N46°29'11"E	27.19'
L53	N59°04'44"E	66.32'
L54	N63°36'53"W	33.00'
L55	N44°05'08"E	49.34'
L56	N63°36'53"W	136.64'
L57	N44°02'01"E	85.77'
L58	N45°57'59"W	20.00'
L59	N44°02'01"E	100.39'
L60	N63°36'53"W	151.26'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	N2°42'24"E	51.32'
L62	N26°23'07"E	20.00'
L63	N21°34'15"W	26.17'
L64	S74°08'01"W	22.36'
L65	S74°08'01"W	22.53'
L66	N47°52'53"W	15.81'
L67	N60°33'13"E	52.00'
L68	N55°49'15"W	20.00'
L69	N75°18'31"E	58.82'
L70	N75°18'31"E	47.35'
L71	N75°18'31"E	38.92'
L72	N44°56'55"W	153.45'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L73	N44°56'55"W	162.82'
L74	N77°58'35"E	48.42'
L75	N25°46'09"E	89.38'
L76	N22°37'56"W	71.86'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	192.00'	10°39'54"	35.74'	S35°08'15"E	35.69'
C2	119.00'	4°44'59"	9.86'	S77°53'34"E	9.86'
C3	20.00'	21°58'35"	7.67'	N86°30'22"W	7.62'
C4	20.00'	30°19'58"	10.59'	S82°19'41"E	10.46'
C5	123.00'	22°12'47"	47.69'	S56°03'18"E	47.39'
C6	20.00'	12°32'24"	4.38'	S44°45'20"W	4.37'
C7	20.00'	75°31'21"	26.36'	S37°45'40"E	24.49'
C8	20.00'	88°09'24"	30.77'	N44°04'42"E	27.83'
C9	945.00'	9°19'55"	153.91'	S68°16'51"E	153.74'
C10	800.00'	7°55'57"	110.76'	S22°25'09"W	110.67'
C11	800.00'	7°55'57"	110.76'	N22°25'09"E	110.67'
C12	375.00'	34°10'06"	223.63'	N43°28'10"E	220.33'
C13	409.79'	15°30'08"	110.88'	S52°48'09"W	110.54'
C14	540.00'	30°19'45"	285.84'	N60°12'57"E	282.52'
C15	810.00'	12°37'23"	178.46'	S69°04'08"W	178.09'
C16	270.00'	13°39'22"	64.35'	S55°55'45"W	64.20'
C17	200.00'	49°57'33"	174.39'	N26°49'14"W	168.92'
C18	630.00'	9°31'55"	104.81'	N2°55'30"E	104.69'
C19	180.00'	37°29'45"	117.80'	S11°03'25"E	115.71'
C20	200.00'	17°58'14"	62.73'	N68°59'27"E	62.47'
C21	200.00'	29°03'41"	101.44'	S63°26'44"W	100.36'
C22	580.50'	10°10'58"	103.17'	S83°04'03"W	103.03'
C23	600.00'	10°10'58"	106.63'	S83°04'03"W	106.49'
C24	347.50'	16°46'05"	101.70'	N20°24'28"W	101.34'
C25	360.00'	32°55'30"	206.87'	S61°30'50"W	204.04'
C26	600.00'	10°37'28"	111.26'	S19°55'55"E	111.10'
C27	270.00'	28°53'39"	136.16'	N60°56'00"E	134.72'
C28	360.00'	16°18'06"	102.43'	S67°13'47"W	102.08'
C29	270.00'	30°55'16"	145.71'	N74°32'22"E	143.95'
C30	929.00'	9°19'55"	151.31'	S68°16'51"E	151.14'
C31	957.00'	9°19'55"	155.87'	S68°16'51"E	155.70'
C32	20.00'	90°00'00"	31.42'	S18°36'53"E	28.28'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	20.00'	90°00'00"	31.42'	S71°23'07"W	28.28'
C34	819.50'	7°55'57"	113.46'	S22°25'09"W	113.37'
C35	780.50'	7°55'57"	108.06'	S22°25'09"W	107.97'
C36	769.50'	7°55'57"	106.53'	S22°25'09"W	106.45'
C37	780.50'	7°55'57"	108.06'	N22°25'09"E	107.97'
C38	819.50'	7°55'57"	113.46'	N22°25'09"E	113.37'
C39	830.50'	7°55'57"	114.98'	N22°25'09"E	114.89'
C40	20.00'	90°00'00"	31.42'	N71°23'07"E	28.28'
C41	20.00'	90°00'00"	31.42'	N18°36'53"W	28.28'
C42	394.50'	3°41'06"	25.37'	N28°13'40"E	25.37'
C43	20.00'	73°13'57"	25.56'	S6°32'46"E	23.86'
C44	20.00'	97°23'57"	34.00'	S89°46'29"W	30.05'
C45	383.50'	19°28'42"	130.38'	N50°48'52"E	129.75'
C46	355.50'	34°10'06"	212.00'	N43°28'10"E	208.88'
C47	341.50'	13°43'33"	81.81'	N53°41'27"E	81.61'
C48	20.00'	86°12'49"	30.09'	S17°26'49"W	27.33'
C49	20.00'	94°33'38"	33.01'	N72°09'58"W	29.39'
C50	10.00'	162°34'38"	28.38'	S20°44'06"E	19.77'
C51	394.50'	15°30'08"	106.74'	S52°48'09"W	106.41'
C52	340.50'	32°55'30"	195.67'	S61°30'50"W	192.99'
C53	326.50'	32°55'30"	187.62'	S61°30'50"W	185.05'
C54	392.05'	16°09'25"	110.56'	S52°48'09"W	110.19'
C55	20.00'	90°00'00"	31.42'	S0°03'05"W	28.28'
C56	20.00'	90°00'00"	31.42'	N89°56'55"W	28.28'
C57	520.50'	30°19'45"	275.52'	N60°12'57"E	272.32'
C58	559.50'	30°19'45"	296.17'	N60°12'57"E	292.72'
C59	573.50'	30°19'45"	303.58'	N60°12'57"E	300.05'
C60	506.50'	30°19'45"	268.11'	N60°12'57"E	264.99'
C61	790.50'	12°37'23"	174.16'	S69°04'08"W	173.81'
C62	790.50'	7°03'59"	97.49'	S71°50'50"W	97.43'
C63	776.50'	7°11'40"	97.50'	S71°46'59"W	97.44'
C64	829.50'	6°32'18"	94.66'	S72°06'41"W	94.61'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C65	843.50'	6°35'30"	97.04'	S72°05'04"W	96.99'
C66	20.00'	89°43'46"	31.32'	S66°17'35"E	28.22'
C67	20.00'	86°08'32"	30.07'	N21°27'05"E	27.32'
C68	588.00'	6°48'31"	69.87'	S18°01'26"E	69.83'
C69	612.00'	7°00'00"	74.77'	S18°07'11"E	74.72'
C70	829.50'	1°45'55"	25.56'	S63°38'23"W	25.55'
C71	843.50'	1°21'39"	20.04'	S63°26'16"W	20.03'
C72	303.50'	15°50'19"	83.90'	S54°50'17"W	83.63'
C73	289.50'	15°17'57"	77.30'	S55°06'28"W	77.07'
C74	250.50'	11°43'54"	51.29'	S56°53'29"W	51.20'
C75	236.50'	12°12'44"	50.41'	S56°39'04"W	50.31'
C76	219.50'	41°19'16"	158.30'	N22°30'06"W	154.89'
C77	180.50'	39°41'04"	125.02'	N21°41'00"W	122.53'
C78	610.50'	2°22'04"	25.23'	N0°39'26"W	25.23'
C79	649.50'	5°21'43"	60.78'	N0°50'24"E	60.76'
C80	660.50'	5°21'43"	61.81'	N0°50'24"E	61.79'
C81	20.00'	87°37'56"	30.59'	N44°20'34"E	27.69'
C82	19.89'	99°31'55"	34.55'	N42°20'32"W	30.37'
C83	31.00'	24°52'52"	13.46'	N15°57'41"E	13.36'
C84	20.00'	24°52'52"	8.69'	N15°57'41"E	8.62'
C85	9.00'	23°25'59"	3.68'	S16°41'07"W	3.66'
C86	20.00'	23°25'59"	8.18'	S16°41'07"W	8.12'
C87	657.00'	2°43'19"	31.21'	N6°19'47"E	31.21'
C88	646.00'	2°43'19"	30.69'	N6°19'47"E	30.69'
C89	618.00'	0°38'37"	6.94'	N7°22'09"E	6.94'
C90	616.50'	10°10'58"	109.56'	S83°04'03"W	109.42'
C91	608.50'	10°10'58"	108.14'	S83°04'03"W	108.00'
C92	566.50'	10°10'58"	100.68'	S83°04'03"W	100.55'
C93	340.50'	2°17'33"	13.62'	N27°31'53"E	13.62'
C94	164.00'	37°29'45"	107.33'	S11°03'25"E	105.42'
C95	153.00'	37°29'45"	100.13'	S11°03'25"E	98.35'
C96	20.00'	86°49'36"	30.31'	N26°04'48"E	27.49'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C97	184.00'	8°28'59"	27.24'	N73°44'05"E	27.22'
C98	216.00'	10°06'38"	38.12'	N72°55'15"E	38.07'
C99	20.00'	82°19'46"	28.74'	N70°58'11"W	26.33'
C100	35.00'	92°37'46"	56.58'	S31°39'42"W	50.62'
C101	216.00'	29°03'41"	109.56'	S63°26'44"W	108.39'
C102	227.00'	29°03'41"	115.14'	S63°26'44"W	113.91'
C103	61.00'	15°32'03"	16.54'	S41°08'52"W	16.49'
C104	173.00'	7°44'04"	23.35'	N74°06'32"E	23.34'
C105	50.00'	253°41'47"	221.39'	N80°21'43"W	80.02'
C106	35.00'	88°04'37"	53.80'	N16°49'41"E	48.66'
C107	286.00'	28°53'39"	144.23'	N60°56'00"E	142.71'
C108	242.80'	15°12'46"	64.47'	N67°46'49"E	64.28'
C109	254.00'	14°30'50"	64.34'	N68°07'25"E	64.17'
C110	20.00'	90°00'00"	31.42'	S30°22'49"W	28.28'
C111	20.00'	90°00'00"	31.42'	N59°37'11"W	28.28'
C112	344.00'	16°18'06"	97.87'	S67°13'47"W	97.54'
C113	376.00'	16°18'06"	106.98'	S67°13'47"W	106.62'
C114	387.00'	16°18'06"	110.11'	S67°13'47"W	109.74'
C115	286.00'	30°55'16"	154.35'	N74°32'22"E	152.48'
C116	254.00'	30°55'16"	137.08'	N74°32'22"E	135.42'
C117	243.00'	30°55'16"	131.14'	N74°32'22"E	129.56'
C118	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
C119	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'
C120	230.50'	20°01'35"	80.57'	N11°48'45"W	80.16'
C121	50.00'	243°34'05"	212.55'	S72°52'09"E	85.00'
C122	20.00'	89°48'42"	31.35'	S57°07'04"E	28.24'
C123	20.00'	90°13'36"	31.50'	N32°51'47"E	28.34'
C124	363.50'	13°26'53"	85.32'	N18°56'09"W	85.12'
C125	338.50'	12°38'07"	74.65'	N18°34'05"W	74.50'
C126	192.00'	25°01'27"	83.86'	S4°49'17"E	83.19'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55545
THOMAS E. GRANILLO
Date Signed 8/7/2024
ARIZONA U.S.A.

SEE SHEET 10 - LINE & CURVE TABLES

AREA 61.8853 AC

PLZV - 24 - 0006

G:\projects\R313610.10 – Victory – Phase 10 Final Design Service\10 CADD & BIM\10.15 Mapping\Dwg\PM – Parcel Maps\31361010FP– VVD PH 10B.dwg

Job No: R313610.10

Date: 8/7/2024

HUITT ZOLLARS
5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018
Office (602) 252-8384 | Fax (602) 252-8385
www.huitt-zollars.com

STATE OF ARIZONA
DEPARTMENT OF WATER RESOURCES
CERTIFICATE OF ASSURED WATER SUPPLY

This is to certify that

Fidelity National Title Insurance Company, a California corporation, now re-domesticated to a Florida corporation, as Trustee of its Trust number B176, Owner,

has met the requirements of A.R.S. §§ 45-576 and A.A.C.R12-15-701 et. seq., and

By powers vested in the Director of the Arizona Department of Water Resources by the State of Arizona, and subject to the conditions contained in A.A.C. R12-15-701 et seq.,

Is issued this Certificate of Assured Water Supply for

Verrado Victory District Phase 10
Township 2 North, Range 2 West, Section 7 and 18,
Township 2 North, Range 3 West, Section 13
GSRB&M Maricopa County, PHOENIX AMA

The referenced subdivision consists of **345 lots** as described in the preliminary plat on file with the Department, and has an estimated water demand of **157.85 acre-feet per year.** The subdivision will be served **groundwater** by **EPCOR - Agua Fria.**

This Certificate is invalid as to any entity not named above.
This Certificate may be assigned pursuant to A.A.C. R12-15-705.

Certificate Number: 27-701262.0000

ARIZONA DEPARTMENT OF WATER RESOURCES

David L McKay
Program Manager

January 4, 2023
Date

TYPE A CERTIFICATE

Verrado Victory Dis Ph 10_CAWS

Final Audit Report 2023-01-04

Created:	2023-01-04
By:	Erin Pulford (ecpulford@azwater.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7nSN7UGW_khkuOzSozfjvWyGZU5PYHHa

"Verrado Victory Dis Ph 10_CAWS" History

Document created by Erin Pulford (ecpulford@azwater.gov)
2023-01-04 - 7:23:49 PM GMT- IP address: 104.129.199.8

Document emailed to David McKay (dmckay@azwater.gov) for signature
2023-01-04 - 7:25:12 PM GMT

Email viewed by David McKay (dmckay@azwater.gov)
2023-01-04 - 8:48:15 PM GMT- IP address: 74.125.209.11

Document e-signed by David McKay (dmckay@azwater.gov)
Signature Date: 2023-01-04 - 8:48:23 PM GMT - Time Source: server- IP address: 136.226.64.121

Agreement completed.
2023-01-04 - 8:48:23 PM GMT

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.J. DS - Verrado Way at Lost Creek - Map of Dedication - PLZV-22-00004
DATE PREPARED: 10/15/24	**DISTRICT NO.:** 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on a Map of Dedication (MOD) for a section of Verrado Way from Canyon Drive to Lost Creek Drive, within the Verrado Heritage District.

SUMMARY

PROJECT DESCRIPTION:
The applicant is requesting a Map of Dedication (MOD) to dedicate additional right-of-way along a section of Verrado Way from Canyon Drive to Lost Creek Drive, within the Verrado Heritage District. This dedication will result in additional right-of-way to widen Verrado Way to a four-lane median-divided street in this location. This MOD is requested by Dave Nilsen of DMB White Tank, LLC.

BENEFITS:
Dedication of the right-of-way will allow for the interim Verrado Way improvements in this location to be replaced with the final improvements, to include two lanes in each direction, a landscaped median, bike lane, and sidewalk.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZV-22-00004-Vicinity Map.pdf
PLZV-22-00004 Verrado - Verrado Way & Lost Creek MOD - Narrative.pdf
PLZV-22-00004 Verrado Way & Lost Creek MOD - MOD.pdf

W SUNRISE LN
Verrado Main Street District
N PARK ST
N PIONEER DR
Lost Creek Dr
W LOST CREEK DR W
W LOST CREEK DR E
N ACACIA WAY
Subject Property
Verrado Heritage District
Canyon Dr
N ACACIA WAY
Verrado Way
Thomas Road
W THOMAS RD

PLZV-22-00004
Verrado Way & Lost Creek MOD

1R RECEIVED
02 / 09 / 2022
CITY OF BUCKEYE by: DM

Verrado

Verrado Way Expansion/Lost Creek Drive

Map of Dedication

Narrative

01/18/2022

The following map of dedication (MOD) is for the expansion of a section of Verrado Way from two (2) lanes north and south to a divided minor arterial street section of two (2) lanes in each direction. Verrado Way from Lost Creek Drive on the north transitions southbound to only two (2) through lanes over the Lost Creek Wash. This section of Verrado Way is the last remaining portion of the minor arterial within Verrado proper (not Victory), where the road is developed without a median. Verrado Way, south of the Lost Creek Wash transitions back to a median designed roadway with two (2) through lanes for northbound and southbound traffic approximately a half mile north of W. Canyon Drive.

This right-of-way ("MOD") will allow for the completion of Verrado Way for the four (4) lane divided roadway throughout all of Verrado (not including within Victory north of the roundabout). As development within Verrado continues, this roadway expansion will allow for Verrado Way to operate at an acceptable level of service and continue to function as the main spine north/south roadway within the master planned community.

The MOD improves this section of Verrado Way to a minor arterial street standard. The MOD provides for bike lanes for north and south travel and a new sidewalk on the west side of the road to connect from Lost Creek Drive on the north to the improved sidewalk where it currently terminates north of W. Canyon Drive. Streetlights will be added along a portion of the west side

Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229
602.255.6000 Phone
602.255.0103 Fax

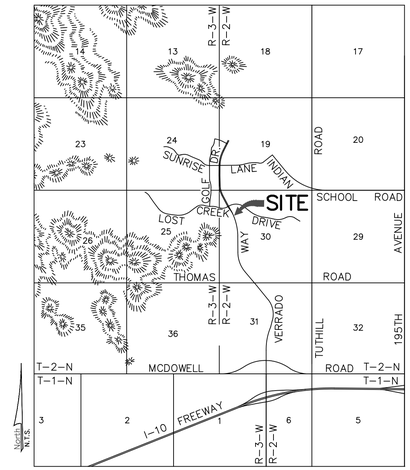
of the MOD as well as add appropriate lanes width transitions for turn lanes at Lost Creek Drive and W. Canyon Drive. The overall MOD will remove the interim condition on Verrado Way and improve the roadway to the street standard and section per the Verrado Master Circulation Plan recommendations. We respectfully request the City's approval of this MOD request.

VERRADO®

4R PLZV-22-00004 RECEIVED AUG 27 2024 WD

BUCKEYE, ARIZONA
VERRADO WAY AT LOST CREEK
MAP OF DEDICATION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT VERRADO ASSEMBLY, AN ARIZONA NONPROFIT CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ACTING NOT IN ITS CORPORATE CAPACITY, BUT SOLELY AS TRUSTEE UNDER ITS TRUST NO. B176 ("TRUSTEE"), AS OWNERS OF THE LAND DESCRIBED, DO HEREBY PUBLISH THIS MAP OF DEDICATION UNDER THE NAME OF "VERRADO WAY AT LOST CREEK", LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISH THIS MAP OF DEDICATION AS "VERRADO WAY AT LOST CREEK" AND HEREBY DECLARE THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT THE STREETS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID MAP OF DEDICATION AND THAT OWNERS, HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH THE PUBLIC STREETS AND PUBLIC EASEMENTS AS SHOWN ON SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. OWNER HEREBY DEDICATES TO THE CITY OF BUCKEYE FEE TITLE TO ALL PUBLIC RIGHT-OF-WAYS AS SHOWN ON THE PLAT.

THE TERMS AND CONDITIONS OF THE FOREGOING DEDICATION OF PUBLIC STREETS ARE HEREBY MADE SUBJECT TO THE PROVISIONS OF THAT CERTAIN DEDICATION, EASEMENT AND MAINTENANCE AGREEMENT (VERRADO) RECORDED AS DOCUMENT NO. 2013-0590799 M.C.R., AS SAME MAY BE AMENDED FROM TIME TO TIME (THE "DEMA") INCLUDING THE TERMS AND CONDITIONS OF CERTAIN EASEMENTS AND RIGHTS RESERVED FROM SUCH DEDICATION, THE TERMS AND CONDITIONS OF THE FOREGOING DEDICATION OF PUBLIC STREETS ARE HEREBY MADE SUBJECT TO THE PROVISIONS OF THE DEMA RELATIVE TO "RIGHT-OF-WAY' OR "R/W" AND SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO AS ARE SPECIFICALLY SET FORTH IN SECTION 1.1 OF THE DEMA, THE DEMA IS INCORPORATED HEREIN AS SET FORTH IN ITS ENTIRETY. IT IS INTENDED THAT THIS MAP OF DEDICATION AND THE DEMA BE READ TOGETHER TO THE EXTENT OF ALL APPLICABLE PROVISIONS OF THE DEMA.

ALL AREAS DESIGNATED HEREON AS "PUE", OR "PUBLIC UTILITY EASEMENT", SHALL BE UTILIZED ONLY FOR THE PURPOSES, AND SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, SET FORTH IN SECTION 2.4 OF THE DEMA AS IF THE EASEMENTS WERE CREATED UNDER THE DEMA.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO THE CITY OF BUCKEYE, FOR THE BENEFIT OF THE PUBLIC, A PERPETUAL "LANDSCAPE/SIDEWALK EASEMENT", OR "LSWE", OVER, UNDER, UPON AND ACROSS TRACT "A" AND SUCH EASEMENT AREA SHALL BE UTILIZED ONLY FOR THE PURPOSES, AND SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, AS ARE SPECIFICALLY SET FORTH IN SECTION 2.6 OF THE DEMA; AS IF THE LANDSCAPE/SIDEWALK EASEMENTS WERE CREATED UNDER THE DEMA.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO THE CITY OF BUCKEYE, FOR THE BENEFIT OF THE PUBLIC, A SEPARATE PERPETUAL "STORM DRAIN EASEMENT" AS SHOWN HEREON AND EACH SUCH EASEMENT AREA SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, AS SPECIALLY SET FORTH IN SECTION 2.10 OF THE DEMA; AS IF SAID TRACTS WERE LABELED A "STORM DRAIN EASEMENTS" DESCRIBED IN SECTION 2.10 AND SAID EASEMENTS WERE CREATED UNDER THE DEMA.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO THE CITY OF BUCKEYE, FOR THE BENEFIT OF THE PUBLIC, A PERPETUAL SIGHT VISIBILITY EASEMENT OVER, UPON AND ACROSS ALL AREAS DESIGNATED HEREON AS "SVE" OR "SIGHT VISIBILITY EASEMENT" AND EACH SUCH EASEMENT AREA SHALL BE UTILIZED ONLY FOR THE PURPOSES, AND SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, AS ARE SPECIFICALLY SET FORTH IN SECTION 2.8 OF THE DEMA. AS IF THE SIGHT VISIBILITY EASEMENTS WERE CREATED UNDER THE DEMA.

OWNERS, EACH AS TO ITS OWN LEGAL INTERESTS IN THE LAND DESCRIBED HEREIN, HEREBY GRANT TO THE CITY OF BUCKEYE, FOR THE BENEFIT OF THE PUBLIC, A PERPETUAL VISIBILITY TRIANGLE EASEMENT OVER, UPON AND ACROSS ALL AREAS DESIGNATED HEREON AS "VTE" OR "VISIBILITY TRIANGLE EASEMENT" AND EACH SUCH EASEMENT AREA SHALL BE SUBJECT TO ALL OF THE TERMS AND CONDITIONS RELATING THERETO, AS ARE SPECIFICALLY SET FORTH IN SECTION 2.7 OF THE DEMA, AS IF THE VISIBILITY TRIANGLE EASEMENTS WERE CREATED UNDER THE DEMA.

IN WITNESS HEREOF:

VERRADO ASSEMBLY, AN ARIZONA NONPROFIT CORPORATION, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

VERRADO ASSEMBLY, AN ARIZONA NONPROFIT CORPORATION

BY: _____

ITS: _____

IN WITNESS HEREOF:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ACTING NOT IN ITS CORPORATE CAPACITY, BUT SOLELY AS TRUSTEE UNDER ITS TRUST NO. B176 ("TRUSTEE"), AS OWNER OF THE LAND DESCRIBED HEREIN, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ACTING NOT IN ITS CORPORATE CAPACITY, BUT SOLELY AS TRUSTEE UNDER ITS TRUST NO. B176 ("TRUSTEE")

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,

BY _____ THE _____ OF VERRADO ASSEMBLY, AN ARIZONA NONPROFIT CORPORATION FOR AND ON BEHALF THEREOF.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,

BY _____ THE _____ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, ACTING NOT IN ITS CORPORATE CAPACITY, BUT SOLELY AS TRUSTEE UNDER ITS TRUST NO. B176 ("TRUSTEE") FOR AND ON BEHALF THEREOF.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION – TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE CHARTER.

2. THE LAND DESCRIBED IN THIS MAP OF DEDICATION IS LOCATED WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA INC, AN ARIZONA CORPORATION. CERTIFICATE OF ASSURED 100 YR. WATER SUPPLY NO. DWR 27-701013.0000 HAS BEEN SUBMITTED WITH THE MAP OF DEDICATION.

3. ALL COMMON AREA TRACTS, IF ANY, AND TRACTS IDENTIFIED AS AREAS OF COMMON RESPONSIBILITY SHALL BE CONVEYED TO THE ASSOCIATION OR THE VERRADO ASSEMBLY, AN ARIZONA NONPROFIT CORPORATION, AND SHALL BE MAINTAINED AS AREAS OF COMMON RESPONSIBILITY BY THE ASSOCIATION AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY.

4. THE LAND DESCRIBED IN THIS MAP OF DEDICATION IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RELATING TO 'TELECOMMUNICATIONS RECORDED AS DOCUMENT NO. 2002-1008905, M.C.R., AS SAME MAY BE AMENDED FROM TIME TO TIME.

5. NO OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS ALLOWED WITHIN THE SIGHT VISIBILITY EASEMENT AREA. TREE CANOPIES OVERHANGING OR WITHIN THE SIGHT VISIBILITY EASEMENT SHALL BE KEPT TRIMMED TO A HEIGHT OF NO LESS THAN 7'.

6. ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT TIME OF CONSTRUCTION.

7. THE AREA DEPICTED ON THIS MAP OF DEDICATION IS LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT.

8. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF BUCKEYE.

9. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF BUCKEYE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE GENERAL PLAN.

10. PURSUANT TO A.R.S. § 42-11102, THE CITY OF BUCKEYE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

11. THE LAND DESCRIBED HEREIN IS OR WILL BE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN COVENANT FOR COMMUNITY FOR VERRADO RECORDED IN DOCUMENT NO. 2003-0531387, M.C.R., AS SAME MAY BE AMENDED FROM TIME TO TIME, AND IS OR WILL BE SUBJECT TO THAT CERTAIN COMMUNITY CHARTER FOR VERRADO (THE "CHARTER") RECORDED AS DOCUMENT NO. 2002-1008906, M.C.R., AS SAME MAY BE AMENDED FROM TIME TO TIME. PURSUANT TO THE CHARTER THE VERRADO COMMUNITY ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION (THE "ASSOCIATION") WAS FORMED TO, AMONG OTHER THINGS; GOVERN THE USE AND MAINTENANCE OF ALL PORTIONS OF "REGENT FOOTHILLS" AS DEFINED IN THE CHARTER. ALL OWNERS OF LOTS SHALL BE MEMBERS OF THE ASSOCIATION. ALL TRACTS ARE AREAS OF COMMON RESPONSIBILITY.

12. ALL TRACTS IDENTIFIED AS AREAS OF COMMON RESPONSIBILITY SHALL BE CONVEYED TO THE VERRADO COMMUNITY ASSOCIATION, INC. AN ARIZONA NONPROFIT CORPORATION (THE "ASSOCIATION") OR THE VERRADO ASSEMBLY, AN ARIZONA NONPROFIT CORPORATION, AND SHALL BE MAINTAINED AS AREAS OF COMMON RESPONSIBILITY BY THE ASSOCIATION AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY.

13. NO TREES ARE ALLOWED WITHIN THE SIGHT VISIBILITY EASEMENT AREA. NO OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS ALLOWED WITHIN THE SIGHT VISIBILITY EASEMENT AREA. TREE CANOPIES OVERHANGING OR WITHIN THE SIGHT VISIBILITY EASEMENT SHALL BE KEPT TRIMMED TO A HEIGHT OF NO LESS THAN 7'.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE MAP OF DEDICATION FOR VERRADO WAY, RECORDED IN BOOK 1199, PAGE 31, M.C.R. SAID LINE BEARS NORTH 00 DEGREES 05 MINUTES 18 SECONDS WEST.

FLOOD ZONE INFORMATION

FLOOD ZONE DESIGNATION
THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING FLOOD ZONE "X" AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C2110 L DATED OCTOBER 16, 2013, REVISED TO REFLECT LOMR EFFECTIVE: JUNE 22, 2018 IN THE CITY OF BUCKEYE, COUNTY OF MARICOPA, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

RATIFICATION AND APPROVAL

THE UNDERSIGNED DULY ELECTED _____, ON BEHALF OF THE BOARD OF DIRECTORS OF THE VERRADO COMMUNITY ASSOCIATION, INC. AN ARIZONA NONPROFIT CORPORATION, AS REQUIRED BY THE CHARTER, RATIFIES AND APPROVES THIS MAP OF DEDICATION AND APPROVES ALL DESIGNATIONS OF AREAS OF COMMON RESPONSIBILITY SET FORTH HEREIN.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__,

BY _____ THE _____ OF VERRADO COMMUNITY ASSOCIATION, INC. AN ARIZONA NONPROFIT CORPORATION FOR AND ON BEHALF THEREOF.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER

VERRADO ASSEMBLY
4236 N. VERRADO WAY, SUITE A-201
BUCKEYE, ARIZONA 85396
PHONE: 623.466.7000
CONTACT: DAVE NILSEN
EMAIL: DNILSEN@DMBINC.COM

OWNER

FIDELITY NATIONAL TITLE INSURANCE COMPANY
TRUST NO. B176
14000 N. PIMA ROAD, SUITE 100
SCOTTSDALE, AZ 85260
PH: (480) 214-4523
CONTACT: BRENDA TUCSON, TRUSTEE
BRENDA.TUCSON@FNF.COM

ENGINEER

LAND DEVELOPMENT ENGINEERING, LLC
3420 E. SHEA BOULEVARD, SUITE 156
PHOENIX, AZ 85028
PHONE: 602.396.5700
CONTACT: JONATHON STANSEL
JSTANSEL@LDEAZ.COM

SURVEYOR

RICK ENGINEERING COMPANY
2401 W. PEORIA AVENUE, SUITE 130
PHONE: 602-947-3350
CONTACT: MICHAEL BANTA, RLS
MBANTA@RICKENGINEERING.COM

AREA

SUBJECT PROPERTY CONTAINS 100,931 SQUARE FEET OR 2.317 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS

MAP OF DEDICATION, BOOK 612, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA
MAP OF DEDICATION, BOOK 756, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA
MAP OF DEDICATION, BOOK 1199, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA

CERTIFICATION

I, MICHAEL A. BANTA OF RICK ENGINEERING COMPANY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 4 SHEETS REPRESENTS A SURVEY PERFORMED BY RICK ENGINEERING COMPANY, DURING THE MONTH OF AUGUST 2024, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38175
MICHAEL A.
BANTA
08/27/2024
REGISTERED
ARIZONA U.S.A.

EXP: 09/30/2026

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF BUCKEYE, ARIZONA ON THIS _____ DAY OF _____ 20__

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

APPROVALS

I CERTIFY THAT THIS MAP OF DEDICATION SUBSTANTIALLY CONFORMS TO THE VERRADO (FORMERLY CATERPILLAR) COMMUNITY MASTER PLAN APPROVED BY THE CITY OF BUCKEYE AND INCORPORATED BY REFERENCE INTO THAT CERTAIN PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BUCKEYE AND DMB WHITE TANK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY. RECORDED AS DOCUMENT NO. 99-1071208. M.C.R. (THE "CMP"), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO, AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE SUBDIVIDED.

_____ _____
DEVELOPMENT SERVICES DIRECTOR DATE

I CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CMP, INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO, HAVE BEEN COMPLIED WITH.

_____ _____
BUCKEYE CITY ENGINEER DATE

PLZV-22-00004
VERRADO WAY & LOST CREEK MOD

DMB

2401 W. PEORIA AVE SUITE 130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com
RICK ENGINEERING COMPANY
San Diego · Riverside · San Luis Obispo · Sacramento · Orange · Tucson · Phoenix · Las Vegas · Denver

VERRADO™
BUCKEYE, ARIZONA
VERRADO WAY AT LOST CREEK
MAP OF DEDICATION

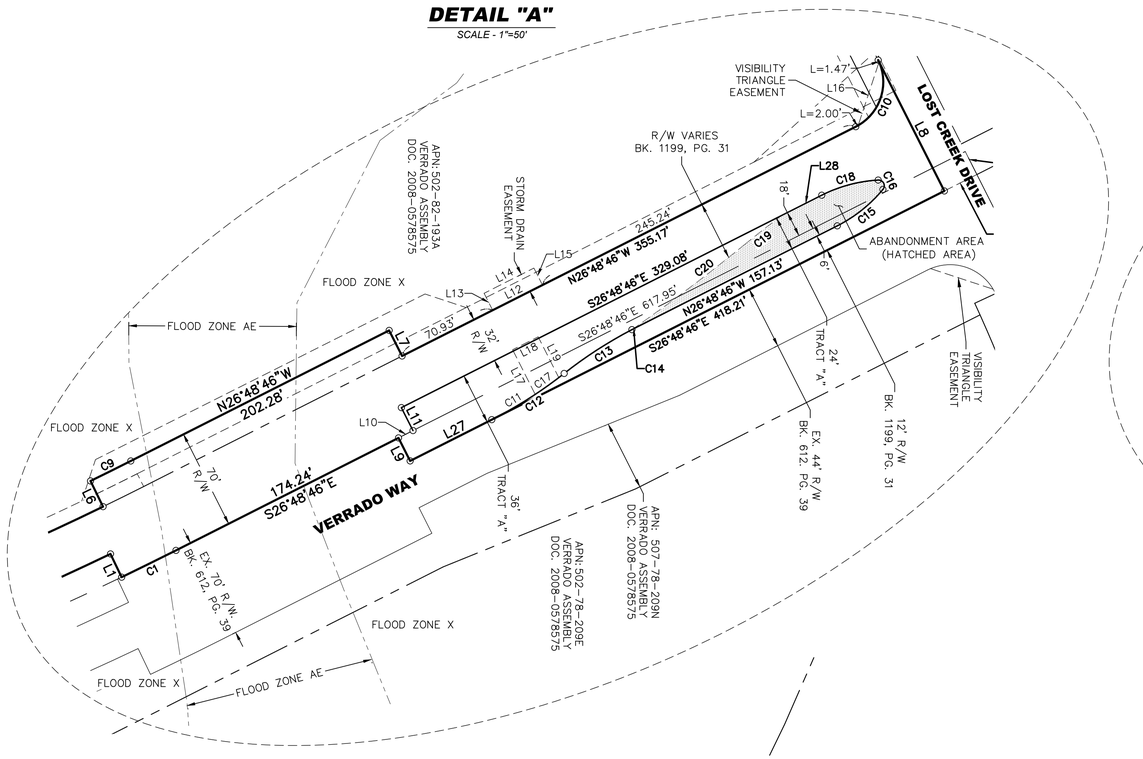
REVISION	DATE
1	
2	
3	
4	
5	
6	
7	

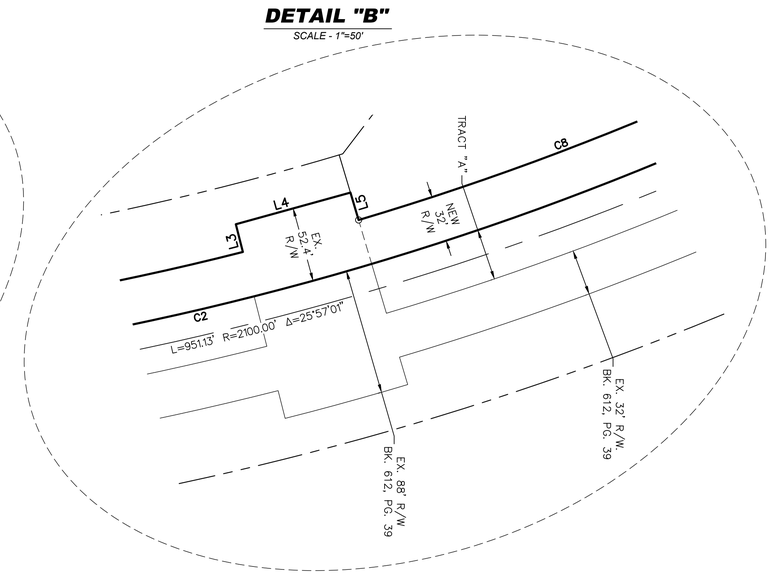
Date: 08/23/24
Project: 14-039
File: LOST CREEK
Scale: N.T.S.

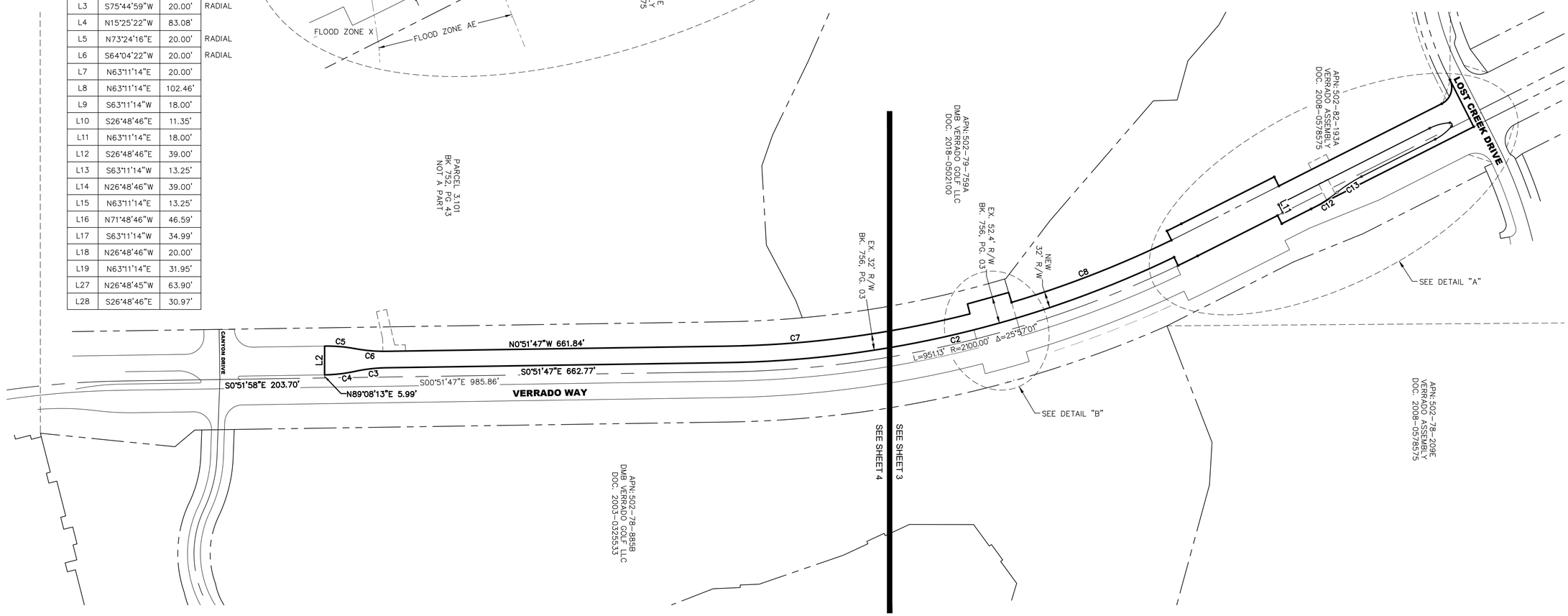
SHEET
1 OF 4

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°09'16"	2100.00'	42.31'	S26°14'08"E 42.31'
C2	24°47'46"	2082.00'	901.03'	S13°15'37"E 894.02'
C3	11°28'42"	300.00'	60.10'	S6°36'08"E 60.00'
C4	11°28'42"	300.00'	60.10'	S6°36'08"E 60.00'
C5	11°28'42"	300.00'	60.10'	N4°52'34"E 60.00'
C6	11°28'42"	300.00'	60.10'	N4°52'34"E 60.00'
C7	13°23'17"	2050.00'	479.01'	N7°33'23"W 477.92'
C8	9°19'55"	2050.00'	333.89'	N21°15'41"W 333.52'
C9	0°53'07"	2030.00'	31.37'	N26°22'12"W 31.37'
C10	89°07'28"	35.00'	54.44'	N71°22'30"W 49.12'
C11	6°42'51"	300.00'	35.16'	N30°10'11"W 35.14'
C12	11°28'42"	300.00'	60.10'	N32°33'07"W 60.00'
C13	10°46'52"	300.00'	56.45'	N32°54'02"W 56.37'
C14	0°41'50"	300.00'	3.65'	N27°09'41"W 3.65'
C15	23°33'23"	100.00'	41.11'	N38°35'27"W 40.82'
C16	132°53'13"	4.00'	9.28'	S63°11'14"W 7.33'
C17	3°51'52"	300.00'	20.23'	S35°27'33"E 20.23'
C18	23°33'23"	100.00'	41.11'	S15°02'04"E 40.82'
C19	2°30'23"	750.00'	32.81'	S37°59'56"E 32.80'
C20	4°22'25"	1300.00'	99.24'	N37°03'54"W 99.21'

LINE TABLE			
LINE	DIRECTION	LENGTH	
L1	S64°20'30"W	18.00'	RADIAL
L2	N89°55'02"W	56.01'	
L3	S75°44'59"W	20.00'	RADIAL
L4	N15°25'22"W	83.08'	
L5	N73°24'16"E	20.00'	RADIAL
L6	S64°04'22"W	20.00'	RADIAL
L7	N63°11'14"E	20.00'	
L8	N63°11'14"E	102.46'	
L9	S63°11'14"W	18.00'	
L10	S26°48'46"E	11.35'	
L11	N63°11'14"E	18.00'	
L12	S26°48'46"E	39.00'	
L13	S63°11'14"W	13.25'	
L14	N26°48'46"W	39.00'	
L15	N63°11'14"E	13.25'	
L16	N71°48'46"W	46.59'	
L17	S63°11'14"W	34.99'	
L18	N26°48'46"W	20.00'	
L19	N63°11'14"E	31.95'	
L27	N26°48'45"W	63.90'	
L28	S26°48'46"E	30.97'	







100 0 100 200
SCALE FEET

PLZV-22-00004
VERRADO WAY & LOST CREEK MOD

DMB

RICK ENGINEERING COMPANY
2401 W. PEORIA AVE SUITE 130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com
San Diego · Riverside · San Luis Obispo · Sacramento · Orange · Tucson · Phoenix · Las Vegas · Denver

MICHAEL A. BANTA
38175
08/27/2024
EXP:09/30/2026

VERRADO™
BUCKEYE, ARIZONA
VERRADO WAY AT LOST CREEK
MAP OF DEDICATION

REVISION	DATE
1	
2	
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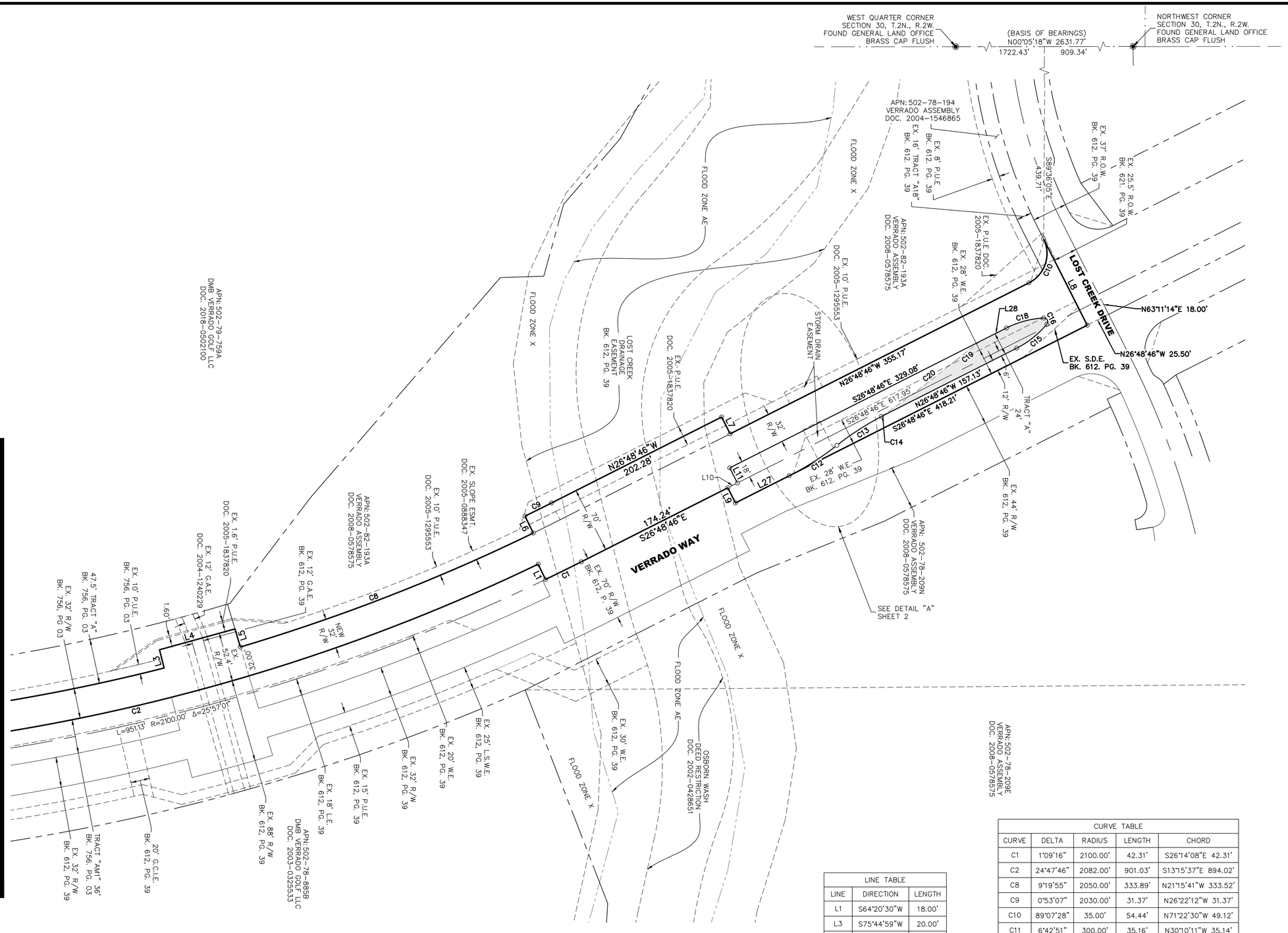
7	

Date: 08/26/24
Project: 14-039
File: PH4-MOD
Scale: 1"=100'

SHEET 2 OF 4



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
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L6	S64°04'22"W	20.00'
L7	N63°11'14"E	20.00'
L8	N63°11'14"E	102.46'
L9	S63°11'14"W	18.00'
L10	S26°48'46"E	11.35'
L11	N63°11'14"E	18.00'
L28	S26°48'46"E	30.97'

TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNER
TRACT A	LANDSCAPE, MEDIAN	10,203	0.234	VERRADO COMMUNITY ASSOCIATION

R/W TABLE		
STREET	AREA (SF)	AREA (AC)
NEW R/W	44,434	1.020

50 0 50 100
SCALE FEET

PLZV-22-00004
VERRADO WAY &
LOST CREEK MOD

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 38175
MICHAEL A. BAYLESS
08/27/2024
ARIZONA U.S.A.
EXP:09/30/2026

VERRADO™
BUCKEYE, ARIZONA
VERRADO WAY AT LOST CREEK
MAP OF DEDICATION

REVISION	DATE
1	
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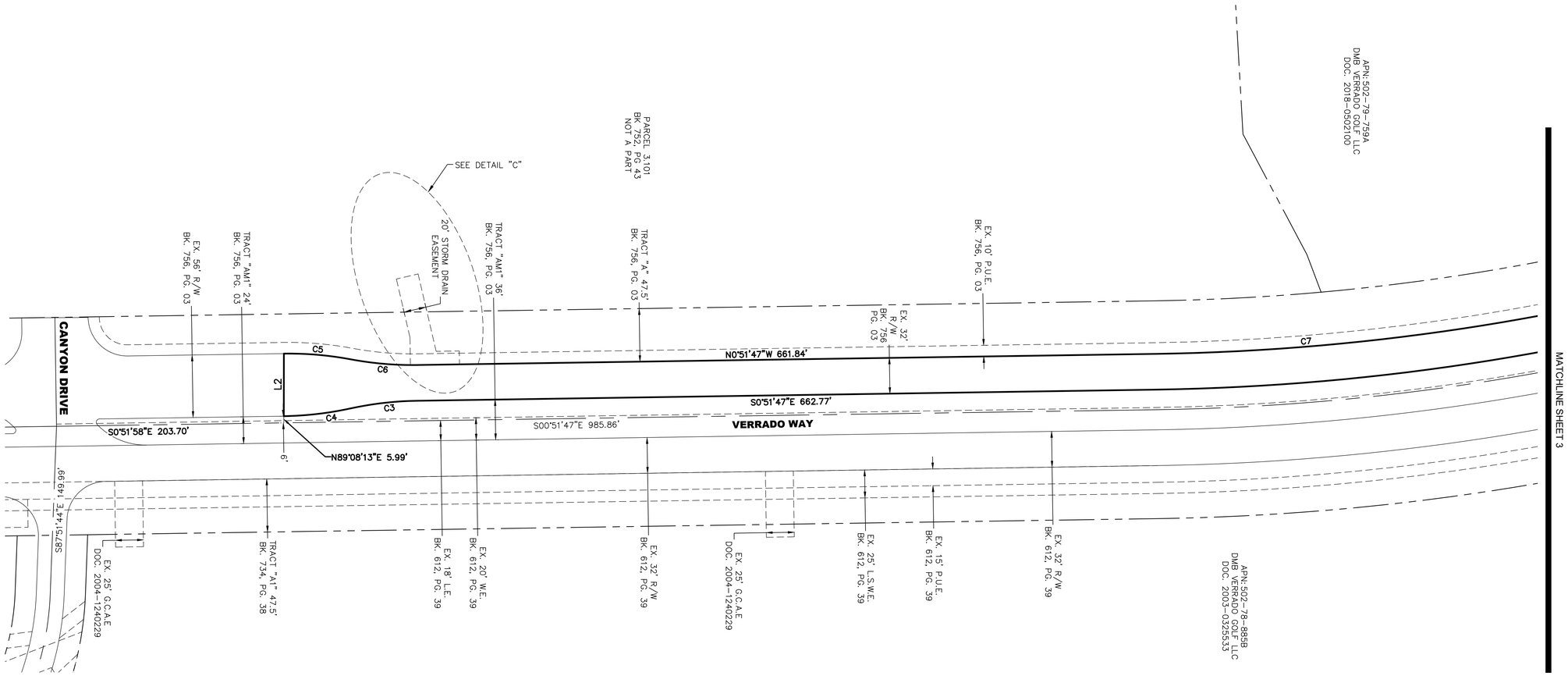
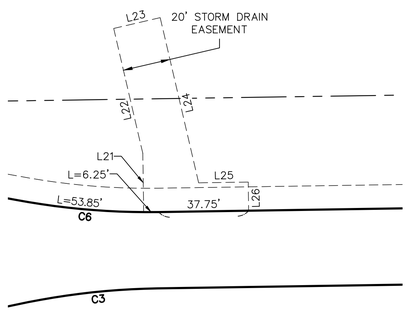
7	

Date: 08/26/24
Project: 14-039
File: PH4-MOD
Scale: 1"=50'

SHEET
3 OF 4





DETAIL "C"

SCALE - 1"=30'

LEGEND

◉	FOUND BRASS CAP FLUSH
○	SET 1/2" REBAR WITH CAP RLS. #35833
APN	ASSESSOR PARCEL NUMBER
BK./PG.	BOOK & PAGE
DOC.	DOCUMENT NUMBER
EX.	EXISTING
R/W	RIGHT OF WAY
G.A.E.	GOLF ACCESS EASEMENT
G.C.I.E.	GOLF COURSE IRRIGATION EASEMENT
L.E.	LANDSCAPE EASEMENT
L.S.W.E.	LANDSCAPE AND SIDEWALK EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WATER EASEMENT

BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
ADJACENT BOUNDARY LINE

LINE TABLE

LINE	DIRECTION	LENGTH
L2	N89°55'02"W	56.01'
L21	S89°08'13"W	24.65'
L22	S76°53'25"W	53.76'
L23	N13°06'35"W	20.00'
L24	N76°53'25"E	71.11'
L25	N0°51'47"W	20.77'
L26	N89°08'13"E	12.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C3	11°28'42"	300.00'	60.10'	S6°36'08"E 60.00'
C4	11°28'42"	300.00'	60.10'	S6°36'08"E 60.00'
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50 0 50 100
SCALE FEET

PLZV-22-00004
VERRADO WAY &
LOST CREEK MOD

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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
38175
MICHAEL A. BARTA
08/27/2024
ARIZONA U.S.A.
EXP: 09/30/2026

VERRADO™
BUCKEYE, ARIZONA
VERRADO WAY AT LOST CREEK
MAP OF DEDICATION

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	

Date: 08/26/24
Project: 14-039
File: PH4-MOD
Scale: 1"-50'

SHEET
4 OF 4

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.K. ED - Assignment and Assumption of Development Agreement between the City of Buckeye and Vestar Verrado Manager, LLC
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: Suzanne Boyles, Economic Development Director, sboyles@buckeyeaz.gov, (623) 349-6970	
DEPARTMENT: Economic Development	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on consenting the Assignment and Assumption of Development Agreement (Verrado Marketplace) between the City of Buckeye, an Arizona municipal corporation, and Vestar Verrado Manager, LLC, an Arizona limited liability company, and Vestar Verrado, LLC, an Arizona limited liability company, and authorizing the Mayor to execute and deliver said agreement on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:
This assignment and assumption of Development Agreement will assign the Development Agreement dated July 18, 2023 by and between Vestar Verrado Manager, LLC and the City of Buckeye, which was recorded on July 27, 2023.

Vestar Verrado Manager, LLC (the Assignor) is seeking to assign the Development Agreement to Vestar Verrado, LLC (the Assignee). The purpose for the assignment is to have Verrado Vestar, LLC, the party purchasing the land covered by the Development Agreement, as the party obligated under the Development Agreement. Therefore, Assignor seeks to assign, transfer and set over to Assignee all of Assignor's right, title and interest as the "Developer", in, to and under the Development Agreement, including all of its duties and obligations arising under the Development Agreement, and any claim, right, demand or remedy that Assignor may now or hereafter have or be entitled to on account of the Development Agreement.

This assignment does not change any other obligations under the original development agreement, as approved by Council in July 2023.

BENEFITS:
Assignment of the Development Agreement will maintain all the original benefits set forth in the agreement, which include (i) establishing a space for the City's operation of a police substation, (ii) create an event plaza that will be available to the City and its residents per the terms of this agreement, (iii) dedicate additional right of way in the form of a median wider than required for the future travel lanes in the future as the city see's fit, (iv) upgrade certain landscaping and finishes within the publicly accessible areas of the project, (v) increase the value of the 48 acre parcel for property tax purposes, , (vi) new retail and services for residents (vii) enhance retail transaction (sales) tax collections, and (viii) create new job opportunities.

FUTURE ACTION:
None

FINANCIAL IMPACT STATEMENT:
This assignment has no new fiscal impacts within the development agreement.

CURRENT FISCAL YEAR TOTAL COST:
Agreement will continue to be performance based and paid out via the terms of the original agreement as approved by Council in July 2023.

BUDGETED:
Yes

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
Assignment of Developement Agreement_Vestar.pdf

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Vestar Verrado, LLC
c/o General Counsel
2415 E. Camelback Road, Suite 100
Phoenix, AZ 85016

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT (VERRADO MARKETPLACE)

THIS ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT (this "**Assignment**") is entered into as of this _____ day of October, 2024, by and between VESTAR VERRADO MANAGER, LLC, an Arizona limited liability company ("**Assignor**"), and VESTAR VERRADO, LLC, an Arizona limited liability company ("**Assignee**").

Recitals

A. Assignor is a party to that certain Development Agreement dated July 18, 2023 by and between Assignor and the City of Buckeye (the "**City**") recorded on July 27, 2023 as Document Number 20230391027 in the Official Records of Maricopa County, Arizona (the "**Development Agreement**").

B. Assignee is purchasing all of the property included in Exhibit A of the Development Agreement, taking into account minor variations of such property as reflected on the Verrado Marketside East Minor Land Division recorded in Book 1793, Page 40 of the Official Records of Maricopa County, Arizona ("**Official Records**") and less and except any portions of such property that have been dedicated on the Verrado Way and Market Street Map of Dedication recorded in Book 1824, Page 4 of the Official Records. Such property shall be referred to herein as the "**Property**".

C. Assignor wishes to assign, transfer and set over to Assignee all of Assignor's right, title and interest in and to the Development Agreement and Assignee wishes to assume all of Assignor's obligations under the Development Agreement and acknowledges Assignee is subject to all of the provisions of the Development Agreement.

NOW, THEREFORE, in consideration of the foregoing Recitals, and for other good and valuable considerations, the receipt, sufficiency and validity of which are hereby acknowledged, Assignor and Assignee agree as follows:

Agreement

1. Assignor hereby assigns, transfers and sets over to Assignee all of Assignor's right, title and interest as the "Developer", in, to and under the Development Agreement, including all of its duties and obligations arising under the Development Agreement, and any claim, right, demand or remedy that Assignor may now or hereafter have or be entitled to on account of the Development Agreement.

2. Assignee hereby accepts the foregoing assignment of the Development Agreement and hereby assumes, agrees to be bound by and perform all of the provisions and covenants of the Development Agreement to be performed on the part of Assignor as "Developer" under the terms and conditions of the Development Agreement.

3. This Assignment shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

4. Each of the parties signing this Assignment hereby warrants and represents that it has the full organizational power, authority and right to execute, deliver and perform the obligations under this Assignment and that this Assignment has been duly authorized by all requisite organizational actions on the part of such warranting party. Assignor makes this Assignment without any other representation or warranty of any kind or in any respect.

5. This Assignment shall be construed and enforced in accordance with the laws of the State of Arizona.

6. This Assignment may be executed in any number of counterparts, each of which, when so executed and when delivered, shall be an original, but such counterparts shall together constitute but one and the same instrument.

7. In the event Assignee does not acquire the Property on or before January 1, 2025 this Assignment shall terminate without further action by any of the parties

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED as of the date first set forth above.

ASSIGNOR: **VESTAR VERRADO MANAGER, LLC,**
an Arizona limited liability company

By: _____
Name: Edward Reading
Its: Manager

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

I certify that I know or have satisfactory evidence that Edward Reading, the Manager of Vestar Verrado Manager, LLC, an Arizona limited liability company, ("Vestar") is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Vestar to be the free and voluntary act of Vestar for the uses and purposes mentioned in the instrument.

Dated: October 8, 2024

Diane Engebretson
Notary Public
Maricopa County, Arizona
My Comm Expires 05-31-27
Commission No. 647316

_____
(Signature)
Title Notary Public
My commission expires: 5/31/27
Print Name Diane Engebretson

ASSIGNEE:

VESTAR VERRADO, LLC, an Arizona limited liability company

By: Vestar Verrado Manager, LLC, an Arizona limited liability company, as Managing Member

By: _____
Name: David Larcher
Title: Manager

STATE OF ARIZONA)

)ss.

COUNTY OF MARICOPA)

I certify that I know or have satisfactory evidence that David Larcher, the Manager of Vestar Verrado Manager, LLC, ("VVM") as Managing Member of Vestar Verrado, LLC, an Arizona limited liability company, ("Vestar Verrado") is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of VVM to be the free and voluntary act of Vestar Verrado for the uses and purposes mentioned in the instrument.

Dated: October 8, 2024

Diane Engebretson
Notary Public
Maricopa County, Arizona
My Comm. Expires 05-31-27
Commission No. 647316

_____
(Signature)
Title Notary Public
My commission expires: 5/31/27
Print Name Diane Engebretson

CONSENT OF CITY OF BUCKEYE

The City of Buckeye by executing below hereby consents to the foregoing Assignment.

City of Buckeye,
an Arizona municipal corporation

By:_____

ATTEST:

By:_____

STATE OF ARIZONA)

)ss.

COUNTY OF MARICOPA)

I certify that I know or have satisfactory evidence that _____, the _____ of Buckeye is the person who appeared before me, and said person acknowledged that he/she signed this instrument and on oath stated that he/she was authorized to execute the instrument and acknowledged it on behalf of the municipal corporation.

Dated: _____ _____, 2024

_____
(Signature)
Title_____
My commission expires:_____
Print Name_____

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.L. WR - Water Services Agreement with Highstreet West Fillmore (2024) Apartments LTD.
DATE PREPARED: 10/15/24	**DISTRICT NO.:** District No. 5
STAFF LIAISON: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102	
DEPARTMENT: Water Resources	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the Water Services Agreement between the City of Buckeye, an Arizona municipal corporation, and Highstreet West Fillmore (2024) Apartments, Ltd, an Arizona corporation.

SUMMARY

PROJECT DESCRIPTION:
The Agreement sets forth terms for the City of Buckeye to provide water and sewer services to the Highstreet Development of 510 multi-family dwelling units after Highstreet has completed specific, City-accepted infrastructure. The development is located on approximately 18 acres, generally located at the northeast corner of Verrado Way and Fillmore Street.

In exchange for water services from the North Airport Road Water Campus (NARWC) and wastewater services from the Sundance Water Reclamation Facility (SWRF), Highstreet will: (1) obtain a fully executed Purchase and Sales Agreement with the NARWC ownership group; (2) pay to the City $6,355.58/gpm for water demand not met by capacity purchased from NARWC; (3) install any required water line segments necessary for the development of the land; (4) pay wastewater collection impact fees for demand outside any capacity purchased from the Sundance Expansion Ownership Group; (5) pay the reclaimed water impact fee; and, (6) pay wastewater treatment impact fees for demand outside an capacity purchased from the Sundance Expansion Owners Ownership Group.

BENEFITS:
The Agreement outlines the requirements necessary for the development to obtain City water and wastewater services.

FUTURE ACTION:
None.

FINANCIAL IMPACT STATEMENT:
None.

CURRENT FISCAL YEAR TOTAL COST:
None.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
WSA.executed

WHEN RECORDED, RETURN TO:

City of Buckeye
Attention: Lucinda J. Aja, City Clerk
530 East Monroe Avenue
Buckeye, Arizona 85326

WATER SERVICES AGREEMENT

DATED OCTOBER 15, 2024

BETWEEN

THE CITY OF BUCKEYE,
an Arizona municipal corporation,

and

HIGHSTREET WEST FILLMORE (2024) APARTMENTS LTD.,
an Arizona corporation,

WATER SERVICES AGREEMENT

1. **Date.** The date of this Development Agreement (this "***Agreement***") is October 15, 2024 (the "***Effective Date***").

2. **Parties.** The parties to this Agreement are:

(a) City of Buckeye, Arizona
Attention: Dan Cotterman, City Manager
530 East Monroe Avenue
Buckeye, Arizona 85326 ("***City*** ")

(b) Highstreet West Fillmore (2024) Apartments Ltd.
Attention: Scott Butler
602-1708 Dolphin Avenue
Kelowna, BC V1Y 9S4 ("***Owner***")

3. **Background.** The following is the background to this Agreement:

(a) Owner owns and is developing the property comprised of approximately eighteen (18) acres generally located at the northeast corner of Verrado Way and Fillmore Street, legally described and depicted in **Exhibit A**, attached hereto and incorporated herein by reference (the "***Land***"). Owner intends to develop the land with 510 multi-family dwelling units.

(b) As part of the development of the Land, Owner is required to design, construct, install and pay for, and until accepted by the City, be responsible for the costs of operating, maintaining and repairing any and all facilities and appurtenances, on-site and off-site, necessary to (i) produce, treat and deliver water to the development, and (ii) collect, treat and dispose of wastewater generated at the development, including facilities and appurtenances to recharge and/or reuse reclaimed water for the City's purposes.

(c) Owner desires to purchase capacity in the City's water and sewer systems; specifically capacity within the North Airport water service area and the Sundance Wastewater Reclamation Facility ("***Sundance WRF***") service area. Owner has indicated that it will require 164 gallons per minute ("***gpm***") of maximum day demand for water service and 92,430 gallons per day (288.8 EDU) of sewer service for the construction of 510 multi-family dwelling units on the Land. If less than 510 multi-family units are permitted for construction, the required maximum day demand for water and gallons per day and EDUs for sewer service shall be adjusted downward to reflect the actual number of units being constructed. In no event shall the required maximum day demand for water service or gallons per day/EDUs for sewer service be adjusted upward without the express consent of the City by and through a written amendment to this Agreement.

(d) The City agrees to Owner's request to purchase the capacity listed in Section 3(c) in the City's water and sewer systems, pursuant to the terms and conditions set forth in this Agreement.

4. **Agreement.**

For good and valuable consideration, the Owner and City agree as is more specifically set forth in this Agreement.

5. **Incorporation of Recitals.**

The Recitals set forth above are acknowledged by the Parties to be true and correct and are incorporated herein by this reference.

6. **Laws and Regulations.**

(a) The City of Buckeye Code," as amended from time to time, shall govern the development of the Land. The City must be able to regulate the planning and development of the Land and the construction and installation of improvements on the Land in order to serve the best interests of the City. Consequently, the City reserves, exercising its sole and absolute discretion, the right to amend existing or to adopt new laws, rules, regulations and standards of development for the City, including resolutions, standards, official policies and procedures and the Code (collectively, as amended or adopted from time to time, the "***Laws and Regulations***"), and the Laws and Regulations shall apply to the Land.

(b) Notwithstanding any provision of this Agreement, future Laws and Regulations shall apply to the Land, regardless of the impact on the development of the Land, if such future Laws and Regulations are required or mandated by federal, State or county law or regulation; required or imposed by judicial or regulatory action; or necessary to alleviate or otherwise contain threats to public health or safety.

7. **Obligations of the Parties.**

(a) **Owner Obligations.** Owner agrees to compensate the City for the capacity within the City's systems required to serve the Land:

(i) Water System Contribution.

a. Production and Treatment.

i. Prior to site plan approval, Owner shall be required to show proof of capacity, for all or a portion of the proposed development on the Land, within the North Airport Water System via a fully executed Purchase and Sales agreement with the North Airport Road Water Campus ("NAWC") ownership group.

ii. Owner shall, prior to the issuance of the first building permit, pay to the City **$6,355.58/gpm** for water demand not met by capacity purchased from the NAWC ownership group to meet the amount defined in section 3(c) in-lieu of having to design, construct and install water well(s), reservoirs, treatment, and pumping required to serve the Land.

b. Distribution System. Contributions made pursuant to Section 7(a)(i)(a)(ii) above are for sections of the Distribution System that are currently installed. Owner will be required to install any required water line segments necessary for the development of the Land.

(ii) Sewer System Contribution.

a. Conveyance Infrastructure:

i. Collection Lines. Owner shall pay the Wastewater Collection impact fees in effect at the time of building permit issuance. The Land is excluded from Wastewater Collection impact fees with proof of purchase of required capacity from the Sundance Expansion Owners ownership group. Wastewater Collection Impact fees apply to any capacity not acquired from the ownership group. Owner will be required to install any required sewer line segments necessary for the development of the Land.

ii. Reclaimed Water System. Owner shall pay the Reclaimed Water impact fees in effect at the time the fee is paid, which shall be no earlier than the site plan approval date and no later than the building permit issuance date.

b. Treatment Infrastructure. Owner shall pay the Wastewater Treatment impact fees in effect at the time the fee is paid, which shall be no earlier than the site plan approval date and no later than the building permit issuance date. The Land is excluded from Wastewater Treatment impact fees with proof of purchase of required capacity from the Sundance Expansion Owners ownership group. Wastewater Treatment Impact fees apply to any capacity not acquired from the ownership group.

(iii) Payment.

a. Service Area and Impact Fees. Owner shall pay the service area fees and impact fees defined above no earlier than the site plan approval date and prior to issuance of the first building permit on the Land.

b. Contributions to City under this Agreement. Any contributions required pursuant to Section 7(a)(i)(a)(ii) of this Agreement shall be paid by Owner no later than one hundred and eighty (180) days after the Effective Date of this Agreement.

(b) City Rights and Obligations.

(i) Service. Upon Owner's timely and satisfactory completion of its obligations described in Section 7(a) of this Agreement, City shall provide

sufficient potable water and sewer services to develop the Land in the amounts not to exceed those listed in this Agreement.

8. **Reserved.**

9. **Reserved.**

10. **Reserved.**

11. **Costs, Fees, and Credits.**

(a) Owner shall, upon the request of the City, pay the City's costs and expenses incurred in connection with any suit, claim, legal challenge or referendum filed challenging this Agreement or any council action approving this Agreement.

12. **Reserved.**

13. **Reserved.**

14. **Reserved.**

15. **Representations and Warranties.** As of the date of the execution of this Agreement, the parties represent and warrant to each other as follows ("***Representations and Warranties***"):

(a) **By Owner:**

(i) Owner is a corporation or partnership duly formed and in good standing in its State of incorporation or formation and duly qualified to do business in Arizona.

(ii) Owner has the authority, including the person signing for Owner, to enter into this Agreement as authorized by the board of directors or members of Owner at a duly noticed meeting at which a quorum was present.

(iii) Owner is not prohibited from executing this Agreement by any law, rule, regulation, instrument, agreement, order or judgment.

(iv) Owner has not relied on any representations or warranties of the City other than those expressly set forth in this Agreement.

(b) **By the City:**

(i) The resolution approving this Agreement was adopted at a duly noticed and held public meeting by the City Council, at which a quorum was present and the execution of this Agreement was authorized.

16. **Reserved.**

17. **Conflicts of Interest.** Owner acknowledges that this Agreement is subject to cancellation pursuant to § 38-511, Arizona Revised Statutes, as amended.

18. **Covenants Running with the Land.** The provisions of this Agreement shall be for the benefit of, and shall be a burden upon, the Land, and the provisions of this Agreement shall be covenants running with the Land.

19. **Indemnity.** Owner (or its successors or assigns) shall indemnify, defend and hold harmless the City and each council member, officer, official or employee thereof (the City and any such person being herein called an "***Indemnified Party***"), for, from and against any and all losses, claims, damages, liabilities costs and expenses (including reasonable attorneys' fees) to which any such Indemnified Party may become subject, at law or in equity or otherwise ("***Claims***"), insofar as such Claims (or actions in respect thereof) arise out of or are based upon any provisions of this Agreement, except for those Claims which have been adjudicated to be caused by the City's gross negligence or intentional misconduct. An Indemnified Party shall, promptly after the receipt of written notice or actual knowledge of a Claim against such Indemnified Party in respect of which indemnification may be sought against Owner, notify Owner (as provided in Section 35 below) in writing of such Claim, provided that the failure of the Indemnified Party to give written notice of such Claim shall not relieve Owner from its obligations under this Section except to the extent that such failure prejudices the defense of such action or proceeding by Owner. The Indemnified Party, at its expense, may employ separate counsel and participate in the defense. In case any such action shall be brought against an Indemnified Party and such Indemnified Party shall notify Owner of the commencement thereof, Owner shall promptly assume the defense thereof, with counsel satisfactory to such Indemnified Party and Owner. If Owner promptly assumes the defense of any such Claim and pays all costs incurred in connection therewith, Owner will not be liable to such Indemnified Party under this Section for any legal or other expenses incurred by such Indemnified Party separately in connection with the defense thereof. If Owner does not promptly assume the defense of any such action after written notice from the Indemnified Party, until Owner does assume the defense of such action, the Indemnified Party shall have the right to direct the defense of such action on behalf of such Indemnified Party and settle the action without the consent or approval of Owner and Owner shall pay any settlement amounts and all reasonable attorneys' fees and other costs and expenses incurred in the defense and settlement of any such action. At any time after an Indemnified Party receives a notice of Claim for which indemnification is required under this Agreement, the City may require Owner to provide the City, within thirty (30) days after written notice from the City to Owner, with such financial assurance(s) as the City may require, in its reasonable discretion, sufficient to guarantee Owner's performance of any of its indemnity obligations under this Agreement that are the subject of the notice of Claim.

20. **Reserved.**

21. **Reserved.**

22. **Duration.**

(a) This Agreement shall automatically terminate as to the Land without the necessity of any notice, agreement or recording by and between the parties if Owner fails to timely and fully complete the Owner Obligations outlined in Section 7(a), including, but not limited to, timely demonstrating proof of capacity within the North Airport Water Campus System via fully-

executed Purchase and Sales Agreement with the NAWC owner group, construction of any required infrastructure, and, the timely payment of the contribution amounts and impact fees set forth herein.

23. **Assignment.** Owner shall not transfer or assign ("***Transfer***") part or all of its rights and obligations under this Agreement to any person or entity ("***Transferee***") at any time during the duration of this Agreement unless (i) the assignment is to a person or entity that has acquired title to the Land or a portion thereof by and through a written instrument recorded in the Official Records of Maricopa County, Arizona and (ii) the City has given prior written consent to the Transfer. Any assignment made without the City's prior written consent required under this Section shall automatically be void. In the event of a proposed assignment, Owner specifically acknowledges and agrees that the City's consent may be withheld, and Owner will not be released from its obligations under this Agreement with respect to the Land or the part of the Land that is transferred ("***Transferred Land***"), unless:

(a) Owner has provided the City written notice of the proposed Transfer which such notice shall include (i) a legal description of the Transferred Land and the name, address and facsimile number for notice purposes, of the Transferee, and (ii) a written acknowledgement and agreement that Transferee agrees to be subject to all of the provisions of this Agreement as to the Transferred Land, and (iii) Owner's request for the City's consent; and

(b) In the event of a partial Transfer, and in addition to the requirements of Section 23 (a) above, Owner and the Transferee have submitted to the City and the City has approved, in its reasonable discretion, a written plan providing for the allocation of obligations and responsibilities under this Agreement between Owner and the Transferee such that the City's rights and interests under this Agreement are not adversely affected.

24. **Lien Financing.** Owner shall have the right at any time, and as often as it desires, to finance the Land and to secure the financing with a lien or liens against the Land. Nothing contained in this section or this Agreement shall constitute a subordination of this Agreement to any voluntary or involuntary obligation, tax, charge, assessment, encumbrance or other lien against the Land.

25. **Compliance Confirmation.** When requested by either the City or Owner, which request can be made from time to time, the other shall use its best efforts to confirm the following in writing to the requesting party within thirty (30) days from the date of the request:

(a) This Agreement is unmodified and in full force and effect (or reasons why it is not); and

(b) Based upon knowledge, there are not any uncured Defaults under this Agreement (or reasons why there are).

26. **No Agency or Partnership.** Neither the City nor Owner are acting as the agent of the other with respect to this Agreement, and this Agreement shall not be deemed to create a partnership, joint venture or other business relationship between the City and Owner.

27. **No Third Party Beneficiary.** This Agreement shall not create any third party beneficiary rights to any person or entity who is not a party to this Agreement, including any lender to Owner, unless expressly provided to the contrary in this Agreement (and then only to the extent so provided).

28. **Construction.** The provisions and exhibits of this Agreement shall be construed as a whole consistent with their plain meaning and intent, and they shall not be construed against one party or the other based upon which party prepared or influenced the drafting of any provision or exhibit of this Agreement.

29. **Recording.** The City shall record this Agreement with the Maricopa County Recorder no later than ten (10) days after the last party to execute this Agreement.

30. **Time of Essence.** Time is of the essence of this Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matters of this Agreement.

31. **Benefit and Binding Effect.** This Agreement shall be for the benefit of and binding upon the parties hereto and their successors and assigns.

32. **Waiver of Claims.** Owner knowingly and voluntarily forever releases and discharges the City and all of its past and present elected officials, officers, directors, agents, employees, successors, assigns, attorneys, and representatives from all legal and equitable claims, causes of action, debts, accounts, and damages, known or unknown, asserted or unasserted, and of every nature and extent whatsoever, that the Owner has against the City, and arising from actions, omissions, delays or other events that occurred prior to the date of this Agreement. Owner and all other parties having an interest in the Land intend to encumber the Land with the following agreements and waivers. Owner agrees and consents to all the conditions imposed by this Agreement, and by signing this Agreement waive any and all claims, suits, damages, compensation and causes of action for diminution in value of the Land the owner of the Land may have now or in the future under the provisions of A.R.S. §§ 12-1134 through and including 12-1136 resulting from this Agreement or from any "land use law" (as such term is defined in the aforementioned statute sections) expressly permitted or contemplated by this Agreement to be enacted, adopted or applied by the City now or hereafter. Owner acknowledges and agrees the terms and conditions set forth in this Agreement cause an increase in the fair market value of the Land and such increase exceeds any possible reduction in the fair market value of the Land caused by any future land use laws, rules, ordinances, resolutions or actions expressly permitted or contemplated by this Agreement and adopted or applied by the City to the Land.

33. **Amendment.** Any amendment to this Agreement shall be in writing and signed by the Parties.

34. **Section Titles.** The section titles in this Agreement are not part of this Agreement and are for convenience only.

35. **Notices.** All notices, requests, waivers, approvals, acceptances or other communications under this Agreement shall be in writing and shall be deemed given when

personally delivered or transmitted by electronic mail or two days after mailing by certified mail, return receipt requested and postage prepaid, to the addresses set forth below:

(a) City:
City of Buckeye
Attention: Dan Cotterman, City Manager
530 East Monroe Avenue
Buckeye, Arizona 85326
Email: dcotterman@buckeyeaz.gov

With a copy to:
City of Buckeye
Attention: K. Scott McCoy, City Attorney
530 East Monroe Avenue
Buckeye, Arizona 85326
Email: smccoy@buckeyeaz.gov

(b) Owner :
Highstreet West Fillmore (2024) Apartments Ltd.
Attention: Scott Butler, CEO
602-1708 Dolphin Avenue
Kelowna, BC, V1Y 9S4
sbutler@gohighstreet.ca

With a copy to:
Burch & Cracchiolo
Attention: Jennifer Delgado
1850 N Central Avenue, Ste 1700
Phoenix, AZ 85004
jdelgado@bcattorneys.com

No notice to a party shall be effective unless and until a copy of such notice is given to, or as appropriate, received by, all persons indicated above as entitled to receive required copies of notices to that party. The above described recipients of notices may change their address for notice purposes by giving the other parties notice of such change, provided, however, that no such change in notice shall be effective for a period of ten (10) calendar days following such notice of such change. The inability to deliver because of a changed address of which no notice was given, or rejection or other refusal to accept any notice, shall be deemed to be the receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept. Any notice to be given by any party hereto may be given by legal counsel for such party.

36. **Force Majeure.** The performance of either party and the duration of this Agreement shall be extended by any causes that are beyond the control of the party required to perform, such as an act of God, civil or military disturbance and labor or material shortage.

37. **Governing Law.** This Agreement shall be governed by and construed under the laws of the state of Arizona, and any litigation shall take place only in Maricopa County, Arizona.

38. **Attorney's Fees.** The prevailing party in any litigation in connection with this Agreement shall be entitled to its attorneys' fees and costs.

39. **No Waiver.** No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the City or Owner of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

40. **Severability.** If any provision of this Agreement is declared void or unenforceable by a court of competent jurisdiction, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect if the remaining provisions permit the parties to achieve the practical and proportional benefits and obligations of the arrangements contemplated by this Agreement. Otherwise, either party may terminate this Agreement.

41. **Certification and Provisions Required by Law.** To the extent applicable under A.R.S. § 35-394, Owner certifies that it does not, and will not for the duration of this Agreement, use the forced labor, any goods or services produced by the forced labor, or any contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China. Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, this Agreement will promptly be physically amended to make such insertion or correction. Owner acknowledges and agrees that it is and/or may be subject to the following laws: A.R.S. §§ 35-393.01 (no boycott of Israel); and 41-4401(a)-(d) (E-Verify requirements).

42. **Counterpart Signature.** This Agreement may be executed in counterpart, each of which shall be deemed an original, and all of which combined shall constitute one and the same instrument.

43. **Exhibits; Entire Agreement; Merger.** This Agreement, together with **Exhibit A** attached hereto and incorporated herein by this reference, constitute the entire agreement between the parties. All prior contemporaneous agreements, representations and understandings of the parties, oral or written, with respect thereto are hereby superseded and merged herein.

44. **Signature.** The parties have executed this Agreement on the date set forth above.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

CITY OF BUCKEYE,
an Arizona municipal corporation

By:_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

_____
K. Scott McCoy, City Attorney

STATE OF ARIZONA
COUNTY OF MARICOPA

On this _____ day of _____, 2024, before me personally appeared Eric W. Orsborn, the Mayor of the City of Buckeye, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed this Agreement on behalf of the City of Buckeye.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)

_____
Notary Public in and for the State of Arizona

HIGHSTREET WEST FILLMORE (2024) APARTMENTS LTD.,
an Arizona corporation

By: _____

Name: Scott Butler

Title: Director

PROVINCE OF BRITISH COLUMBIA
REGIONAL DISTRICT OF CENTRAL OKANAGAN

On this 1st day of OCTOBER, 2024 before me personally appeared SCOTT BUTLER, the DIRECTOR of Highstreet West Fillmore (2024) Apartments Ltd., whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he/she signed this Development Agreement on behalf of Highstreet West Fillmore (2024) Apartments Ltd.

I certify under PENALTY OF PERJURY under the laws of the Province of British Columbia that the foregoing paragraph is true and correct.

(Seal and Expiration Date)

_____
Notary Public in and for the Province of British Columbia

PETER C.T. MacPHERSON
Barrister • Solicitor
LAWSON LUNDELL LLP
1800 - 1631 Dickson Avenue
Kelowna, BC V1Y 0B5

EXHIBIT A
TO
WATER SERVICES AGREEMENT

[Legal Description and Depiction of the Land]

See following pages.

FILLMORE BUCKEYE MULTI-FAMILY

LEGAL DESCRIPTION

A portion of Lot 1 as defined by the Minor Land Division of Summit Community Church Phase 1 recorded in Book 1441, Page 8, Records of Maricopa County, Arizona, lying within the Southeast Quarter of Section 6, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Minor Land Division, marked by a found rebar with cap, RLS 48078 from which the centerline intersection of Verrado Way and West Fillmore Street, marked by a found 3" Town of Buckeye brass cap in hand hole, thereof bears North 89°25'31" West, 1166.33 feet;

THENCE North 00°20'39"East, 40.00 feet on the westerly boundary of said Minor Land Division to the Southwest corner of said Lot 1, being the **POINT OF BEGINNING;**

THENCE Continuing on said westerly boundary, North 00°20'39" East, 567.07 feet to the northwest corner of said Lot 1;

THENCE South 89°25'30" East, 1320.89 feet on the northerly boundary of said Lot 1 to the northeast corner thereof;

THENCE South 00°17'54" West, 607.07 feet on the easterly boundary of said Lot 1 to the Southeasterly corner thereof;

THENCE North 89°25'31" West, 822.30 feet on the southerly boundary of said Lot 1 to a non-tangent curve, concave southwesterly, having a radius of 70.00 feet, the center of which bears South 89°57'47" West;

THENCE northwesterly on said curve, through a central angle of 127°09'54", an arc length of 155.36 feet to a reverse curve, concave northwesterly, having a radius of 70.00 feet;

THENCE southwesterly on said curve, through a central angle of 37°44'36", an arc length of 46.11 feet to a line parallel with and 40.00 feet north of the southerly boundary of said Minor Land Division;

THENCE along said parallel line, North 89°25'31" West, 343.53 feet to the **POINT OF BEGINNING**.

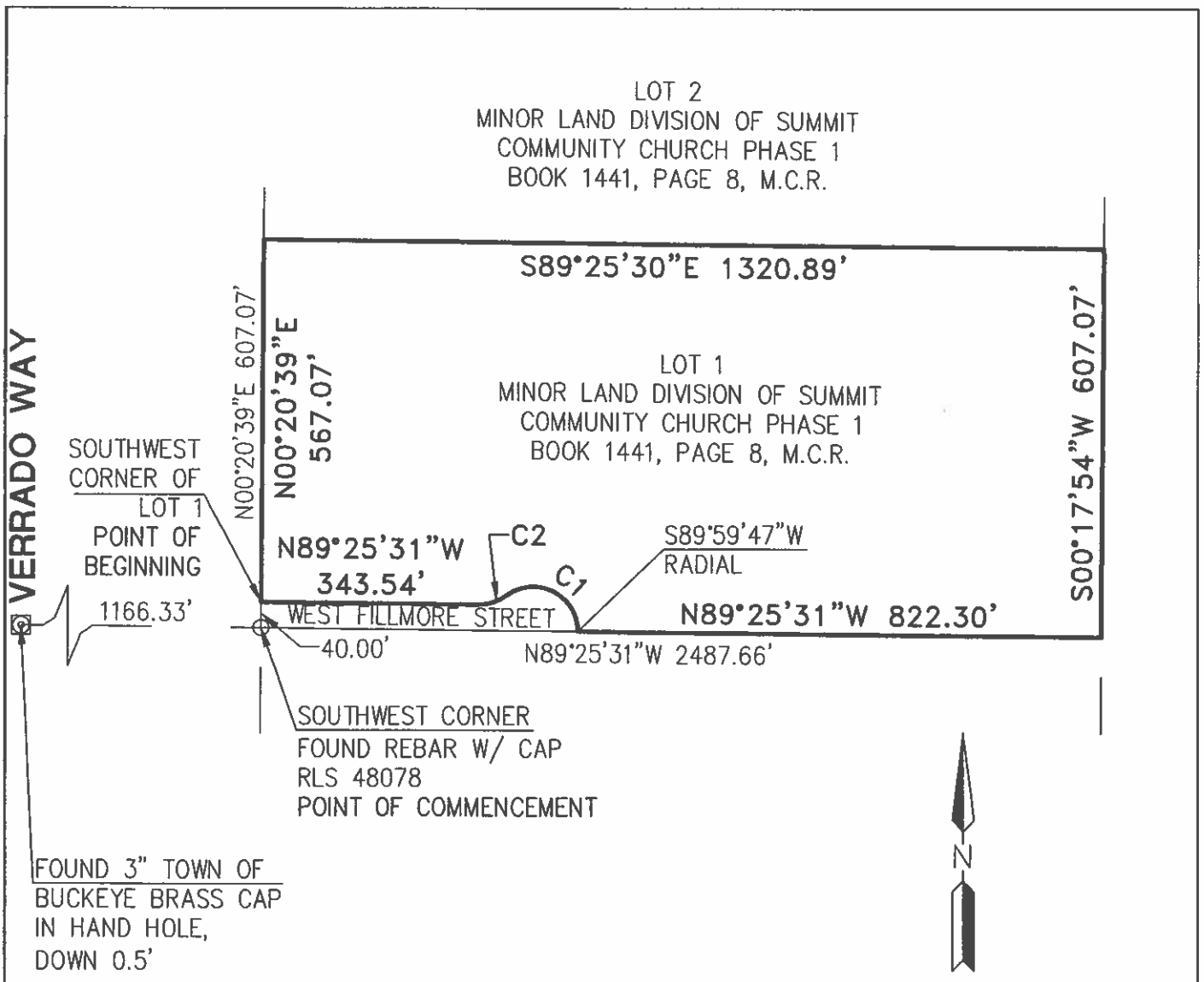
The above described parcel contains a computed area of 779,791 sq. ft. (17.9016 acres) more or less.

Subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 2646
Date: July 2024

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48078
PHIL
REIMER
Date Signed 2024-07-10
ARIZONA, U.S.A.
Expires 6/30/2026



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	70.00'	127°09'54"	155.36'
C2	70.00'	37°44'36"	46.11'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48078
PHIL
REIMER
Date Signed 2024.07.10
ARIZONA, U.S.A.
Expires 6/30/2026

PROJ.NO.:	2646	FILLMORE BUCKEYE MULTI-FAMILY LOT 1 BUCKEYE, ARIZONA	HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE:	JULY 2024		
SCALE:	N.T.S.		
DRAWN BY:	JK	EXHIBIT	
CHECKED BY:	PR		

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CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.M. CC - Liquor License Signature Authority
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: Lucinda Aja, City Clerk, laja@buckeyeaz.gov, (623) 349-6911	
DEPARTMENT: City Clerk	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Ordinance No. 25-24 amending the Buckeye City Code, by amending Chapter 8, Article 8-11, Section 8-11-6, Transfer, to delegate authority to the City Clerk to make recommendations regarding the acquisition of control; to include authority to make recommendations regarding extending premises to delegate that authority to the City Clerk; providing for repeal of conflicting ordinances; and providing for severability.

SUMMARY

PROJECT DESCRIPTION:
Ordinance No. 12-18 authorized the City Clerk to review and approve special event liquor licenses (City Code Section 8-11-8) under certain circumstances. Additional signature authority can be approved by the council for Acquisition of Control and Extension of Premises liquor license applications. All applications will continue to be reviewed and approved with the same requirements to address public safety.

Acquisition of Control - When a person other than the original licensee acquires control of a liquor license or licensee, notice shall be filed with the Department of Liquor Licenses and Control ("Department") within 30-days after the acquisition, and the newly controlling person is subject to a background check. A.R.S. §4-203(F,H)

Extension of Premises - When a licensee wishes to change the physical arrangement of the licensed premises from the diagram on record with the Department. An Extension of Premises request must be submitted on a form provided by the Department. The licensee may request a permanent or temporary change of premises. Examples include adding a patio, adding or deleting windows, doors, dance floors, etc. Prior to approval, the state may require an inspection. A.R.S. §4-207.01 and A.A.C. R19-1-207

BENEFITS:
This change to the City Code will streamline the licensing process and provide improved customer service to applicants.

FUTURE ACTION:
The City Clerk will review and approve the enumerated liquor license applications, if appropriate, after review and approval from police, fire, inspectors, and community services.

FINANCIAL IMPACT STATEMENT:
N/A

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
Ordinance 25-24 Liquor License Code Amendment.docx

Liquor_license_Transfer_and_Change_of_Premises_with_Edits_Incorporated (1).docx
Liquor_license_Transfer_and_Change_of_Premises_with_Edits_showing (2).docx

ORDINANCE NO. 25-24

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, AMENDING THE BUCKEYE CITY CODE, BY AMENDING CHAPTER 8, ARTICLE 8-11, SECTION 8-11-6, TRANSFER, TO DELEGATE AUTHORITY TO THE CITY CLERK TO MAKE RECOMMENDATIONS REGARDING THE ACQUISITION OF CONTROL; TO INCLUDE AUTHORITY TO MAKE RECOMMENDATIONS REGARDING EXTENDING PREMISES AND TO DELEGATE THAT AUTHORITY TO THE CITY CLERK, PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Arizona state statues allow the City Council of the City of Buckeye (the "City") to designate this authority to make recommendations to the director of the department of liquor licenses regarding the transfers of liquor licenses or changes to the premises of a liquor license; and

WHEREAS, the applications can be more expeditiously approved if processed administratively by City staff; and

WHEREAS, the City desires to amend the City Code of the City of Buckeye (the "City Code") to provide that the City Clerk make recommendations on behalf of the City regarding the transfer of liquor licenses and changes to the premises of a liquor license.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

SECTION 1. Chapter 8, Article 8-11, Section 8-11-6 Transfer is hereby amended to read as follows:

Section 8-11-6 – Transfer and Extended Premises

A. A license issued pursuant to this article may be assigned or moved to another location. Each application for a transfer of license whether a transfer from person to person, location to location, change of agent for a corporation, or any other type of transfer, shall for the purposes of this article, be submitted as if the application were for the issuance of an original license, and the application fee, the issuance fee and the annual fee shall be paid with such application, notwithstanding that the annual fees may have been paid with respect to that license elsewhere. Any provision of this section to the contrary notwithstanding, a transfer from a sole proprietor or partnership to a corporation in which the owner or partner are owners of one hundred (100) percent of the stock shall be permitted upon the payment of a fee as established by the City Council. The City designates authority to the City Clerk to provide recommendations to the director of the department of liquor licenses either in favor of or against the acquisition of control pursuant to A.R.S. § 4-203.

B. An on-sale spirituous liquor licensee may apply to the director of the department of liquor licenses and control to extend the licensed premises on an individual day or hour basis or on a regular recurring basis pursuant to A.R.S. § 4-207.03. The City designates authority to the City Clerk to provide an advisory recommendation to the director of the department of liquor licenses either in favor of or against the extension of premises pursuant to A.R.S. § 4-207.03.

C. Any provision of this chapter to the contrary notwithstanding, any heir or devisee of the holder of a license issued pursuant to this article may have such license transferred directly to him or her upon the payment of an application fee.

SECTION 2. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code are hereby repealed.

SECTION 3. Any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 4. The recitals set forth above are hereby incorporated as if fully set forth herein.

SECTION 5. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and City Council of the City of Buckeye, Arizona, this 15th day of October, 2024.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

_____
K. Scott McCoy, City Attorney

Section 8-11-6 – Transfer and Extended Premises

A. A license issued pursuant to this article may be assigned or moved to another location. Each application for a transfer of license whether a transfer from person to person, location to location, change of agent for a corporation, or any other type of transfer, shall for the purposes of this article, be submitted as if the application were for the issuance of an original license, and the application fee, the issuance fee and the annual fee shall be paid with such application, notwithstanding that the annual fees may have been paid with respect to that license elsewhere. Any provision of this section to the contrary notwithstanding, a transfer from a sole proprietor or partnership to a corporation in which the owner or partner are owners of one hundred (100) percent of the stock shall be permitted upon the payment of a fee as established by the City Council. The City designates authority to the City Clerk to provide recommendations to the director of the department of liquor licenses either in favor of or against the acquisition of control pursuant to A.R.S. § 4-203.

B. An on-sale spirituous liquor licensee may apply to the director of the department of liquor licenses and control to extend the licensed premises on an individual day or hour basis or on a regular recurring basis pursuant to A.R.S. § 4-207.03. The City designates authority to the City Clerk to provide an advisory recommendation to the director of the department of liquor licenses either in favor of or against the extension of premises pursuant to A.R.S. § 4-207.03.

C. Any provision of this chapter to the contrary notwithstanding, any heir or devisee of the holder of a license issued pursuant to this article may have such license transferred directly to him or her upon the payment of an application fee.

Section 8-11-6 – Transfer and Extended Premises

A. A license issued pursuant to this article may be assigned or moved to another location. Each application for a transfer of license whether a transfer from person to person, location to location, change of agent for a corporation, or any other type of transfer, shall for the purposes of this article, be ~~treated~~ submitted as if the application were for the issuance of an original license, and the application fee, the issuance fee and the annual fee shall be paid with such application, notwithstanding that the annual fees may have been paid with respect to that license elsewhere. Any provision of this section to the contrary notwithstanding, a transfer from a sole proprietor or partnership to a corporation in which the owner or partner are owners of one hundred (100) percent of the stock shall be permitted upon the payment of a fee as established by the City Council. The City designates authority to the City Clerk to provide recommendations to the director of the department of liquor licenses either in favor of or against the acquisition of control pursuant to A.R.S. § 4-203.

B. An on-sale spirituous liquor licensee may apply to the director of the department of liquor licenses and control to extend the licensed premises on an individual day or hour basis or on a regular recurring basis pursuant to A.R.S. § 4-207.03. The City designates authority to the City Clerk to provide an advisory recommendation to the director of the department of liquor licenses either in favor of or against the extension of premises pursuant to A.R.S. § 4-207.03.

~~B~~. C. Any provision of this chapter to the contrary notwithstanding, any heir or devisee of the holder of a license issued pursuant to this article may have such license transferred directly to him or her upon the payment of an application fee.

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 4.N. CC - Approval of Minutes
DATE PREPARED: 10/15/24	**DISTRICT NO.:** ALL
STAFF LIAISON: Summer Stewart, Deputy City Clerk, sstewart@buckeyeaz.gov, (623) 349-6914	
DEPARTMENT: City Clerk	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the September 17, 2024 Council Workshop Minutes and September 17, 2024 Regular Council Meeting Minutes.

SUMMARY

PROJECT DESCRIPTION:
Council to take action on the September 17, 2024 Council Workshop Minutes and September 17, 2024 Regular Council Meeting Minutes.

Minutes of all Council meetings are drafted in accordance with Arizona's Open Meeting Law, are reviewed and approved by Council at a future meeting, and then filed with the City's permanent records. All approved meeting minutes are posted on the City's website and maintained in the Office of the City Clerk.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
09.17.2024 Council Workshop Minutes.pdf
09.17.2024 Regular Council Meeting Minutes.pdf

BUCKEYE, AZ

CITY OF BUCKEYE
COUNCIL WORKSHOP
SEPTEMBER 17, 2024
MINUTES

City Hall - 1st Floor / Executive Conference Room
530 East Monroe Avenue
Buckeye, AZ 85326
4:30 p.m.

1. Call to Order/Roll Call
Mayor Orsborn called the meeting to order at 4:30 p.m.

Members Present: Councilmember HagEstad, Councilmember Youngker, Councilmember Heustis, Councilmember Guy (via Microsoft Teams), Councilmember Hess, Vice Mayor Goodman, and Mayor Orsborn.

Members Absent: None.

Departments Present: Deputy City Manager Dave Roderique, Deputy City Manager Javier Setovich, Deputy City Manager Doug Sandstrom, City Attorney Scott McCoy, City Clerk Lucinda Aja, Water Resources Director Terry Lowe, Fire Chief Jake Rhoades, Community Services Director Miranda Gomez, Information Technology Director Greg Platacz, and Communications and Intergovernmental Affairs Director Annie DeChance.

2. Workshop Items

2.A Presentation and discussion regarding the Parks and Recreation Master Plan, including information and feedback from the public and stakeholder engagement; consultant Kimley-Horn will be sharing the draft recommendations to Council to receive feedback.
Staff Liaison: Miranda Gomez, Community Services Director; Robert Wisener, Deputy Director

Ms. Gomez opened the presentation and introduced Sean Wozny from Kimley-Horn. Mr. Wozny provided an overview of the Parks and Recreation Master Plan ("the Plan"), which provides the vision and framework for how the city grows parks and recreation services over the next several years. Project goals were listed and reviewed. Resident and stakeholder engagement was described. Top needs, based on resident and stakeholder feedback, were summarized. Top priorities in amenities and facilities, programs, and for investment were discussed. Vice Mayor Goodman requested clarification regarding engagement feedback. Mr. Wozny stated they try to minimize duplicate responses by requiring unique entries. Mayor Orsborn requested further information regarding social media responses. Mr. Wozny stated social media inputs were responses to various questions and opportunities for feedback. Councilmember Youngker requested further information regarding public input. Mr. Wozny clarified that a statistically valid sample size was targeted, and the consulting firm worked to follow up and get responses to reach that target. Mayor Orsborn presented statements regarding the balance between developer provided parks and City provided parks, and the opportunities for partnerships and creative solutions. Ms. Gomez discussed the importance of flexibility and adaptability with the plan. General discussion was held regarding recommendations for the Plan for each defining theme, which include celebrating our natural resources, enhancing community connectivity, growing a well-distributed parks system, strategically providing programming opportunities, and reinvesting in existing assets. Councilmember Heustis presented statements

regarding the preservation of City authority to continue to maintain its amenities. Councilmember Guy expressed the importance of preserving open spaces. Next steps were listed and reviewed; the draft master plan will be provided to Council for review in December 2024.

3. Adjournment.
There being no further business to discuss, Mayor Orsborn adjourned the meeting at 5:24 p.m.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Lucinda J. Aja, City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Council Workshop held on September 17, 2024. I further certify that a quorum was present.

_____
Lucinda J. Aja, City Clerk

BUCKEYE, AZ

CITY OF BUCKEYE
REGULAR COUNCIL MEETING
SEPTEMBER 17, 2024
MINUTES

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.

Pursuant to A.R.S. § 38-431.03(A)(3) the Council may, by majority vote, recess or adjourn to executive session at one or more times during the meeting, as needed to confer with the City Attorney for legal advice regarding any item listed on this agenda.

1. Call to Order/Invocation/Pledge of Allegiance/Roll Call

Mayor Orsborn called the meeting to order at 6:00 p.m.; Vern Koehlinger of Living Water Lutheran Church led the invocation; Councilmember Heustis led the Pledge of Allegiance.

Members Present: Councilmember Youngker, Councilmember HagEstad, Councilmember Hess, Councilmember Guy (via Microsoft Teams), Councilmember Heustis, Vice Mayor Goodman, and Mayor Orsborn.

Members Absent: None.

Departments Present: Deputy City Manager Dave Roderique, Deputy City Manager Javier Setovich, Deputy City Manager Doug Sandstrom, City Attorney Scott McCoy, City Clerk Lucinda Aja, Chief Financial Officer William Kauppi, Water Resources Director Terry Lowe, Community Services Director Miranda Gomez, Information Technology Director Greg Platacz, Development Services Director Brian Craig, Human Resources Director Cindy Camarata, Fire Chief Jake Rhoades, Communications and Intergovernmental Affairs Director Annie DeChance, and Deputy Director of Public Works Justin Goodere.

2. Comments from the Public

Mary McKinney presented statements and concerns regarding the Monroe Avenue restriping project.

Deanna Moreno presented statements and concerns regarding the Monroe Avenue restriping project.

Mayor Orsborn asked Senior Traffic Engineer John Willett to contact Mary McKinney and Deanna Moreno regarding the Monroe Avenue restriping project.

3. Awards/Presentations/Proclamations

3.A A special presentation in recognition of the Buckeye 940 Provision in the Federal Aviation Administration (FAA) Reauthorization Act was held.

3.B The Buckeye Legislative Delegation was recognized for its work on behalf of the City of Buckeye during the 2024 Arizona Legislative Session.

4. CONSENT AGENDA ITEMS / NEW BUSINESS

Approval of items on the Consent Agenda - All items with an (*) are considered to be routine matters and will be enacted by one motion and vote of the City Council. Councilmember Heustis requested discussion be held regarding Item *4.G. After discussion was held, a motion was made by Councilmember Heustis and seconded by Councilmember Youngker to approve Items *4.A, *4.B, *4.C, *4.D, *4.E, *4.F, *4.G., *4.H, *4.I, *4.J, *4.K, *4.L, *4.M, *4.N, *4.O., *4.P, *4.Q, and *4.R. Due to technical difficulties, Councilmember Guy was unable to voice her vote. Councilmember Youngker, Councilmember HagEstad, Vice Mayor Goodman, Councilmember Hess, Councilmember Heustis, and Mayor Orsborn voted aye. Motion carried.

***4.A Council to take action on Resolution No. 60-24 approving the Intergovernmental Agreement between the City of Buckeye and Agua Fria Union High School District No. 216 for school resource officer services at Verrado High School; and authorizing the Mayor and City Manager to execute and deliver said Agreement and related documents on behalf of the City of Buckeye.**
Staff Liaison: Robert Sanders, Chief of Police

Council adopted Resolution No. 60-24 approving the Intergovernmental Agreement between the City of Buckeye and Agua Fria Union High School District No. 216 for school resource officer services at Verrado High School; and authorizing the Mayor and City Manager to execute and deliver said Agreement and related documents on behalf of the City of Buckeye.

***4.B Council to take action on Resolution No. 61-24 approving the Intergovernmental Agreement between the City of Buckeye and Agua Fria High School District No. 216 for school resource officer services at Canyon View High School; and authorizing the Mayor and City Manager to execute and deliver said Agreement and related documents on behalf of the City of Buckeye.**
Staff Liaison: Robert Sanders, Chief of Police

Council adopted Resolution No. 61-24 approving the Intergovernmental Agreement between the City of Buckeye and Agua Fria High School District No. 216 for school resource officer services at Canyon View High School; and authorizing the Mayor and City Manager to execute and deliver said Agreement and related documents on behalf of the City of Buckeye.

***4.C Council to take action on Resolution No. 62-24 approving an Intergovernmental Agreement (IGA) between the City of Buckeye and Buckeye Union High School District, relating to assignment and funding of school resource officer services at Buckeye Union High School District; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.**
Staff Liaison: Robert Sanders, Chief of Police

Council adopted Resolution No. 62-24 approving an Intergovernmental Agreement (IGA) between the City of Buckeye and Buckeye Union High School District, relating to assignment and funding of school resource officer services at Buckeye Union High School District; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

***4.D Council to take action on Resolution No. 63-24 approving an Intergovernmental Agreement (IGA) between the City of Buckeye and the Buckeye Elementary School District, relating to assignment and funding of school resource officers; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.**
Staff Liaison: Robert Sanders, Chief of Police

Council adopted Resolution No. 63-24 approving an Intergovernmental Agreement (IGA) between the City of Buckeye and the Buckeye Elementary School District, relating to assignment and funding of school resource officers; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

***4.E Council to take action on the Cooperative Contract Purchase Addendum (CCPA No. 2025144) between the City of Buckeye, an Arizona municipal corporation, and Pride Outfitting, LLC, an Arizona limited liability company, for the purchase and installation of emergency and non-emergency lighting; and authorize the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.**
Staff Liaison: Bret Hodne, Public Works Director

Council approved the Cooperative Contract Purchase Addendum (CCPA No. 2025144) between the City of Buckeye, an Arizona municipal corporation, and Pride Outfitting, LLC, an Arizona limited liability company, for the purchase and installation of emergency and non-emergency lighting; and authorize the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.

***4.F Council to take action on the Cooperative Contract Purchase Addendum (CCPA No. 2025020) between the City of Buckeye, an Arizona municipal corporation, and Midway Chevrolet, LLC, a Delaware limited liability company, for the purchase of light and medium duty vehicles; and authorize the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.**
Staff Liaison: Bret Hodne, Public Works Director

Council approved the Cooperative Contract Purchase Addendum (CCPA No. 2025020) between the City of Buckeye, an Arizona municipal corporation, and Midway Chevrolet, LLC, a Delaware limited liability company, for the purchase of light and medium duty vehicles; and authorize the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.

***4.G Council to take action on the Non-Profit Community Funding sub-committee's recommendations to award funds to various non-profits that serve City of Buckeye residents.**
Staff Liaison: Christine Grundy, Assistant to the Mayor

Councilmember Heustis requested discussion be held regarding this item; provided information regarding the Non-Profit Community Funding and the process followed by the sub-committee to review applications; thanked all the organizations involved. Councilmember Guy expressed thanks to all the non-profit organizations that applied for funding and for the positive impact they have on the community. Council approved the Non-Profit Community Funding sub-committee's recommendations to award funds to various non-profits that serve City of Buckeye residents.

***4.H Council to take action on Change Order No.1 to Task Order No. 12 of the On-Call Consulting for Engineering and Architectural Services Contract (No. 2022003.22) between the City of Buckeye, an Arizona municipal corporation, and Kimley-Horn and Associates, Inc., a North Carolina corporation, relating to the roadway improvements for Miller Road, Lower Buckeye Road to Pima Street project; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.**
Staff Liaison: Rodrigo Nemi, Interim CIP Project Manager

Council approved Change Order No.1 to Task Order No. 12 of the On-Call Consulting for Engineering and Architectural Services Contract (No. 2022003.22) between the City of Buckeye, an Arizona municipal corporation, and Kimley-Horn and Associates, Inc., a North Carolina corporation, relating to

the roadway improvements for Miller Road, Lower Buckeye Road to Pima Street project; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

***4.I Council to take action on the City's grant of a utility easement, as set forth in the Utility Easement Agreement, between the City of Buckeye, an Arizona municipal corporation, and Arizona Public Service Company ("APS"), an Arizona corporation; and authorize the City Manager to execute and deliver said Utility Easement Agreement on behalf of the City.**
Staff Liaison: Steve Riley, Construction Project Manager

Council approved the City's grant of a utility easement, as set forth in the Utility Easement Agreement, between the City of Buckeye, an Arizona municipal corporation, and Arizona Public Service Company ("APS"), an Arizona corporation; and authorize the City Manager to execute and deliver said Utility Easement Agreement on behalf of the City.

***4.J Council to take action on the Cooperative Contract Purchase Addendum (CCPA No. 2025151) between the City of Buckeye, an Arizona municipal corporation, and Saguaro Summit, LLC, DBA Christmas Light Decorators, an Arizona limited liability company, relating to the lease, installation and removal of holiday decor and lighting throughout Buckeye; and authorizing the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.**
Staff Liaison: Kim Anderson, Events Manager

Council approved the Cooperative Contract Purchase Addendum (CCPA No. 2025151) between the City of Buckeye, an Arizona municipal corporation, and Saguaro Summit, LLC, DBA Christmas Light Decorators, an Arizona limited liability company, relating to the lease, installation and removal of holiday decor and lighting throughout Buckeye; and authorizing the City Manager to execute and deliver said CCPA on behalf of the City of Buckeye.

***4.K Council to take action on a Minor Subdivision for a section of Verrado Marketside East located east of Verrado Way on the north and south sides of McDowell Road.**
Staff Liaison: Sean Banda, Senior Planner

Council approved a Minor Subdivision for a section of Verrado Marketside East located east of Verrado Way on the north and south sides of McDowell Road.

***4.L Council to take action on Resolution No. 50-24 approving the Intergovernmental Agreement between the City of Buckeye and Maricopa County administered by its Human Services Department for the Community Development Block Grant (CDBG) program for the provision of CDBG funds for the 10th Street and alleyway improvements; and authorizing the Mayor and City Manager to execute and deliver said Agreement and related documents on behalf of the City of Buckeye.**
Staff Liaison: Andrea Marquez, Senior Planner Special Projects

Council adopted Resolution No. 50-24 approving the Intergovernmental Agreement between the City of Buckeye and Maricopa County administered by its Human Services Department for the Community Development Block Grant (CDBG) program for the provision of CDBG funds for the 10th Street and alleyway improvements; and authorizing the Mayor and City Manager to execute and deliver said Agreement and related documents on behalf of the City of Buckeye.

***4.M Council to take action on a Map of Dedication (MOD) for a section of Verrado Way, Market Street and McDowell Road from Interstate 10 to McDowell Road within the Verrado Marketside District.** Staff Liaison: Sean Banda, Senior Planner

Council approved a Map of Dedication (MOD) for a section of Verrado Way, Market Street and McDowell Road from Interstate 10 to McDowell Road within the Verrado Marketside District.

***4.N Council to take action on a Replat titled Heritage West Commercial, located at the southeast corner of Miller Road and Broadway Road.**
Staff Liaison: Jennifer Fostino, Planner II

Council approved a Replat titled Heritage West Commercial, located at the southeast corner of Miller Road and Broadway Road.

***4.O Council to take action on the Contract for Materials and Services (Contract No. 2025187) between the City of Buckeye, an Arizona municipal corporation, and Purifics Water Inc., a Foreign corporation, related to the use of their Continuous Ultra-Filtration drinking water purification system; and authorize the City Manager to execute and deliver said Contract on behalf of the City of Buckeye.**
Staff Liaison: Terry Lowe, Water Resources Director

Council approved the Contract for Materials and Services (Contract No. 2025187) between the City of Buckeye, an Arizona municipal corporation, and Purifics Water Inc., a Foreign corporation, related to the use of their Continuous Ultra-Filtration drinking water purification system; and authorize the City Manager to execute and deliver said Contract on behalf of the City of Buckeye.

***4.P Council to take action on the request for a new Series 12 Restaurant Liquor License (Application No. 300329) for Chipotle Mexican Grill #4998, located at 19657 West Indian School Road in Buckeye.**
Staff Liaison: Lucinda Aja, City Clerk

Council approved the request for a new Series 12 Restaurant Liquor License (Application No. 300329) for Chipotle Mexican Grill #4998, located at 19657 West Indian School Road in Buckeye.

***4.Q Council to take action on the removal of Nick Hudec as a Regular Member (District 6) of the Planning and Zoning Commission and the appointment of Sebastiano Trupiano as a Regular Member (District 6) of the Planning and Zoning Commission with a term expiration date of December, 2029.**
Staff Liaison: Summer Stewart, Deputy City Clerk

Council approved the removal of Nick Hudec as a Regular Member (District 6) of the Planning and Zoning Commission and the appointment of Sebastiano Trupiano as a Regular Member (District 6) of the Planning and Zoning Commission with a term expiration date of December, 2029.

***4.R** Council to take action on the August 6, 2024 Council Workshop Minutes, August 6, 2024 Regular Council Meeting Minutes, August 20, 2024 Council Workshop Minutes, August 20, 2024 Regular Council Meeting Minutes, September 3, 2024 Special Council Meeting and Executive Session Minutes, and September 3, 2024 Regular Council Meeting Minutes.
Staff Liaison: Summer Stewart, Deputy City Clerk

Council approved the August 6, 2024 Council Workshop Minutes, August 6, 2024 Regular Council Meeting Minutes, August 20, 2024 Council Workshop Minutes, August 20, 2024 Regular Council Meeting Minutes, September 3, 2024 Special Council Meeting and Executive Session Minutes, and September 3, 2024 Regular Council Meeting Minutes.

5. Comments from the Mayor and Council

Councilmember Heustis: presented statements regarding the recent Eye on Buckeye publication and the important information it provides.

Vice Mayor Goodman: thanked staff for their assistance with a recent event held that gave him the opportunity to connect with residents.

Mayor Orsborn: presented statements regarding recent events held in the City of Buckeye; stated there are some upcoming events related to the General Obligation Bond election and encouraged residents to attend.

6. City Manager's Report and Summary of Current Events

Mr. Setovich presented a brief summary of current events.

7. Proposals for Future Agenda Items – None.

8. Adjournment

There being no further business to discuss, Mayor Orsborn adjourned the meeting at 6:34 p.m.

_____

Eric W. Orsborn, Mayor

ATTEST:

_____

Lucinda J. Aja, City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Regular Council Meeting held on September 17, 2024. I further certify that a quorum was present.

_____

Lucinda J. Aja, City Clerk

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 5.A. FIN: Public Hearing on Land Use Assumption and Infrastructure Improvements Plan
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: William Kauppi, Chief Financial Officer, wkauppi@buckeyeaz.gov, (623) 349-6161	
DEPARTMENT: Financial Services	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to hold a public hearing only to review and discuss the proposed Land Use Assumptions and Infrastructure Improvement Plans referencing the Draft Land Use Assumptions (LUA) and Infrastructure Improvements Plan (IIP) provided by Tischler Bise.

SUMMARY

PROJECT DESCRIPTION:
As part of the Finance Department's Strategic Plan and in alignment with Arizona State Law A.R.S. 9-463.05, the City is undertaking a mandated five-year update of its Impact Fee Study. One requirement from this statute is reviewing the existing Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) at least every five years. As required by State law the City has collaborated with a consulting firm, Tischler Bise Inc. to conduct the study, with support from City staff across several departments. Together, the City and Tischler Bise, have developed ten-year growth assumptions, evaluated current infrastructure service levels, and planned for the City's future infrastructure needs based on projected growth.

This Public Hearing on the proposed Land Use Assumptions and Infrastructure Improvement Plan is to review and discuss the updates from the proposed Development Impact Fees that were advertised on August 6, 2024.

BENEFITS:

To ensure a funding source for future growth-related infrastructure, it is crucial to clearly communicate fees to all stakeholders, including staff, residents, customers, and the development community. The revisions to the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) aim to better define these fees.

FUTURE ACTION:

The table below provides a summary of the next steps to adopting the plans, fees, and fee implementation:

Date:	Activity
November 19, 2024	Adoption of LUA and IIP
November 20, 2024	Advertise Development Fees
January 7, 2025	Public Hearing Development Fees

February 18, 2025	Adoption of Development Fees
May 5, 2025	Fees Effective

FINANCIAL IMPACT STATEMENT:
There is no financial impact related to holding this public hearing. This is a step in the process of updating the Development Impact fees. The presented updated fees will assist the City to form revenue forecasting for capital projects. It is anticipated that the fees will become effective May 5, 2025

FISCAL YEAR:
2025-2029

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
DRAFT Buckeye LUA, IIP, & Fees Report 10.09.24.pdf
Finance Dept. Impact Fee Presentation_Public Hearing 10.15.2024.pdf

DRAFT

Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee Report

Prepared for:

Buckeye, Arizona

October 9, 2024

TischlerBise

FISCAL | ECONOMIC | PLANNING

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Suite S240

Bethesda, MD 20816

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EXECUTIVE SUMMARY

The City of Buckeye, Arizona, contracted with TischlerBise to document land use assumptions, prepare the Infrastructure Improvements Plan (hereinafter referred to as the "IIP"), and update development fees pursuant to Arizona Revised Statutes ("ARS") § 9-463.05 (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 Buckeye's Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

1. Fire Facilities
2. Library Facilities
3. Parks and Recreational 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 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 amenities.

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.

INTRODUCTION TO DEVELOPMENT FEES

Development fees are one-time payments used to fund capital improvements necessitated by future development. Development fees have been utilized by local governments in various forms for at least fifty years. Development fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering facility fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

REQUIRED FINDINGS

There are three reasonable relationship requirements for development fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of development fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: "impact or need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

DEVELOPMENT FEE REPORT

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 methodology 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 methodologies for calculating development fees and how those methodologies 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 methodology 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 methodology 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

Shown below, Figure 1 summarizes service areas, methodologies, and infrastructure cost components for the proposed fees related to non-utility necessary public services.

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

Necessary Public Service	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Fire Facilities	Main	N/A	Fire Stations, Fire Facilities, Fire Apparatus	Development Fee Report	Population, Jobs
	Festival Ranch	Fire Stations	Fire Facilities, Fire Apparatus	Development Fee Report	Population, Jobs
	North Star Ranch	Fire Stations	Fire Facilities, Fire Apparatus	Development Fee Report	Population, Jobs
	Tartesso	Fire Stations	Fire Facilities, Fire Apparatus	Development Fee Report	Population, Jobs
	Teravalis	N/A	Fire Facilities, Fire Apparatus	Development Fee Report	Population, Jobs
Library Facilities	North	N/A	Library Facilities	Development Fee Report	Population, Jobs
	South	N/A	Library Facilities	Development Fee Report	Population, Jobs
Parks and Recreational Facilities	North	N/A	Regional Park Amenities, Community Centers	Community Park Amenities, Development Fee Report	Population, Jobs
	South	N/A	Regional Park Amenities, Community Centers, Community Parks	Development Fee Report	Population, Jobs
Police Facilities	Citywide	N/A	Police Facilities, Police Vehicles, Police Equipment	Development Fee Report	Population, Vehicle Trips
Street Facilities	Arterial	N/A	N/A	Arterial Improvements, Interchange ROW, Development Fee Report	VMT
	Street	N/A	N/A	Interchange ROW, Development Fee Report	VMT
	Trip Reduction	N/A	N/A	Interchange ROW, Development Fee Report	VMT

Shown below, Figure 2 summarizes service areas, methodologies, and infrastructure cost components for the proposed fees related to water and wastewater necessary public services.

Figure 2: Proposed Development Fee Service Areas, Methodologies, and Cost Components

Necessary Public Service	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Water Facilities	Central	N/A	N/A	Water Facilities, Development Fee Report	Max Day Gallons
	Tartesso West	Water Facilities	N/A	Development Fee Report	Max Day Gallons
Wastewater Facilities	Central	N/A	N/A	Wastewater Facilities, Development Fee Report	Average Day Gallons
	Sundance	N/A	N/A	Wastewater Facilities, Development Fee Report	Average Day Gallons
	Tartesso West	Wastewater Facilities	N/A	Development Fee Report	Average Day Gallons

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

CURRENT DEVELOPMENT FEES

Non-Utility Development Fees

Buckeye assesses the current non-utility development fees per dwelling unit for residential development and per 1,000 square feet of floor area for nonresidential development.

Figure 3: Current Development Fees

Residential Fees per Unit								
Development Type	Fire			Library	Parks and Recreational		Police	Street
	Main	Festival Ranch	Tartesso		North	South		
Single Family	$1,060	$498	$866	$289	$684	$1,915	$842	$300
Multi-Family	$828	$389	$676	$225	$534	$1,496	$658	$173
Age Restricted	$662	$311	$541	$180	$427	$1,197	$526	$136

Nonresidential Fees per 1,000 Square Feet								
Development Type	Fire			Library	Parks and Recreational		Police	Street
	Main	Festival Ranch	Tartesso		North	South		
Industrial	$170	$83	$135	$14	$37	$83	$92	$26
Commercial	$1,168	$568	$927	$96	$252	$573	$1,323	$337
Office & Other Services	$1,483	$721	$1,176	$121	$320	$727	$517	$146
Institutional	$464	$226	$368	$38	$100	$228	$684	$193

Water Development Fees

Buckeye assesses the current water development fees per meter, by size and type.

Figure 4: Current Development Fees

Development Fees per Meter				
Meter Type and Size (inches)	Buckeye North	Central Buckeye	Sundance	Tartesso West
Age-Restricted	$4,424	$4,799	$4,668	$2,324
Disc Meter 1.0"	$7,076	$7,675	$7,467	$3,717
Disc Meter 1.5"	$12,030	$13,048	$12,694	$6,319
Turbine 1.5"	$20,521	$22,258	$21,654	$10,780
Disc Meter 2.0"	$16,983	$18,421	$17,921	$8,921
Compound 2.0"	$20,521	$22,258	$21,654	$10,780
Turbine 2.0"	$31,136	$33,771	$32,855	$16,356
Compound 3.0"	$45,289	$49,122	$47,789	$23,790
Turbine 3.0"	$50,950	$55,262	$53,762	$26,764
Compound 4.0"	$70,764	$76,753	$74,670	$37,172
Turbine 4.0"	$126,667	$137,388	$133,659	$66,538
Compound 6.0"	$141,527	$153,506	$149,339	$74,344
Turbine 6.0"	$252,626	$274,008	$266,571	$132,704
Compound 8.0"	$455,011	$493,521	$480,126	$239,017
Turbine 8.0"	$455,011	$493,521	$480,126	$239,017

Wastewater Development Fees

Buckeye assesses the current wastewater development fees per meter, by size and type.

Figure 5: Current Development Fees

Development Fees per Meter				
Meter Type and Size (inches)	Central Buckeye	Palo Verde	Sundance	Tartesso West
Age-Restricted	$2,634	$3,933	$3,697	$4,794
Disc Meter 1.0"	$4,214	$6,291	$5,915	$7,670
Disc Meter 1.5"	$7,163	$10,695	$10,056	$13,040
Turbine 1.5"	$12,219	$18,244	$17,154	$22,244
Disc Meter 2.0"	$10,112	$15,099	$14,196	$18,409
Compound 2.0"	$12,219	$18,244	$17,154	$22,244
Turbine 2.0"	$18,540	$27,681	$26,027	$33,750
Compound 3.0"	$26,967	$40,264	$37,857	$49,091
Turbine 3.0"	$30,337	$45,296	$42,589	$55,227
Compound 4.0"	$42,135	$62,912	$59,151	$76,704
Turbine 4.0"	$75,422	$112,612	$105,881	$137,300
Compound 6.0"	$84,271	$125,824	$118,303	$153,408
Turbine 6.0"	$150,423	$224,595	$211,170	$273,833
Compound 8.0"	$270,931	$404,523	$380,344	$493,207
Turbine 8.0"	$270,931	$404,523	$380,344	$493,207

Proposed Development Fees

The proposed fees represent the maximum allowable fees. Buckeye 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 level-of-service standards. All costs in the Development Fee Report represent current dollars with no assumed inflation over time. If costs change significantly over time, development fees should be recalculated.

Non-Utility Development Fees

Buckeye will assess the proposed non-utility development fees per dwelling unit for residential development and per 1,000 square feet of floor area for nonresidential development.

Figure 6: Proposed Development Fees

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	$1,762	$544	$2,568	$875	$544	$605	$1,655	$3,119	$1,657	$1,597	$527	$263
High Density (≥8 DU/Acre)	$1,376	$425	$2,006	$684	$425	$472	$1,293	$2,437	$1,295	$1,142	$377	$188
Age Restricted (≤8 DU/Acre)	$1,101	$340	$1,605	$547	$340	$378	$1,034	$1,950	$1,036	$730	$241	$120

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	$239	$82	$452	$148	$82	$9	$27	$41	$172	$141	$47	$23
Commercial	$1,502	$516	$2,839	$927	$516	$53	$172	$257	$2,444	$2,072	$683	$342
Office & Other Services	$2,302	$791	$4,350	$1,420	$791	$82	$263	$393	$1,085	$895	$295	$148
Institutional	$2,144	$737	$4,049	$1,323	$737	$76	$245	$366	$1,491	$1,231	$406	$203

Water Development Fees

Buckeye will assess the proposed water development fees per dwelling unit to residential development and per meter, by size and type, for nonresidential development. For meters larger than 1.5 inches, Buckeye will assess fees using the cost per gallon for the related service area and max day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand. The assessment of the proposed fees to residential development and to meters larger than 1.5 inches differs from Buckeye's current assessment based on meter size and type; however, the change is needed to better align the proposed water development fees with actual costs and demand from these types of development. The proposed fees also include consolidated service areas compared to the current fees. Here's a comparison of the proposed and current water service areas:

- **Central:** South of Interstate 10 and North of the Gila River; includes current Central Buckeye, Sundance, and Westpark service areas.
- **Tartesso West:** Tartesso West development; includes current Tartesso West service area.

Figure 7: Proposed Development Fees

Residential Fees per Unit		
Residential Land Use	Central	Tartesso West
Low/Med Density (<8 DU/acre)	$9,536	$3,723
High Density (≥8 DU/Acre)	$7,450	$2,906
Age Restricted (≤8 DU/Acre)	$5,960	$2,324

Nonresidential Fees per Meter			
Meter Size	Meter Type	Central	Tartesso West
1.0-inch	Disc	$9,536	$3,723
1.5-inch	Disc	$16,212	$6,329
1.5-inch	Turbine	$27,655	$10,796
> 1.5-inch[1]	Cost per Gallon	$17.53	$5.71

1. Meters larger than 1.5 inches calculated using cost per gallon for related service area multiplied by max day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Wastewater Development Fees

Buckeye will assess the proposed wastewater development fees per dwelling unit to residential development and per meter, by size and type, for nonresidential development. For meters larger than 1.5 inches, Buckeye will assess fees using the cost per gallon for the related service area and average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow. The assessment of the proposed fees to residential development and to meters larger than 1.5 inches differs from Buckeye's current assessment based on meter size and type; however, the change is needed to better align the proposed wastewater development fees with actual costs and flow from these types of development. The proposed fees also include consolidated service areas compared to the current fees. Here's a comparison of the proposed and current wastewater service areas:

- **Central:** Central Buckeye 208 drainage basin; includes current Central Buckeye and Watson Road CFD service areas.
- **Sundance:** Sundance 208 drainage basin; includes current Sundance service area.
- **Tartesso West:** Tartesso West 208 drainage basin; includes current Tartesso West service area.

Figure 8: Proposed Development Fees

Residential Fees per Unit			
Residential Land Use	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/acre)	$7,524	$5,399	$7,672
High Density (≥8 DU/Acre)	$5,871	$4,213	$5,994
Age Restricted (≤8 DU/Acre)	$4,697	$3,371	$4,795

Nonresidential Fees per Meter				
Meter Size	Meter Type	Central	Sundance	Tartesso West
1.0-inch	Disc	$7,524	$5,399	$7,672
1.5-inch	Disc	$12,790	$9,179	$13,043
1.5-inch	Turbine	$21,819	$15,658	$22,250
> 1.5-inch[1]	Cost per Gallon	$43.49	$31.21	$29.97

1. Meters larger than 1.5 inches calculated using cost per gallon for related service area multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Difference Between Proposed and Current Development Fees

Non-Utility Development Fees

The differences between the proposed and current non-utility development fees are displayed below.

Figure 9: Difference Between Proposed and Current Development Fees

Residential Fees per Unit												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Low/Med Density (<8 DU/Acre)	$702	$46	$1,508	$9	$544	$316	$971	$1,204	$815	$1,297	$227	($37)
High Density (≥8 DU/Acre)	$548	$36	$1,178	$8	$425	$247	$759	$941	$637	$969	$204	$15
Age Restricted (≤8 DU/Acre)	$439	$29	$943	$6	$340	$198	$607	$753	$510	$594	$105	($16)

Nonresidential Fees per 1,000 Square Feet												
Development Type	Fire					Library	Parks and Recreational		Police	Street		
	Main	Festival Ranch	North Star Ranch	Tartesso	Teravalis		North	South		Arterial	Street	Trip Reduction
Industrial	$69	($1)	$282	$13	$82	($5)	($10)	($42)	$80	$115	$21	($3)
Commercial	$334	($52)	$1,671	$0	$516	($43)	($80)	($316)	$1,121	$1,735	$346	$5
Office & Other Services	$819	$70	$2,867	$244	$791	($39)	($57)	($334)	$568	$749	$149	$2
Institutional	$1,680	$511	$3,585	$955	$737	$38	$145	$138	$807	$1,038	$213	$10

Water Development Fees

The differences between the proposed and current water development fees are shown below. A direct comparison is not possible for high density residential and for meters larger than 1.5 inches since the current fees are assessed per meter, by size and type, and the proposed fees will be assessed per dwelling unit for residential development and per gallon of max day demand for meters larger than 1.5 inches.

Figure 10: Difference Between Proposed and Current Development Fees

Residential Fees per Unit			
Residential Land Use	Central[1]	Central[2]	Tartesso West
Low/Med Density (<8 DU/acre)	$1,861	$2,069	$6
High Density (≥8 DU/Acre)	n/a	n/a	n/a
Age Restricted (≤8 DU/Acre)	$1,161	$1,292	$0

Nonresidential Fees per Meter				
Meter Size	Meter Type	Central[1]	Central[2]	Tartesso West
1.0-inch	Disc	$1,861	$2,069	$6
1.5-inch	Disc	$3,164	$3,518	$10
1.5-inch	Turbine	$5,397	$6,001	$16

1. Difference based on current Central Buckeye fees.
2. Difference based on current Sundance fees.

Wastewater Development Fees

The differences between the proposed and current wastewater development fees are shown below. A direct comparison is not possible for high density residential and for meters larger than 1.5 inches since the current fees are assessed per meter, by size and type, and the proposed fees will be assessed per dwelling unit for residential development and per gallon of average day flow for meters larger than 1.5 inches.

Figure 11: Difference Between Proposed and Current Development Fees

Residential Fees per Unit			
Residential Land Use	Central	Sundance	Tartesso West
Low/Med Density (<8 DU/acre)	$3,310	($516)	$2
High Density (≥8 DU/Acre)	n/a	n/a	n/a
Age Restricted (≤8 DU/Acre)	$2,063	($326)	$1

Nonresidential Fees per Meter				
Meter Size	Meter Type	Central	Sundance	Tartesso West
1.0-inch	Disc	$3,310	($516)	$2
1.5-inch	Disc	$5,627	($877)	$3
1.5-inch	Turbine	$9,600	($1,496)	$6

LAND USE ASSUMPTIONS

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 estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for all areas within Buckeye. The current demographic estimates and future development projections will be used in the Infrastructure Improvements Plan (IIP) and in the calculation of development fees. Current demographic data estimates for 2024 are used in calculating levels of service (LOS) provided to existing development in Buckeye. Arizona's Enabling Legislation requires fees to be updated at least every five years and limits the IIP to a maximum of 10 years.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include population, housing units, and employment projections. TischlerBise projects future development using population and employment data published by the Maricopa Association of Governments (MAG) in its 2023 Socioeconomic Projections. MAG provided data by traffic analysis zone (TAZ) so TischlerBise could allocate existing and future development by service area.

Development projections are summarized in Figure LU28 through Figure LU33. These projections are used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, development fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Buckeye will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. During the next 10 years, residential development projections indicate a population increase of 85,579 persons in 29,507 housing units, and nonresidential development projections indicate an employment increase of 29,390 jobs with approximately 21,435,000 square feet of floor area.

SERVICE AREAS

This section includes service area maps for each necessary public service.

Figure LU1: Fire Facilities Service Area

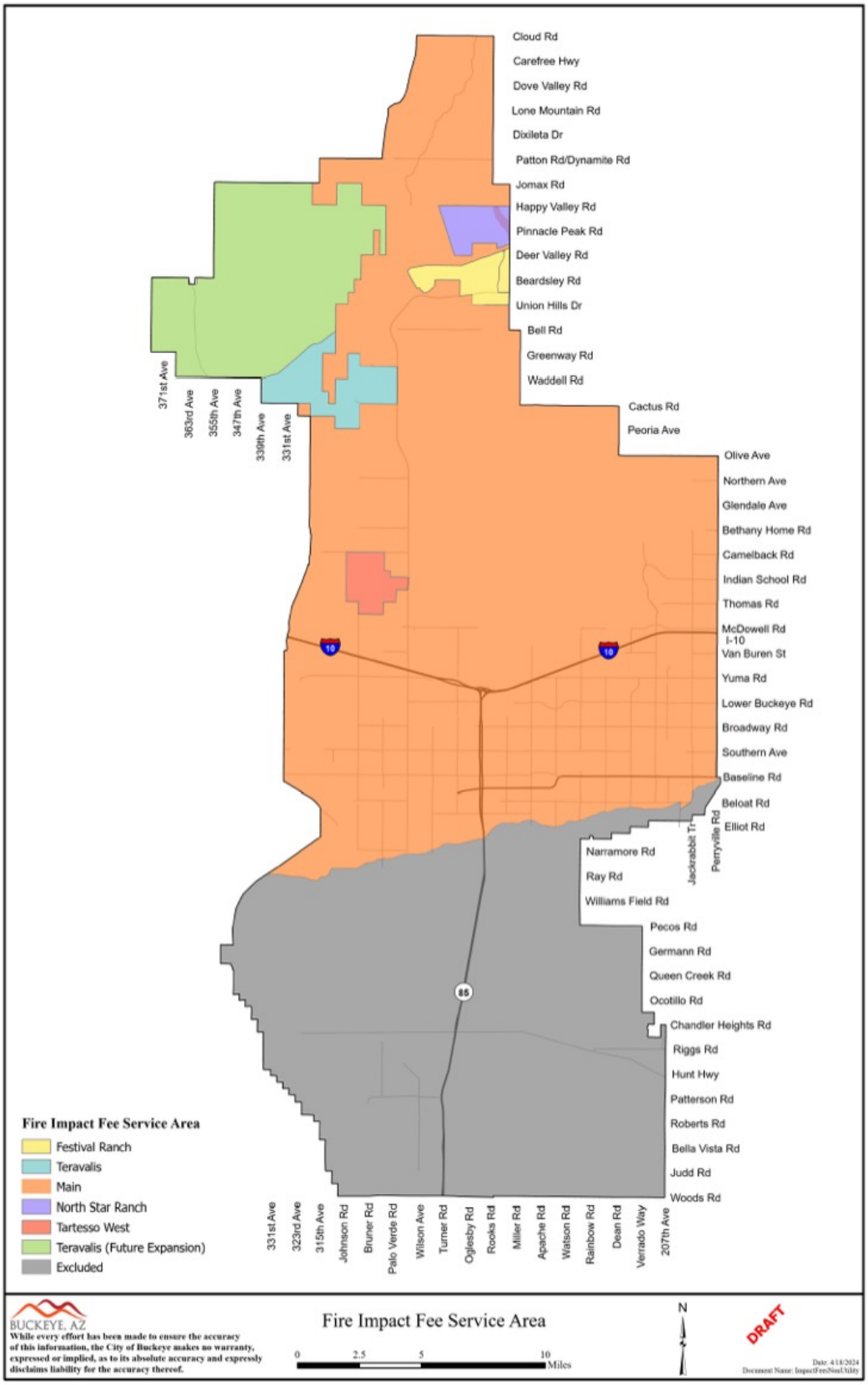


Figure LU2: Library Facilities Service Area

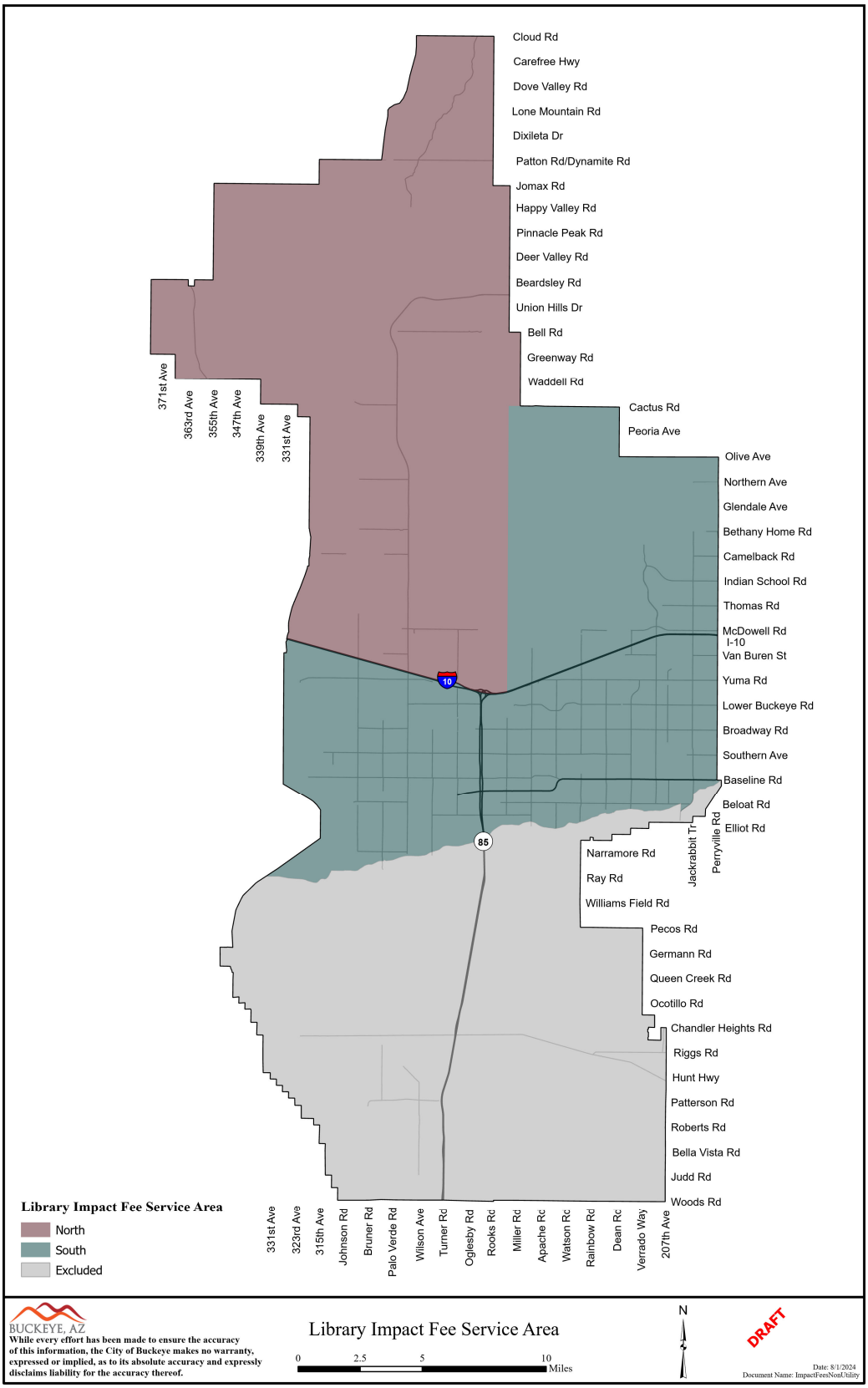


Figure LU3: Parks and Recreational Facilities Service Area

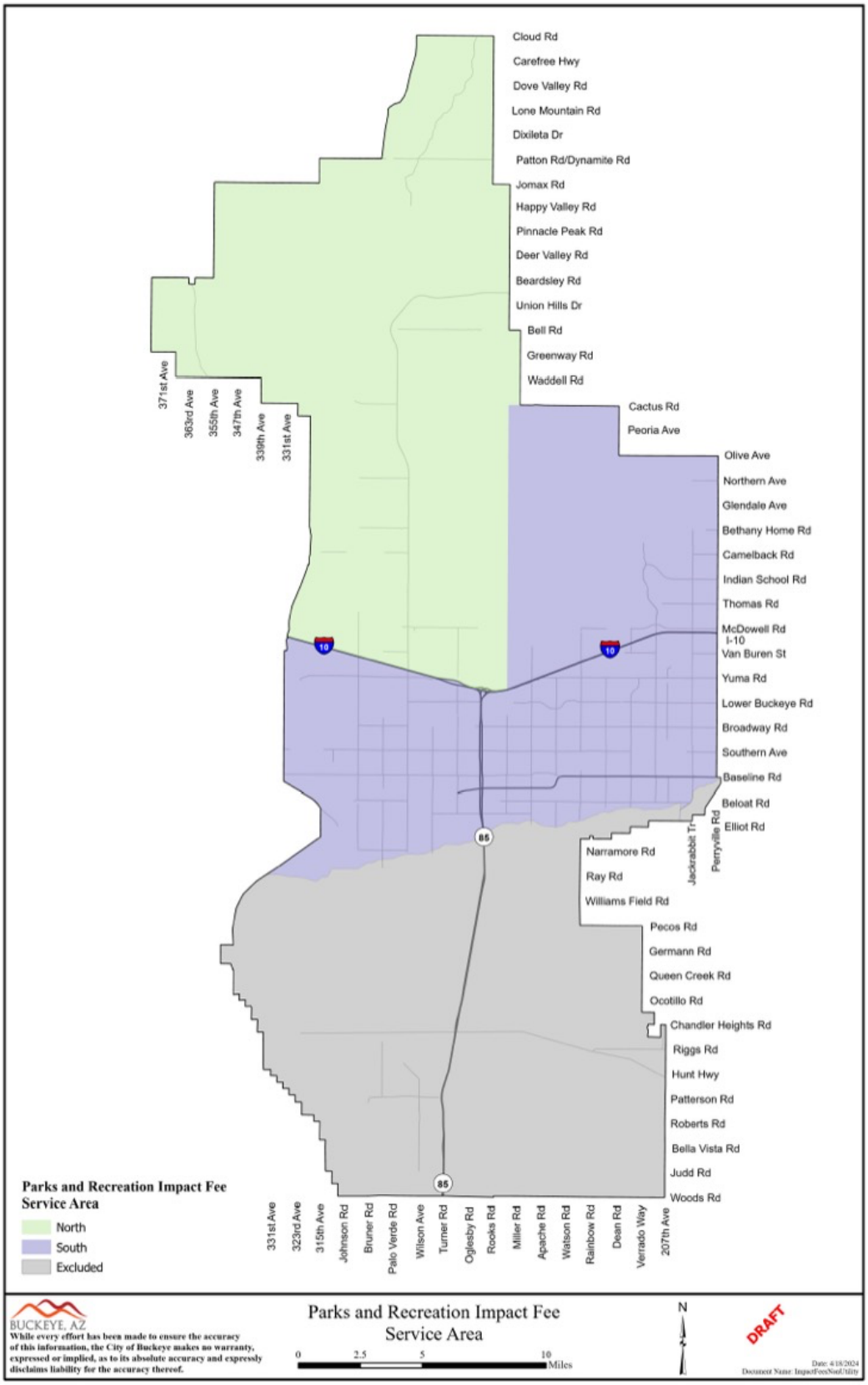


Figure LU4: Police Facilities Service Area

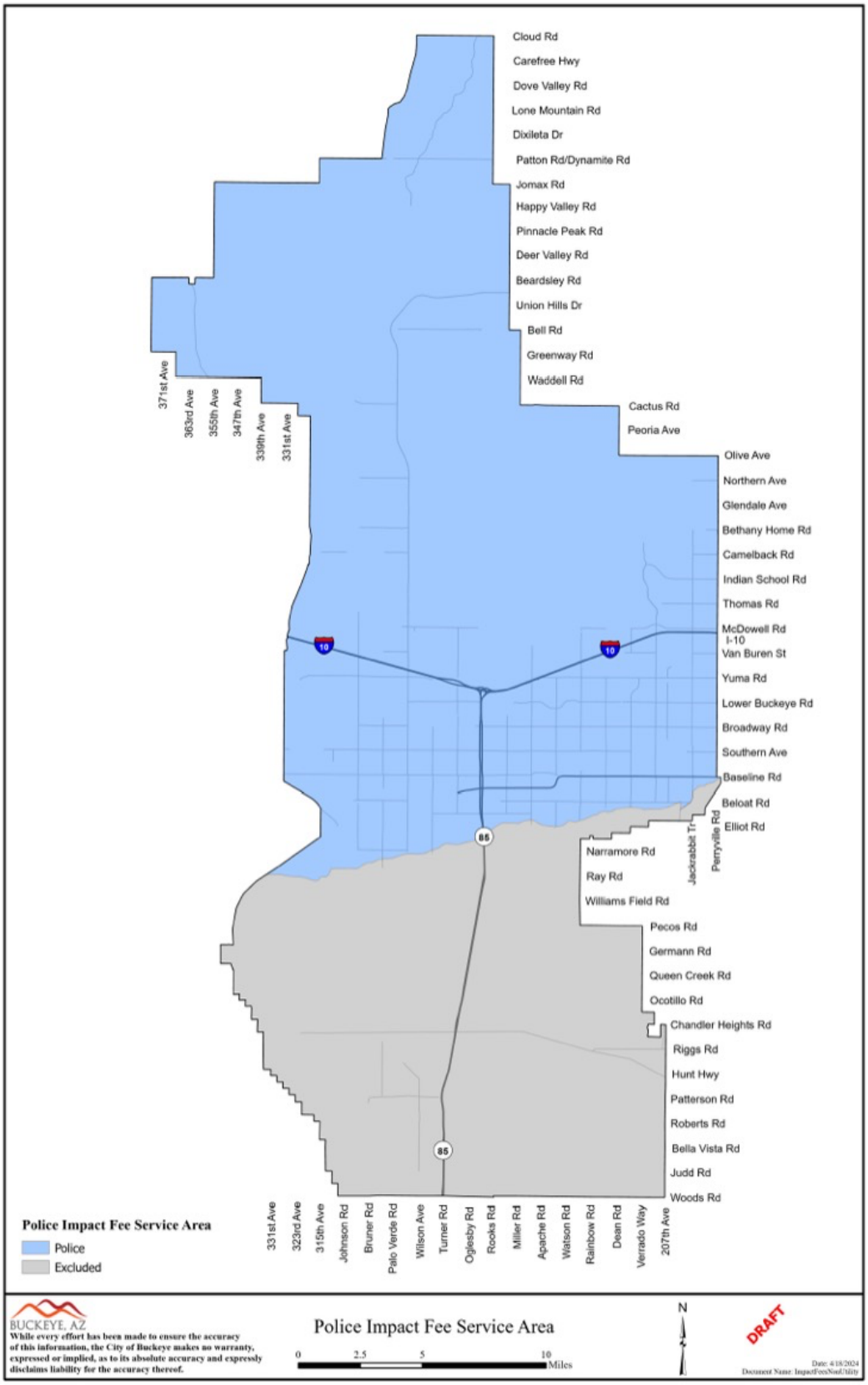


Figure LU5: Street Facilities Service Area

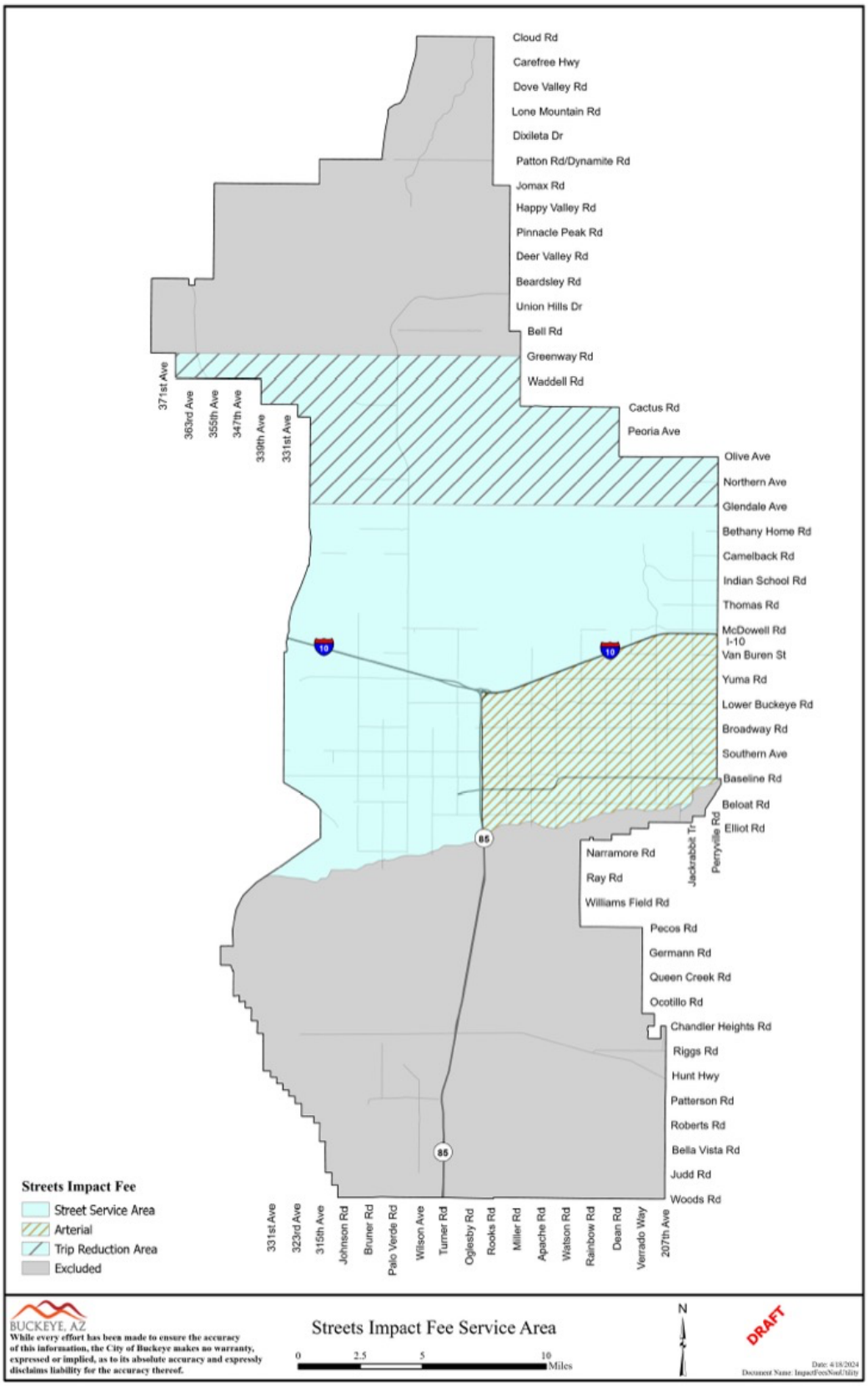


Figure LU6: Water Facilities Service Area

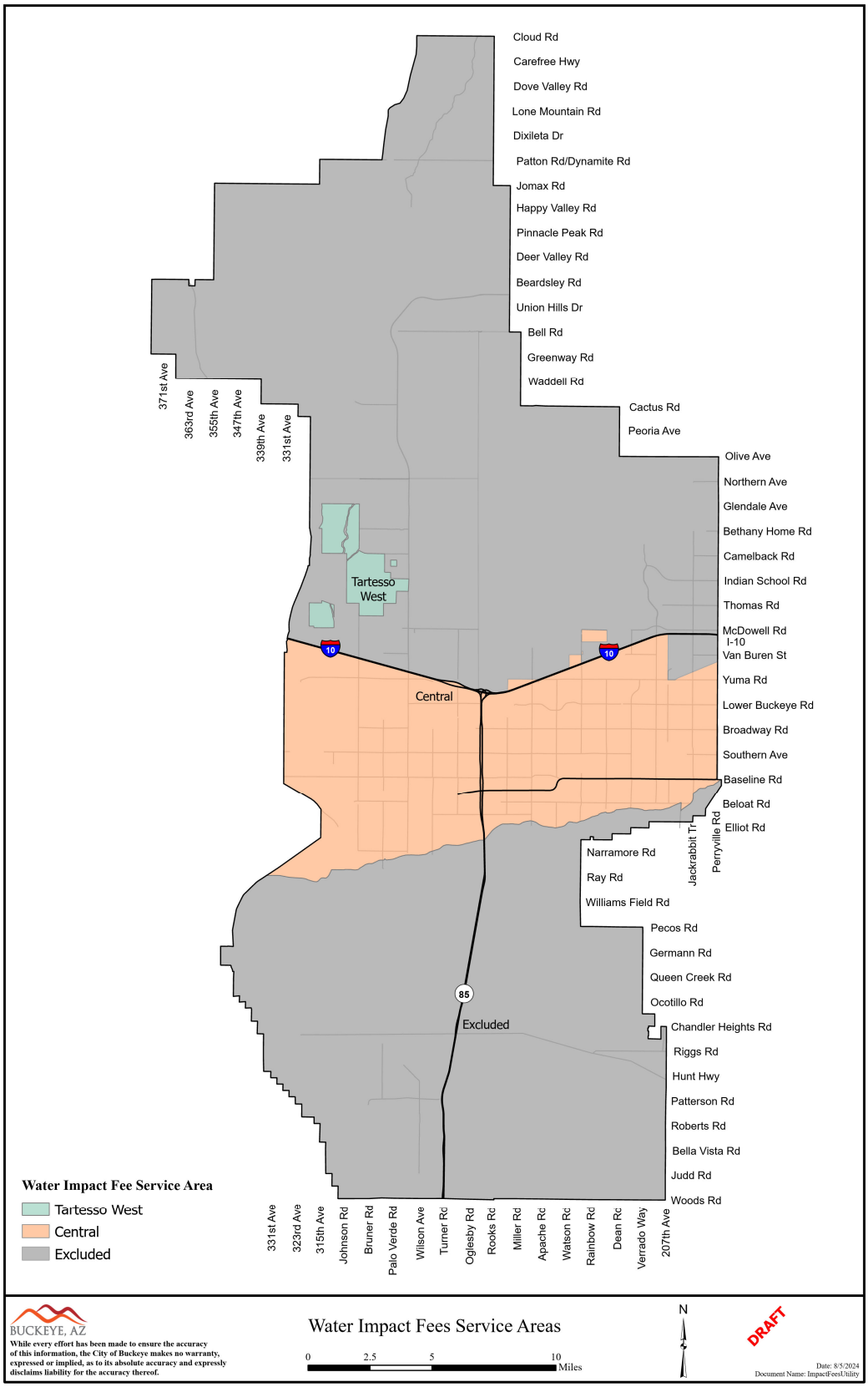
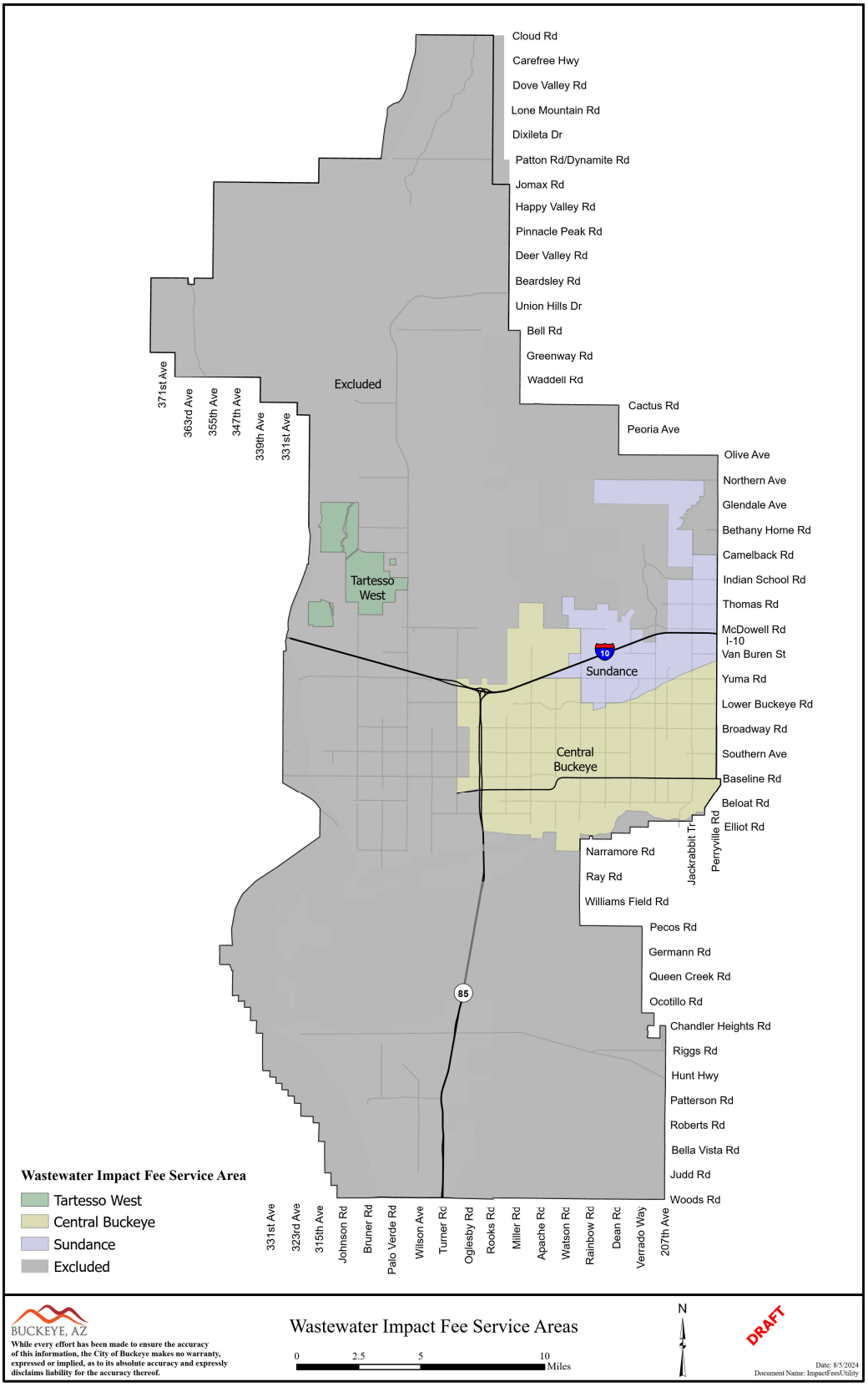


Figure LU7: Wastewater Facilities Service Area



Residential Development

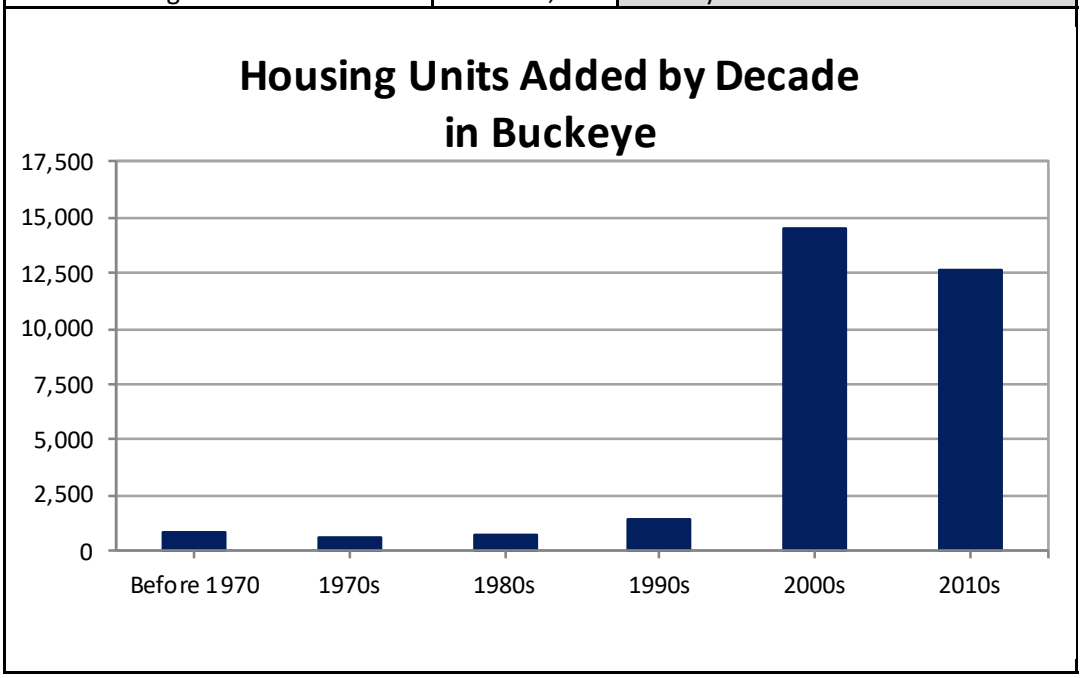
This section details current estimates and future projections of residential development including population and housing units.

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 LU8 indicates the estimated number of housing units added by decade according to data obtained from the U.S. Census Bureau. In the previous decade, Buckeye's housing stock grew by an average of 1,265 housing units per year.

Figure LU8: Housing Units by Decade

Census 2010 Housing Units	18,207	Buckeye's housing stock grew by an average of 1,265 housing units per year from 2010 to 2020.
Census 2020 Housing Units	30,860	
New Housing Units 2010 to 2020	12,653	



Source: U.S. Census Bureau, Census 2020 DEC Demographic Profile, Census 2010 Summary File 1, 2017-2021 5-Year American Community Survey (for 2000s and earlier, adjusted to yield total units in 2010).

Occupancy Factors

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 fee calculations use PPHU, infrastructure standards are derived using year-round population. When fee calculations use PPH, 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 use persons per housing unit.

Shown below, Figure LU9 includes occupancy factors published in the Buckeye Water Engineering Design Standards. Low and medium density units (less than eight dwelling units per acre) average 3.20 persons per household, high density units (eight or more dwelling units per acre) average 2.50 persons per household, and active adult units (max eight dwelling units per acre) average 2.00 persons per household.

Figure LU9: Occupancy Factors

Residential Land Use	Dwelling Units per Acre	Persons per Dwelling Unit
Low and Medium Density	less than 8	3.20
High Density (includes apartments)	8 or more	2.50
Active Adult	max 8	2.00

Source: Buckeye Water Engineering Design Standards, Section 3-1.202

Residential Estimates

According to estimates published by the U.S. Census Bureau, Buckeye's 2020 population included 91,502 persons living in 30,860 housing units. The Maricopa Association of Governments (MAG) released updated socioeconomic projections in June 2023. According to these projections, Buckeye's projected population in 2023 included 109,729 persons. Using traffic analysis zone (TAZ) data provided by MAG, and occupancy factors shown in Figure LU9, existing residential development in 2024 includes 119,044 persons and 40,080 housing units.

Figure LU10: Residential Estimates

Buckeye, Arizona	2020	2021	2022	2023	2024
	Census[1]	MAG[2]	MAG[2]	MAG[2]	Base Year[3]
Total Population	91,502	101,987	106,316	109,729	119,044
Housing Units	30,860	34,578	36,046	38,295	40,080

1. U.S. Census Bureau, 2020.
2. Municipality Population and Housing Unit Update, Maricopa Association of Governments (MAG) Regional
3. Population from Socioeconomic Projections, MAG, June 2023; housing units calculated by TischlerBise using MAG data and Buckeye Water Engineering Design Standards.

Residential Projections

Citywide Projections

Population and housing unit projections 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 faster rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will decrease at a corresponding rate. For this study, the analysis assumes the occupancy factors shown in Figure LU9 will remain constant throughout the 10-year projection period.

Shown below, the analysis uses MAG data to project future single-family development. Projected multi-family units represent multi-family units in the development pipeline. TischlerBise uses occupancy factors shown in Figure LU9 to convert housing units to population. Based on these assumptions, 10-year projections include an increase of 85,579 persons and 29,507 housing units citywide.

Figure LU11: Residential Projections – Citywide

Buckeye, Arizona	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Total	**119,044**	**127,641**	**136,098**	**145,534**	**154,458**	**164,182**	**172,763**	**180,018**	**186,973**	**195,848**	**204,623**	**85,579**
Housing Units												
Single-Family	38,782	41,092	43,325	45,739	47,878	50,257	52,380	54,088	55,736	58,062	60,324	21,542
Multi-Family	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
Total	**40,080**	**43,085**	**46,014**	**49,246**	**52,358**	**55,711**	**58,689**	**61,250**	**63,599**	**66,625**	**69,587**	**29,507**

Service Area Projections

The following figures include residential development projections associated with the service area maps shown at the beginning of this chapter. TischlerBise projects future residential development for each service area using the same methodology as the citywide development projections.

Figure LU12: Residential Projections – Fire Service Area

Fire Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Main	99,396	106,982	113,467	120,453	126,538	133,424	138,589	142,071	145,253	150,035	154,717	55,321
Festival Ranch	9,731	10,299	10,867	11,436	12,004	12,573	13,141	13,653	14,165	14,677	15,189	5,458
North Star Ranch	0	0	0	0	0	0	320	960	2,240	3,840	5,440	5,440
Tartesso West	9,918	10,361	10,803	11,246	11,689	12,131	12,574	13,115	13,656	14,197	14,738	4,820
Teravalis	0	0	960	2,400	4,228	6,055	8,139	10,220	11,660	13,100	14,540	14,540
Total	**119,044**	**127,641**	**136,098**	**145,534**	**154,458**	**164,182**	**172,763**	**180,018**	**186,973**	**195,848**	**204,623**	**85,579**
Housing Units												
Main	30,342	32,925	35,130	37,490	39,575	41,900	43,671	44,923	45,997	47,647	49,235	18,893
Festival Ranch	5,950	6,234	6,518	6,802	7,087	7,371	7,655	7,911	8,167	8,423	8,679	2,729
North Star Ranch	0	0	0	0	0	0	100	300	700	1,200	1,700	1,700
Tartesso West	3,788	3,927	4,065	4,203	4,342	4,480	4,618	4,787	4,957	5,126	5,295	1,506
Teravalis	0	0	300	750	1,355	1,960	2,645	3,329	3,779	4,229	4,679	4,679
Total	**40,080**	**43,085**	**46,014**	**49,246**	**52,358**	**55,711**	**58,689**	**61,250**	**63,599**	**66,625**	**69,587**	**29,507**

Figure LU13: Residential Projections – Library Service Area

Library Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
North	22,491	24,101	26,670	29,720	33,157	36,594	40,608	47,126	53,644	60,482	67,319	44,829
South	96,554	100,521	104,489	108,965	113,441	117,917	122,097	125,898	129,700	133,502	137,304	40,750
Total	**119,044**	**124,622**	**131,159**	**138,685**	**146,598**	**154,511**	**162,704**	**173,025**	**183,344**	**193,984**	**204,623**	**85,579**
Housing Units												
North	10,629	11,239	12,149	13,208	14,423	15,637	17,032	19,199	21,332	23,564	25,797	15,168
South	29,451	30,842	32,234	33,812	35,389	36,967	38,426	39,767	41,108	42,449	43,790	14,339
Total	**40,080**	**42,081**	**44,383**	**47,020**	**49,812**	**52,604**	**55,458**	**58,966**	**62,440**	**66,013**	**69,587**	**29,507**

Figure LU14: Residential Projections – Parks and Recreational Service Area

Parks and Recreational Service Area	2024 Base	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	10-Year Increase
Population												
North	22,491	24,101	26,670	29,720	33,157	36,594	40,608	47,126	53,644	60,482	67,319	44,829
South	96,554	100,521	104,489	108,965	113,441	117,917	122,097	125,898	129,700	133,502	137,304	40,750
Total	**119,044**	**124,622**	**131,159**	**138,685**	**146,598**	**154,511**	**162,704**	**173,025**	**183,344**	**193,984**	**204,623**	**85,579**
Housing Units												
North	10,629	11,239	12,149	13,208	14,423	15,637	17,032	19,199	21,332	23,564	25,797	15,168
South	29,451	30,842	32,234	33,812	35,389	36,967	38,426	39,767	41,108	42,449	43,790	14,339
Total	**40,080**	**42,081**	**44,383**	**47,020**	**49,812**	**52,604**	**55,458**	**58,966**	**62,440**	**66,013**	**69,587**	**29,507**

Figure LU15: Residential Projections – Police Service Area

Police Service Area	2024 Base	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	10-Year Increase
Population												
Police	119,044	127,641	136,098	145,534	154,458	164,182	172,763	180,018	186,973	195,848	204,623	85,579
Total	**119,044**	**127,641**	**136,098**	**145,534**	**154,458**	**164,182**	**172,763**	**180,018**	**186,973**	**195,848**	**204,623**	**85,579**
Housing Units												
Police	40,080	43,085	46,014	49,246	52,358	55,711	58,689	61,250	63,599	66,625	69,587	29,507
Total	**40,080**	**43,085**	**46,014**	**49,246**	**52,358**	**55,711**	**58,689**	**61,250**	**63,599**	**66,625**	**69,587**	**29,507**

Figure LU16: Residential Projections – Street Service Area

Street Service Area	2024 Base	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	10-Year Increase
Population												
Street	108,189	115,938	123,546	132,135	140,212	149,088	156,501	162,113	166,785	173,057	179,228	71,040
Total	**108,189**	**115,938**	**123,546**	**132,135**	**140,212**	**149,088**	**156,501**	**162,113**	**166,785**	**173,057**	**179,228**	**71,040**
Housing Units												
Street	33,774	36,408	38,965	41,825	44,566	47,548	50,054	52,006	53,545	55,661	57,714	23,940
Total	**33,774**	**36,408**	**38,965**	**41,825**	**44,566**	**47,548**	**50,054**	**52,006**	**53,545**	**55,661**	**57,714**	**23,940**

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure LU17, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Warehousing (ITE 150) with 2,953 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 307 square feet of floor area per employee. Institutional development uses Government Office (ITE 730) with 330 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) with 471 square feet of floor area per employee.

Figure LU17: Nonresidential Demand Units

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Employees Per Dmd Unit	Square Feet Per Employee
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	7.99	14.34	0.56	na
520	Elementary School	student	2.27	22.50	0.10	na
525	High School	student	1.94	21.95	0.09	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Nonresidential Estimates

The Maricopa Association of Governments (MAG) released updated socioeconomic projections in June 2023. According to MAG estimates, site-based employment included 10,597 jobs in 2020. To convert jobs to nonresidential floor area, TischlerBise multiplies the nonresidential demand factors shown in Figure LU17 by the job estimates shown below. For example, 2,378 industrial jobs multiplied by 2,953 square feet per industrial job equals 7,022,749 square feet of industrial development in 2020.

Figure LU18: Nonresidential Estimates

Development Type	2020 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2020 Estimated Floor Area[3]
Industrial[4]	2,378	22%	2,953	7,022,749
Commercial[5]	3,646	34%	471	1,716,112
Office & Other Services[6]	2,315	22%	307	711,158
Institutional[7]	2,258	21%	330	744,670
Total	10,597	100%		10,194,689

1. Socioeconomic Projections, Maricopa Association of Governments (MAG), 2023
2. Trip Generation, Institute of Transportation Engineers (ITE), 11th Edition (2021)
3. TischlerBise calculation (2020 jobs X ITE square feet per job factors)
4. MAG industrial employment
5. MAG retail employment
6. MAG office employment and other employment
7. MAG public employment

To estimate employment and nonresidential floor area in 2024, TischlerBise applies a straight-line projection from MAG 2020 employment estimates to MAG 2030 employment projections. For 2024, projected nonresidential development includes 18,246 jobs and 21,322,567 square feet of nonresidential floor area.

Development Type	2024 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2023 Estimated Floor Area[3]
Industrial[4]	5,540	30%	2,953	16,360,412
Commercial[5]	6,032	33%	471	2,839,253
Office & Other Services[6]	3,459	19%	307	1,062,723
Institutional[7]	3,215	18%	330	1,060,179
Total	18,246	100%		21,322,567

1. Socioeconomic Projections, Maricopa Association of Governments (MAG), 2024
2. Trip Generation, Institute of Transportation Engineers (ITE), 11th Edition (2021)
3. TischlerBise calculation (2024 jobs X ITE square feet per job factors)
4. MAG industrial employment
5. MAG retail employment
6. MAG office employment and other employment
7. MAG public employment

Nonresidential Projections

Citywide

Employment and floor area projections 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 faster rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will decrease at a corresponding rate.

Based on the recommendation of Economic Development Department staff, TischlerBise projects industrial, commercial, and office development based on recent development trends. For industrial development, this includes entitled projects from 2025 through 2027, 1.0 million square feet per year in 2028 through 2030, and 750,000 square feet per year from 2031 through 2034. Projected commercial development includes entitled projects for 2025 and 2026 and 400,000 square feet per year from 2027 through 2034. Projected office development includes entitled projects for 2025, 100,000 square feet per year from 2026 through 2030, and 200,000 square feet per year from 2031 through 2034. To convert nonresidential floor area to employment, the analysis divides projected nonresidential floor area by employment density factors shown in Figure LU17.

TischlerBise projects institutional development using employment data published by the Maricopa Association of Governments (MAG). 10-year projections include an increase of 2,933 institutional jobs citywide. To convert institutional employment to nonresidential floor area, the analysis applies the employment density factor shown in Figure LU17 by the institutional employment projections. Projected nonresidential development over the next 10 years includes approximately 21,435,000 square feet and 23,930 jobs.

Figure LU19: Nonresidential Projections – Citywide

Buckeye, Arizona	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Employment												
Industrial	5,540	6,165	6,790	7,415	7,755	8,207	8,658	9,024	9,390	9,756	10,121	4,581
Commercial	6,032	7,199	8,923	9,899	10,876	11,975	13,094	14,136	15,177	16,218	17,375	11,343
Office & Other Services	3,459	3,865	4,232	4,599	4,967	5,334	5,702	6,409	7,117	7,824	8,532	5,072
Institutional	3,215	3,460	3,705	3,950	4,195	4,439	4,684	5,037	5,389	5,741	6,148	2,933
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
Industrial	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,650	27,730	28,810	29,890	13,530
Commercial	2,839	3,388	4,200	4,659	5,119	5,636	6,163	6,653	7,143	7,634	8,178	5,339
Office & Other Services	1,063	1,187	1,300	1,413	1,526	1,639	1,752	1,969	2,186	2,404	2,621	1,558
Institutional	1,157	1,238	1,318	1,399	1,480	1,561	1,641	1,758	1,874	1,990	2,165	1,008
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Service Area

The following figures include nonresidential development projections associated with the service area maps shown at the beginning of this chapter. TischlerBise projects future nonresidential development for each service area using the same methodology as the citywide development projections.

Figure LU20: Nonresidential Projections – Fire Service Area

Fire Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Employment												
Main	17,891	20,217	23,063	25,161	26,974	28,787	30,600	32,735	34,870	37,005	39,140	21,249
Festival Ranch	226	309	393	476	560	643	727	810	894	978	1,061	835
North Star Ranch	0	0	0	0	0	0	0	0	0	0	171	171
Tartesso West	130	162	194	226	258	290	342	355	369	382	395	266
Teravalis	0	0	0	0	0	235	470	704	939	1,174	1,409	1,409
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
Main	21,204	23,760	26,567	29,022	30,635	32,248	33,861	35,338	36,815	38,291	39,768	18,564
Festival Ranch	76	109	143	177	210	244	278	311	345	379	412	337
North Star Ranch	0	0	0	0	0	0	0	0	0	0	114	114
Tartesso West	139	150	160	171	182	192	212	217	222	228	233	93
Teravalis	0	0	0	0	0	388	776	1,164	1,552	1,940	2,327	2,327
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Figure LU21: Nonresidential Projections – Library Service Area

Library Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Employment												
North	1,994	2,519	3,044	3,569	4,095	4,855	5,635	6,314	6,993	7,672	8,523	6,529
South	16,252	18,169	20,605	22,294	23,698	25,101	26,504	28,292	30,079	31,866	33,654	17,401
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
North	892	1,106	1,319	1,533	1,746	2,348	2,959	3,544	4,130	4,716	5,415	4,523
South	20,527	22,914	25,552	27,837	29,281	30,724	32,168	33,486	34,804	36,121	37,439	16,912
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Figure LU22: Nonresidential Projections – Parks and Recreational Service Area

Parks and Recreational Service Area	2024 Base	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	10-Year Increase
Employment												
North	1,994	2,519	3,044	3,569	4,095	4,855	5,635	6,314	6,993	7,672	8,523	6,529
South	16,252	18,169	20,605	22,294	23,698	25,101	26,504	28,292	30,079	31,866	33,654	17,401
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
North	892	1,106	1,319	1,533	1,746	2,348	2,959	3,544	4,130	4,716	5,415	4,523
South	20,527	22,914	25,552	27,837	29,281	30,724	32,168	33,486	34,804	36,121	37,439	16,912
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Figure LU23: Nonresidential Projections – Police Service Area

Police Service Area	2024 Base	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	10-Year Increase
Employment												
Police	18,246	20,688	23,649	25,863	27,792	29,956	32,139	34,606	37,072	39,539	42,176	23,930
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
Police	21,419	24,019	26,871	29,370	31,027	33,072	35,127	37,030	38,934	40,837	42,854	21,435
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Figure LU24: Nonresidential Projections – Street Service Area

Street Service Area	2024 Base	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	10-Year Increase
Employment												
Street	17,291	19,467	22,163	24,111	25,774	27,671	29,589	31,853	34,118	36,382	38,646	21,355
Total	**17,291**	**19,467**	**22,163**	**24,111**	**25,774**	**27,671**	**29,589**	**31,853**	**34,118**	**36,382**	**38,646**	**21,355**
Nonres. Sq Ft (x1,000)												
Street	21,048	23,541	26,284	28,676	30,226	32,163	34,110	35,917	37,725	39,532	41,339	20,291
Total	**21,048**	**23,541**	**26,284**	**28,676**	**30,226**	**32,163**	**34,110**	**35,917**	**37,725**	**39,532**	**41,339**	**20,291**

AVERAGE WEEKDAY VEHICLE TRIPS

Components used to determine average weekday vehicle trips (AWVT) include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Residential Trip Generation Rates

For residential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). For single-family development, the proxy is Single Family Detached Housing (ITE 210), and this type of development generates 9.43 average weekday vehicle trip ends per unit. For multi-family development, the proxy is Multifamily Housing Low-Rise (ITE 220), and this type of development generates 6.74 average weekday vehicle trip ends per unit. For age restricted development, the proxy is Senior Adult Housing – Single-Family (ITE 251), and this type of development generates 4.31 average weekday vehicle trip ends per unit.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Warehousing (ITE 150) which generates 1.71 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Government Office (ITE 730) and generates 22.59 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area.

Figure LU25: Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Employees Per Dmd Unit	Square Feet Per Employee
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	7.99	14.34	0.56	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Trip Rate Adjustments

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 in this section, the development 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 64 percent to account for commuters leaving Buckeye 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 LU26, the U.S. Census Bureau's OnTheMap web application indicates 92 percent of resident workers traveled outside of Buckeye for work in 2020. In combination, these factors (0.31 x 0.50 x 0.92 = 0.14) support the additional 14 percent allocation of trips to residential development.

Figure LU26: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	36,902
Residents Living and Working in Buckeye	2,870
Residents Commuting Outside Buckeye for Work	34,032
Percent Commuting out of Buckeye	92%
Additional Production Trips[1]	14%
Standard Trip Rate Adjustment	50%
Residential Trip Adjustment Factor	64%

Source: U.S. Census Bureau, OnTheMap Application (version 6.23.1) and LEHD Origin-Destination Employment Statistics, 2020.

1. 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 2020 indicate that 92 percent of Buckeye's workers travel outside the city for work. In combination, these factors (0.3099 x 0.50 x .92 = 0.143) account for 14 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 (14 percent of production trips) for a total of 64 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 and institutional development, the trip adjustment factor is less than 50 percent because these types of development 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, 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.

Average Weekday Vehicle Trips

Shown below in Figure LU27, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Buckeye's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, Buckeye's existing citywide development generates 302,706 vehicle trips on an average weekday.

Figure LU27: Average Weekday Vehicle Trips by Land Use – Citywide

Development Type	Development Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2024 Dev Units	2024 Veh Trips
Single Family	HU	210	9.43	64%	38,782	234,060
Multi-Family	HU	220	6.74	64%	1,298	5,598
Industrial	KSF	150	1.71	50%	16,360	13,988
Commercial	KSF	820	37.01	33%	2,839	34,677
Office & Other Services	KSF	710	10.84	50%	1,063	5,760
Institutional	KSF	730	22.59	33%	1,157	8,623
Total						302,706

DEVELOPMENT PROJECTIONS

Citywide

Provided below is a summary of development projections used in the Development Fee Report. Base year estimates for 2024 are used in the development 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 LU28: Development Projections Summary

Buckeye, Arizona	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Total	**119,044**	**127,641**	**136,098**	**145,534**	**154,458**	**164,182**	**172,763**	**180,018**	**186,973**	**195,848**	**204,623**	**85,579**
Housing Units												
Single-Family	38,782	41,092	43,325	45,739	47,878	50,257	52,380	54,088	55,736	58,062	60,324	21,542
Multi-Family	1,298	1,993	2,689	3,507	4,480	5,454	6,309	7,163	7,863	8,563	9,263	7,965
Total	**40,080**	**43,085**	**46,014**	**49,246**	**52,358**	**55,711**	**58,689**	**61,250**	**63,599**	**66,625**	**69,587**	**29,507**
Employment												
Industrial	5,540	6,165	6,790	7,415	7,755	8,207	8,658	9,024	9,390	9,756	10,121	4,581
Commercial	6,032	7,199	8,923	9,899	10,876	11,975	13,094	14,136	15,177	16,218	17,375	11,343
Office & Other Services	3,459	3,865	4,232	4,599	4,967	5,334	5,702	6,409	7,117	7,824	8,532	5,072
Institutional	3,215	3,460	3,705	3,950	4,195	4,439	4,684	5,037	5,389	5,741	6,148	2,933
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
Industrial	16,360	18,207	20,053	21,899	22,903	24,236	25,570	26,650	27,730	28,810	29,890	13,530
Commercial	2,839	3,388	4,200	4,659	5,119	5,636	6,163	6,653	7,143	7,634	8,178	5,339
Office & Other Services	1,063	1,187	1,300	1,413	1,526	1,639	1,752	1,969	2,186	2,404	2,621	1,558
Institutional	1,157	1,238	1,318	1,399	1,480	1,561	1,641	1,758	1,874	1,990	2,165	1,008
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Fire Service Area

TischlerBise uses these projections to calculate fire facilities development fees.

Figure LU29: Development Projections Summary

Fire Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Main	99,396	106,982	113,467	120,453	126,538	133,424	138,589	142,071	145,253	150,035	154,717	55,321
Festival Ranch	9,731	10,299	10,867	11,436	12,004	12,573	13,141	13,653	14,165	14,677	15,189	5,458
North Star Ranch	0	0	0	0	0	0	320	960	2,240	3,840	5,440	5,440
Tartesso West	9,918	10,361	10,803	11,246	11,689	12,131	12,574	13,115	13,656	14,197	14,738	4,820
Teravalis	0	0	960	2,400	4,228	6,055	8,139	10,220	11,660	13,100	14,540	14,540
Total	**119,044**	**127,641**	**136,098**	**145,534**	**154,458**	**164,182**	**172,763**	**180,018**	**186,973**	**195,848**	**204,623**	**85,579**
Housing Units												
Main	30,342	32,925	35,130	37,490	39,575	41,900	43,671	44,923	45,997	47,647	49,235	18,893
Festival Ranch	5,950	6,234	6,518	6,802	7,087	7,371	7,655	7,911	8,167	8,423	8,679	2,729
North Star Ranch	0	0	0	0	0	0	100	300	700	1,200	1,700	1,700
Tartesso West	3,788	3,927	4,065	4,203	4,342	4,480	4,618	4,787	4,957	5,126	5,295	1,506
Teravalis	0	0	300	750	1,355	1,960	2,645	3,329	3,779	4,229	4,679	4,679
Total	**40,080**	**43,085**	**46,014**	**49,246**	**52,358**	**55,711**	**58,689**	**61,250**	**63,599**	**66,625**	**69,587**	**29,507**
Employment												
Main	17,891	20,217	23,063	25,161	26,974	28,787	30,600	32,735	34,870	37,005	39,140	21,249
Festival Ranch	226	309	393	476	560	643	727	810	894	978	1,061	835
North Star Ranch	0	0	0	0	0	0	0	0	0	0	171	171
Tartesso West	130	162	194	226	258	290	342	355	369	382	395	266
Teravalis	0	0	0	0	0	235	470	704	939	1,174	1,409	1,409
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
Main	21,204	23,760	26,567	29,022	30,635	32,248	33,861	35,338	36,815	38,291	39,768	18,564
Festival Ranch	76	109	143	177	210	244	278	311	345	379	412	337
North Star Ranch	0	0	0	0	0	0	0	0	0	0	114	114
Tartesso West	139	150	160	171	182	192	212	217	222	228	233	93
Teravalis	0	0	0	0	0	388	776	1,164	1,552	1,940	2,327	2,327
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Library Service Area

TischlerBise uses these projections to calculate library facilities development fees.

Figure LU30: Development Projections Summary

Library Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
North	22,491	24,101	26,670	29,720	33,157	36,594	40,608	47,126	53,644	60,482	67,319	44,829
South	96,554	100,521	104,489	108,965	113,441	117,917	122,097	125,898	129,700	133,502	137,304	40,750
Total	**119,044**	**124,622**	**131,159**	**138,685**	**146,598**	**154,511**	**162,704**	**173,025**	**183,344**	**193,984**	**204,623**	**85,579**
Housing Units												
North	10,629	11,239	12,149	13,208	14,423	15,637	17,032	19,199	21,332	23,564	25,797	15,168
South	29,451	30,842	32,234	33,812	35,389	36,967	38,426	39,767	41,108	42,449	43,790	14,339
Total	**40,080**	**42,081**	**44,383**	**47,020**	**49,812**	**52,604**	**55,458**	**58,966**	**62,440**	**66,013**	**69,587**	**29,507**
Employment												
North	1,994	2,519	3,044	3,569	4,095	4,855	5,635	6,314	6,993	7,672	8,523	6,529
South	16,252	18,169	20,605	22,294	23,698	25,101	26,504	28,292	30,079	31,866	33,654	17,401
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
North	892	1,106	1,319	1,533	1,746	2,348	2,959	3,544	4,130	4,716	5,415	4,523
South	20,527	22,914	25,552	27,837	29,281	30,724	32,168	33,486	34,804	36,121	37,439	16,912
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Parks and Recreational Service Area

TischlerBise uses these projections to calculate parks and recreational facilities development fees.

Figure LU31: Development Projections Summary

Parks and Recreational Service Area	2024 Base	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	10-Year Increase
Population												
North	22,491	24,101	26,670	29,720	33,157	36,594	40,608	47,126	53,644	60,482	67,319	44,829
South	96,554	100,521	104,489	108,965	113,441	117,917	122,097	125,898	129,700	133,502	137,304	40,750
Total	**119,044**	**124,622**	**131,159**	**138,685**	**146,598**	**154,511**	**162,704**	**173,025**	**183,344**	**193,984**	**204,623**	**85,579**
Housing Units												
North	10,629	11,239	12,149	13,208	14,423	15,637	17,032	19,199	21,332	23,564	25,797	15,168
South	29,451	30,842	32,234	33,812	35,389	36,967	38,426	39,767	41,108	42,449	43,790	14,339
Total	**40,080**	**42,081**	**44,383**	**47,020**	**49,812**	**52,604**	**55,458**	**58,966**	**62,440**	**66,013**	**69,587**	**29,507**
Employment												
North	1,994	2,519	3,044	3,569	4,095	4,855	5,635	6,314	6,993	7,672	8,523	6,529
South	16,252	18,169	20,605	22,294	23,698	25,101	26,504	28,292	30,079	31,866	33,654	17,401
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
North	892	1,106	1,319	1,533	1,746	2,348	2,959	3,544	4,130	4,716	5,415	4,523
South	20,527	22,914	25,552	27,837	29,281	30,724	32,168	33,486	34,804	36,121	37,439	16,912
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Police Service Area

TischlerBise uses these projections to calculate police facilities development fees.

Figure LU32: Development Projections Summary

Police Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Police	119,044	127,641	136,098	145,534	154,458	164,182	172,763	180,018	186,973	195,848	204,623	85,579
Total	**119,044**	**127,641**	**136,098**	**145,534**	**154,458**	**164,182**	**172,763**	**180,018**	**186,973**	**195,848**	**204,623**	**85,579**
Housing Units												
Police	40,080	43,085	46,014	49,246	52,358	55,711	58,689	61,250	63,599	66,625	69,587	29,507
Total	**40,080**	**43,085**	**46,014**	**49,246**	**52,358**	**55,711**	**58,689**	**61,250**	**63,599**	**66,625**	**69,587**	**29,507**
Employment												
Police	18,246	20,688	23,649	25,863	27,792	29,956	32,139	34,606	37,072	39,539	42,176	23,930
Total	**18,246**	**20,688**	**23,649**	**25,863**	**27,792**	**29,956**	**32,139**	**34,606**	**37,072**	**39,539**	**42,176**	**23,930**
Nonres. Sq Ft (x1,000)												
Police	21,419	24,019	26,871	29,370	31,027	33,072	35,127	37,030	38,934	40,837	42,854	21,435
Total	**21,419**	**24,019**	**26,871**	**29,370**	**31,027**	**33,072**	**35,127**	**37,030**	**38,934**	**40,837**	**42,854**	**21,435**

Street Service Area

TischlerBise uses these projections to calculate street facilities development fees.

Figure LU33: Development Projections Summary

Street Service Area	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	10-Year
	Base	1	2	3	4	5	6	7	8	9	10	Increase
Population												
Interchange	39,360	41,783	44,206	46,630	49,053	51,476	53,900	57,403	60,906	64,410	67,913	28,553
Trip Reduction	39	49	1,019	2,469	4,306	6,143	8,237	10,708	12,538	14,369	16,199	16,160
Arterial	68,790	74,106	78,321	83,037	86,853	91,469	94,364	94,002	93,340	94,278	95,116	26,327
Total	**108,189**	**115,938**	**123,546**	**132,135**	**140,212**	**149,088**	**156,501**	**162,113**	**166,785**	**173,057**	**179,228**	**71,040**
Housing Units												
Interchange	15,003	15,778	16,554	17,311	18,069	18,827	19,584	20,679	21,774	22,869	23,964	8,960
Trip Reduction	12	15	318	771	1,380	1,988	2,676	3,482	4,054	4,626	5,198	5,185
Arterial	18,759	20,614	22,093	23,743	25,118	26,734	27,794	27,845	27,718	28,167	28,553	9,794
Total	**33,774**	**36,408**	**38,965**	**41,825**	**44,566**	**47,548**	**50,054**	**52,006**	**53,545**	**55,661**	**57,714**	**23,940**
Employment												
Interchange	4,665	5,177	5,689	6,201	6,714	7,226	7,758	9,173	10,588	12,003	13,418	8,753
Trip Reduction	6	8	9	11	12	248	485	749	1,014	1,278	1,543	1,537
Arterial	12,620	14,282	16,465	17,899	19,048	20,197	21,346	21,931	22,516	23,101	23,685	11,065
Total	**17,291**	**19,467**	**22,163**	**24,111**	**25,774**	**27,671**	**29,589**	**31,853**	**34,118**	**36,382**	**38,646**	**21,355**
Nonres. Sq Ft (x1,000)												
Interchange	2,497	2,715	2,933	3,151	3,369	3,587	3,814	4,512	5,210	5,908	6,606	4,109
Trip Reduction	3	4	4	5	6	394	783	1,180	1,578	1,975	2,373	2,370
Arterial	18,548	20,822	23,347	25,521	26,851	28,182	29,513	30,225	30,937	31,649	32,361	13,813
Total	**21,048**	**23,541**	**26,284**	**28,676**	**30,226**	**32,163**	**34,110**	**35,917**	**37,725**	**39,532**	**41,339**	**20,291**

FIRE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the eligible facilities and assets for 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 firefighters or officers from more than one station or substation."*

The Fire Facilities IIP includes components for fire stations, fire facilities, fire apparatus, fire equipment, and the cost of preparing the Fire Facilities IIP and related Development Fee Report. The incremental expansion methodology is used for fire stations (Main service area), fire facilities, fire apparatus, and fire equipment. The cost recovery methodology is used for fire stations in the Festival Ranch, North Star Ranch, and Tartesso service areas. The plan-based methodology is used for the development fee report.

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 development fees will allocate the cost of fire services between residential and nonresidential development based on calls for service data from 2020 through 2022 provided by Buckeye Fire Department. Based on calls for service from 2020 through 2022, residential development accounts for approximately 82 percent of proportionate share and nonresidential development accounts for the remaining 18 percent.

Figure F1: Proportionate Share

Call Type	2020	2021	2022	Total
Residential	5,706	6,257	4,953	16,916
Nonresidential	1,143	1,440	1,049	3,632
Total	6,849	7,697	6,002	20,548

Call Type	2020	2021	2022	Total
Residential	83%	81%	83%	82%
Nonresidential	17%	19%	17%	18%
Total	100%	100%	100%	100%

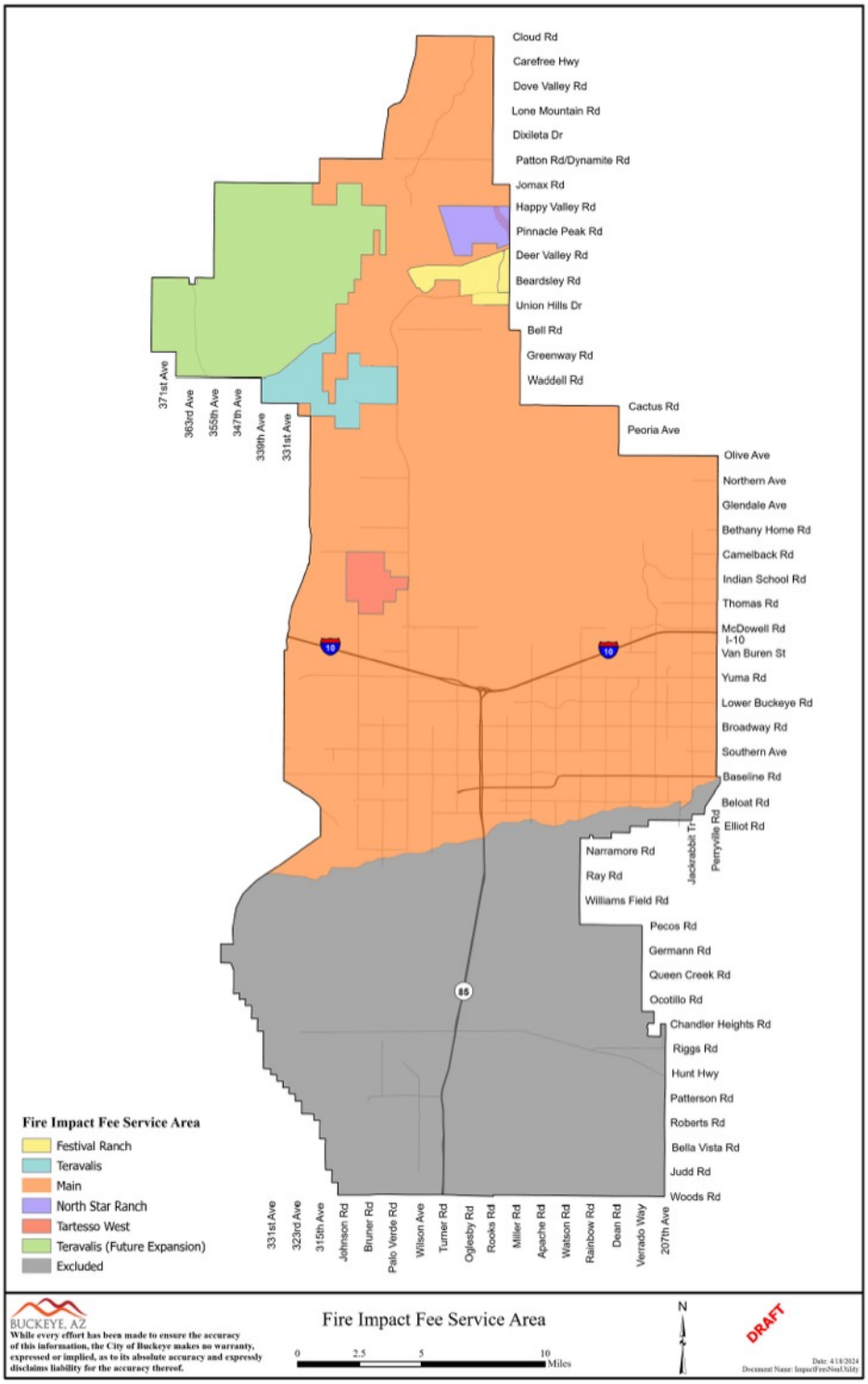
Source: Buckeye Fire Department

The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit. Since nonresidential calls for service were unavailable by specific nonresidential use, TischlerBise recommends using jobs as the demand indicator for nonresidential demand for fire services. Employment density is highest for office development and lowest for industrial development. Commercial and institutional densities fall between the other two categories. This ranking of employment densities is consistent with the relative demand for fire services from nonresidential development in Buckeye.

SERVICE AREA

Figure F2 includes the service area for the Fire Facilities IIP. Fire facilities, fire apparatus, and fire equipment use a citywide service area, and fire stations use the services areas shown in Figure F2.

Figure F2: Fire Facilities Service Area



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 F3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per housing unit. For nonresidential development, the table displays the number of jobs per thousand square feet of floor area.

Figure F3: Ratio of Service Unit to Development Unit

Residential Development per Housing Unit	
Development Type	Persons per Housing Unit[1]
Low/Med Density (<8 DU/Acre)	3.20
High Density (≥8 DU/Acre)	2.50
Age Restricted (≤8 DU/Acre)	2.00

Nonresidential Development	
Development Type	Jobs per 1,000 Sq Ft[1]
Industrial	0.34
Commercial	2.12
Office & Other Services	3.26
Institutional	3.03

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

This section includes the level-of-service analysis and cost factors for fire stations in each service area.

Main – Incremental Expansion

Buckeye currently provides 35,484 permanent square feet of fire stations to existing development in the main service area, and Buckeye plans to construct additional fire stations to serve future development. To allocate the proportionate share of demand for fire stations to residential and nonresidential development, this analysis uses the proportionate share shown in Figure F1. Buckeye's existing level of service for residential development is 0.2927 square feet per person (35,484 square feet X 82 percent residential share / 99,396 persons). The nonresidential level of service is 0.3570 square feet per job (35,484 square feet X 18 percent nonresidential share / 17,891 jobs).

Based on recent and planned construction costs provided by the Buckeye Fire Department, the construction cost for fire stations is $1,300 per square foot. The analysis uses this cost as a proxy for future growth-related fire station costs, and Buckeye may use development fees to expand or construct fire stations needed to serve future development. For fire stations in the main service area, the cost is $380.56 per person (0.2927 square feet per person X $1,300 per square foot) and $464.11 per job (0.3570 square feet per job X $1,300 per square foot).

Figure F4: Existing Level of Service

Description	Total Sq Ft	Permanent Sq Ft
701 - Downtown	8,000	8,000
702 - Sundance	12,200	12,200
703 - Verrado	15,284	15,284
706 - Westpark	1,913	0
Total	37,397	35,484

Cost Factors	
Cost per Square Foot	$1,300

Level-of-Service (LOS) Standards	
Existing Square Feet (Permanent)	35,484
Residential	
Residential Share	82%
2024 Population (Main)	99,396
Square Feet per Person	0.2927
Cost per Person	$380.56
Nonresidential	
Nonresidential Share	18%
2024 Jobs (Main)	17,891
Square Feet per Job	0.3570
Cost per Job	$464.11

Source: Buckeye Fire Department

Festival Ranch – Cost Recovery

Buckeye currently provides 11,870 square feet of fire stations to existing development in the Festival Ranch service area, and the fire station is designed to serve buildout of the service area equal to 30,312 persons and 1,061 jobs. A developer constructed Fire Station 704 as required by the development agreement, and Buckeye provides a development fee credit related to Fire Station 704. To allocate the proportionate share of demand for fire stations to total residential and nonresidential development at buildout, this analysis makes an adjustment to calls for service data shown in Figure F1. Applying the 2020-2022 average of calls per person and calls per job to projected buildout population and jobs provides projected calls for service at buildout. Based on this calculation, the proportionate share is 94 percent residential and six percent nonresidential. Buckeye's planned level of service for residential development is 0.3681 square feet per person (11,870 square feet X 94 percent residential share / 30,312 persons). The nonresidential planned level of service is 0.6712 square feet per job (11,870 square feet X six percent nonresidential share / 1,061 jobs).

The cost to construct Fire Station 704 was $6,800,000, so the analysis uses $573 per square foot in the fee calculation. For fire stations in the Festival Ranch service area, the cost is $210.87 per person (0.3681 square feet per person X $573 per square foot) and $384.50 per job (0.6712 square feet per job X $573 per square foot).

Figure F5: Planned Level of Service

Description	Square Feet	Cost	Cost per Sq Ft
704 - Sun City Festival	11,870	$6,800,000	$573
Total	11,870	$6,800,000	$573

Cost Factors	
Cost per Square Foot	$573

Level-of-Service (LOS) Standards	
Existing Square Feet	11,870
Residential	
Residential Share	94%
Projected Population[1]	30,312
Square Feet per Person	0.3681
Cost per Person	$210.87
Nonresidential	
Nonresidential Share	6%
Projected Jobs[1]	1,061
Square Feet per Job	0.6712
Cost per Job	$384.50

Source: Buckeye Fire Department

1. Based on Festival Ranch CMP, Planning Units E and F

North Star Ranch – Cost Recovery

Fire Station 710 will provide 12,500 square feet to serve buildout of the North Star Ranch service area equal to 29,958 persons and 912 jobs. A developer will construct Fire Station 710 as required by the development agreement, and Buckeye will reimburse the developer with development fees generated within the service area. To allocate the proportionate share of demand for fire stations to total residential and nonresidential development at buildout, this analysis makes an adjustment to calls for service data shown in Figure F1. Applying the 2020-2022 average of calls per person and calls per job to projected buildout population and jobs provides projected calls for service at buildout. Based on this calculation, the proportionate share is 95 percent residential and five percent nonresidential. Buckeye's planned level of service for residential development is 0.3964 square feet per person (12,500 square feet X 95 percent residential share / 29,958 persons). The nonresidential planned level of service is 0.6849 square feet per job (12,500 square feet X five percent nonresidential share / 912 jobs).

Based on a construction cost estimate of $19,950,000 provided by the Buckeye Fire Department, the construction cost for Fire Station 710 is $1,596 per square foot. For fire stations in the North Star Ranch service area, the cost is $632.63 per person (0.3964 square feet per person X $1,596 per square foot) and $1,093.17 per job (0.6849 square feet per job X $1,596 per square foot).

Figure F6: Planned Level of Service

Description	Square Feet	Cost	Cost per Sq Ft
710 - North Star Ranch	12,500	$16,250,000	$1,300
Land (3 acres)	n/a	$700,000	n/a
Communication Tower	n/a	$3,000,000	n/a
Total	12,500	$19,950,000	$1,596

Cost Factors	
Cost per Square Foot	$1,596

Level-of-Service (LOS) Standards	
Planned Square Feet	12,500
Residential	
Residential Share	95%
Projected Population[1]	29,958
Square Feet per Person	0.3964
Cost per Person	$632.63
Nonresidential	
Nonresidential Share	5%
Projected Jobs[1]	912
Square Feet per Job	0.6849
Cost per Job	$1,093.17

Source: Buckeye Fire Department

1. Based on North Star Ranch CMP

Tartesso – Cost Recovery

Buckeye currently provides 13,300 square feet of fire stations to existing development in the Tartesso service area, and the fire station is designed to serve buildout of the service area equal to 40,986 persons and 6,205 jobs. A developer constructed Fire Station 705 as required by the development agreement, and Buckeye will reimburse the developer with development fees generated within the service area. To allocate the proportionate share of demand for fire stations to total residential and nonresidential development at buildout, this analysis makes an adjustment to calls for service data shown in Figure F1. Applying the 2020-2022 average of calls per person and calls per job to projected buildout population and jobs provides projected calls for service at buildout. Based on this calculation, the proportionate share is 78 percent residential and 22 percent nonresidential. Buckeye's planned level of service for residential development is 0.2531 square feet per person (13,300 square feet X 78 percent residential share / 40,986 persons). The nonresidential planned level of service is 0.4715 square feet per job (6,205 square feet X 22 percent nonresidential share / 6,205 jobs).

The cost to construct Fire Station 704 was $5,446,683, so the analysis uses $410 per square foot in the calculation. The Tartesso service area fire station cost is $103.66 per person (0.2531 square feet per person X $410 per square foot) and $193.11 per job (0.4715 square feet per job X $410 per square foot).

Figure F7: Planned Level of Service

Description	Square Feet	Cost	Cost per Sq Ft
705 - Tartesso	13,300	$5,446,683	$410
Total	13,300	$5,446,683	$410

Cost Factors	
Cost per Square Foot	$410

Level-of-Service (LOS) Standards	
Existing Square Feet	13,300
Residential	
Residential Share	78%
Projected Population[1]	40,986
Square Feet per Person	0.2531
Cost per Person	$103.66
Nonresidential	
Nonresidential Share	22%
Projected Jobs[1]	6,205
Square Feet per Job	0.4715
Cost per Job	$193.11

Source: Buckeye Fire Department

1. Based on Tartesso West CMP, Villages 1-3, 5

Teravalis – Excluded

Fire Station 709 will provide 17,500 square feet of fire stations to serve buildout of the Teravalis service area. A developer will fund construction of Fire Station 709 without development fee reimbursement, so there is no development fee cost for fire stations within this service area.

Fire Facilities – Incremental Expansion

Buckeye currently provides 5,081 square feet of fire facilities (not including fire stations) to existing development citywide, and Buckeye plans to construct additional fire facilities to serve future development. To allocate the proportionate share of demand for fire facilities to residential and nonresidential development, this analysis uses proportionate share shown in Figure F1. Buckeye's existing level of service for residential development is 0.0350 square feet per person (5,081 square feet X 82 percent residential share / 119,044 persons). The nonresidential level of service is 0.0501 square feet per job (5,081 square feet X 18 percent nonresidential share / 18,246 jobs).

The analysis uses the Fire Resource (Support) Building cost of $750 per square foot ($15,000,000 / 20,000 square feet) as a proxy for future growth-related fire facilities costs. Buckeye may use development fees to construct a portion of the Fire Resource (Support) Building or to construct other fire facilities (not including fire stations) needed to serve future development. For fire facilities, the cost is $26.25 per person (0.0350 square feet per person X $750 per square foot) and $37.59 per job (0.0501 square feet per job X $750 per square foot).

Figure F8: Existing Level of Service

Description	Square Feet
Fire Administration	5,081
Total	5,081

Cost Factors	
Resource (Support) Building	$15,000,000
Square Feet	20,000
Cost per Square Foot	$750

Level-of-Service (LOS) Standards	
Existing Square Feet	5,081
Residential	
Residential Share	82%
2024 Population	119,044
Square Feet per Person	0.0350
Cost per Person	$26.25
Nonresidential	
Nonresidential Share	18%
2024 Jobs	18,246
Square Feet per Job	0.0501
Cost per Job	$37.59

Source: Buckeye Fire Department

Fire Apparatus – Incremental Expansion

Buckeye currently serves existing development with 12 fire apparatus, and Buckeye plans to acquire additional fire apparatus to serve future development. The replacement cost of the existing fleet is $17,200,000. To allocate the proportionate share of demand for fire apparatus to residential and nonresidential development, this analysis uses proportionate share outlined in Figure F1. Buckeye's existing level of service for residential development is 0.00008 units per person (12 units X 82 percent residential share / 119,044 persons). The nonresidential level of service is 0.00012 units per job (12 units X 18 percent nonresidential share / 18,246 jobs).

The weighted average cost of Buckeye's existing fire apparatus is $1,433,333 per unit ($17,200,000 total cost / 12 units), and the analysis uses this cost as a proxy for future growth-related fire apparatus costs. Buckeye may use development fees to expand its fire apparatus fleet. For fire apparatus, the cost is $118.48 per person (0.00008 units per person X $1,433,333 per unit) and $169.68 per job (0.00012 units per job X $1,433,333 per unit).

Figure F9: Existing Level of Service

Description	Units	Unit Cost	Total Cost
Pumper	10	$1,250,000	$12,500,000
Ladder Truck	2	$2,350,000	$4,700,000
Total	12	$1,433,333	$17,200,000

Cost Factors	
Weighted Average per Unit	$1,433,333

Level-of-Service (LOS) Standards	
Existing Units	12
Residential	
Residential Share	82%
2024 Population	119,044
Units per Person	0.00008
Cost per Person	$118.48
Nonresidential	
Nonresidential Share	18%
2024 Jobs	18,246
Units per Job	0.00012
Cost per Job	$169.68

Source: Buckeye Fire Department

Fire Equipment – Incremental Expansion

Buckeye currently serves existing development with 14 units of fire equipment, and Buckeye plans to acquire additional equipment to serve future development. The replacement cost of the existing inventory is $3,583,466. To allocate the proportionate share of demand for fire equipment to residential and nonresidential development, this analysis uses proportionate share outlined in Figure F1. Buckeye's existing level of service for residential development is 0.00010 units per person (14 units X 82 percent residential share / 119,044 persons). The nonresidential level of service is 0.00014 units per job (14 units X 18 percent nonresidential share / 18,246 jobs).

The weighted average cost of Buckeye's existing fire equipment is $255,962 per unit ($3,583,466 total cost / 14 units), and the analysis uses this cost as a proxy for future growth-related fire equipment costs. Buckeye may use development fees to expand its fire equipment inventory. For fire equipment, the cost is $24.68 per person (0.00010 units per person X $255,962 per unit) and $35.35 per job (0.00014 units per job X $255,962 per unit).

Figure F10: Existing Level of Service

Description	Units	Unit Cost	Total Cost
Haz Mat Truck	1	$1,500,000	$1,500,000
Small Pickup Truck	10	$72,000	$720,000
Air and Light Trailer	1	$82,000	$82,000
Heavy Duty Pickup Truck	1	$100,000	$100,000
Regional Wireless (Fire Share)	1	$1,181,466	$1,181,466
Total	14	$255,962	$3,583,466

Cost Factors	
Weighted Average per Unit	$255,962

Level-of-Service (LOS) Standards	
Existing Units	14
Residential	
Residential Share	82%
2024 Population	119,044
Units per Person	0.00010
Cost per Person	$24.68
Nonresidential	
Nonresidential Share	18%
2024 Jobs	18,246
Units per Job	0.00014
Cost per Job	$35.35

Source: Buckeye Fire Department

Development Fee Report – Plan-Based

The cost to prepare the Fire Facilities IIP and related development fee report equals $27,500. Buckeye plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of future development from the *Land Use Assumptions* document, the cost is $0.50 per person and $0.42 per job.

Figure F11: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$27,500	Residential	82%	Population	45,138	$0.50
		Nonresidential	18%	Jobs	11,709	$0.42
Library	$9,000	Residential	98%	Population	35,466	$0.25
		Nonresidential	2%	Jobs	11,709	$0.02
Parks and Recreational	$18,400	Residential	98%	Population	35,466	$0.51
		Nonresidential	2%	Jobs	11,709	$0.03
Police	$27,500	Residential	83%	Population	45,138	$0.51
		Nonresidential	17%	Vehicle Trips	47,030	$0.10
Street	$27,500	All Development	100%	VMT	631,502	$0.04
Water	$39,840	All Development	100%	Max Day Gallons	10,846,001	$0.01
Wastewater	$33,640	All Development	100%	Avg Day Gallons	2,285,458	$0.01
Total	$183,380					

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."*

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."*

As shown in the *Land Use Assumptions* document, projected development during the next 10 years includes population growth of 85,579 persons and employment growth of 23,930 jobs. To maintain the existing level of service, Buckeye will need to construct approximately 4,195 square feet of fire facilities, acquire approximately 10 fire apparatus, and acquire approximately 12 units of equipment over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Fire Facilities IIP, including fire stations.

Fire Stations

This section includes projected demand for fire stations in each service area.

Main – Incremental Expansion

Buckeye plans to maintain its level of service for fire stations in the main service area over the next 10 years. Based on a projected population increase of 55,321 persons, future residential development demands approximately 16,195 square feet of fire stations (55,321 additional persons X 0.2927 square feet per person). With projected employment growth of 21,249 jobs, future nonresidential development demands approximately 7,586 square feet of fire stations (21,249 additional jobs X 0.3570 square feet per job). Future development demands approximately 23,781 square feet of fire stations at a cost of $30,914,720 (23,780.6 square feet X $1,300 per square foot). Buckeye may use development fees to construct additional fire stations in the main service area.

Figure F12: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Stations	0.2927 Square Feet	per Person	$1,300
	0.3570 Square Feet	per Job	

Demand for Fire Stations					
Year	Population (Main)	Jobs (Main)	Square Feet		
			Residential	Nonresidential	Total
2024	99,396	17,891	29,096.9	6,387.1	35,484.0
2025	106,982	20,217	31,317.4	7,217.5	38,534.9
2026	113,467	23,063	33,216.0	8,233.6	41,449.6
2027	120,453	25,161	35,260.9	8,982.7	44,243.6
2028	126,538	26,974	37,042.3	9,630.0	46,672.3
2029	133,424	28,787	39,058.0	10,277.2	49,335.2
2030	138,589	30,600	40,570.1	10,924.5	51,494.6
2031	142,071	32,735	41,589.4	11,686.7	53,276.1
2032	145,253	34,870	42,520.9	12,448.8	54,969.8
2033	150,035	37,005	43,920.8	13,211.0	57,131.8
2034	154,717	39,140	45,291.4	13,973.2	59,264.6
10-Yr Increase	55,321	21,249	16,194.5	7,586.1	23,780.6

Growth-Related Expenditures	$21,052,850	$9,861,870	$30,914,720

Festival Ranch – Cost Recovery

Buckeye will provide a development fee credit to the developer for costs associated with Fire Station 704. Based on a projected population increase of 5,458 persons, future residential development during the next 10 years demands approximately 2,009 square feet of the existing fire station (5,458 additional persons X 0.3681 square feet per person). With projected nonresidential growth of 835 jobs, future nonresidential development during the next 10 years demands approximately 561 square feet of the existing fire station (835 additional jobs X 0.6712 square feet per job). Future development during the next 10 years demands approximately 2,570 square feet of the existing fire station with a projected development fee credit of $1,472,240 (2,569.9 square feet X $573 per square foot).

Figure F13: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Stations	0.3681 Square Feet	per Person	$573
	0.6712 Square Feet	per Job	

Demand for Fire Stations					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	9,731	226	3,581.8	151.5	3,733.3
2025	10,299	309	3,791.0	207.6	3,998.6
2026	10,867	393	4,000.3	263.6	4,263.9
2027	11,436	476	4,209.5	319.7	4,529.2
2028	12,004	560	4,418.7	375.8	4,794.5
2029	12,573	643	4,628.0	431.9	5,059.8
2030	13,141	727	4,837.2	487.9	5,325.1
2031	13,653	810	5,025.6	544.0	5,569.6
2032	14,165	894	5,214.1	600.1	5,814.2
2033	14,677	978	5,402.6	656.1	6,058.7
2034	15,189	1,061	5,591.0	712.2	6,303.2
10-Yr Increase	5,458	835	2,009.2	560.7	2,569.9

Growth-Related Expenditures	$1,151,032	$321,208	$1,472,240

North Star Ranch – Cost Recovery

Buckeye will use development fees to reimburse developer costs associated with construction of Fire Station 710. Based on a projected population increase of 5,440 persons, future residential development during the next 10 years demands approximately 2,156 square feet of the planned fire station (5,440 persons X 0.3964 square feet per person). With projected nonresidential growth of 171 jobs, future nonresidential development during the next 10 years demands approximately 117 square feet of the planned fire station (171 jobs X 0.6849 square feet per job). Future development during the next 10 years demands approximately 2,273 square feet of the planned fire station and projected development fee revenue equals $3,628,397 (2,273.4 square feet X $1,596 per square foot). Full reimbursement of Fire Station 710 costs will occur beyond the 10-year study timeframe.

Figure F14: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Stations	0.3964 Square Feet	per Person	$1,596
	0.6849 Square Feet	per Job	

Demand for Fire Stations					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	0	0	0.0	0.0	0.0
2025	0	0	0.0	0.0	0.0
2026	0	0	0.0	0.0	0.0
2027	0	0	0.0	0.0	0.0
2028	0	0	0.0	0.0	0.0
2029	0	0	0.0	0.0	0.0
2030	320	0	126.8	0.0	126.8
2031	960	0	380.5	0.0	380.5
2032	2,240	0	887.9	0.0	887.9
2033	3,840	0	1,522.1	0.0	1,522.1
2034	5,440	171	2,156.3	117.1	2,273.4
10-Yr Increase	5,440	171	2,156.3	117.1	2,273.4

Growth-Related Expenditures	$3,441,504	$186,893	$3,628,397

Tartesso – Cost Recovery

Buckeye will use development fees to reimburse developer costs associated with construction of Fire Station 705. Based on a projected population increase of 4,820 persons, future residential development during the next 10 years demands approximately 1,220 square feet of the existing fire station (4,820 additional persons X 0.2531 square feet per person). With projected nonresidential growth of 266 jobs, future nonresidential development during the next 10 years demands approximately 125 square feet of the existing fire station (266 additional jobs X 0.4715 square feet per job). Future development during the next 10 years demands approximately 1,345 square feet of the existing fire station and projected development fee revenue equals $550,890 (1,345.2 square feet X $410 per square foot). Full reimbursement of Fire Station 705 costs will occur beyond the 10-year study timeframe.

Figure F15: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Stations	0.2531 Square Feet	per Person	$410
	0.4715 Square Feet	per Job	

Demand for Fire Stations					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	9,918	130	2,510.3	61.1	2,571.4
2025	10,361	162	2,622.4	76.2	2,698.6
2026	10,803	194	2,734.4	91.3	2,825.8
2027	11,246	226	2,846.5	106.5	2,952.9
2028	11,689	258	2,958.5	121.6	3,080.1
2029	12,131	290	3,070.6	136.7	3,207.3
2030	12,574	342	3,182.6	161.3	3,343.9
2031	13,115	355	3,319.5	167.5	3,487.1
2032	13,656	369	3,456.4	173.8	3,630.2
2033	14,197	382	3,593.3	180.1	3,773.4
2034	14,738	395	3,730.2	186.4	3,916.6
10-Yr Increase	4,820	266	1,219.9	125.2	1,345.2

Growth-Related Expenditures	$499,597	$51,292	$550,890

Fire Facilities – Incremental Expansion

Buckeye plans to maintain the existing level of service for fire facilities (not including fire stations) over the next 10 years. Based on a projected population increase of 85,579 persons, future residential development demands approximately 2,995 square feet of fire facilities (85,579 additional persons X 0.0350 square feet per person). With projected employment growth of 23,930 jobs, future nonresidential development demands approximately 1,200 square feet of fire facilities (23,930 additional jobs X 0.0501 square feet per job). Future development demands approximately 4,195 square feet of fire facilities at a cost of $3,145,979 (4,194.6 square feet X $750 per square foot). Buckeye may use development fees to expand existing fire facilities or to construct additional fire facilities.

Figure F16: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.0350 Square Feet	per Person	$750
	0.0501 Square Feet	per Job	

Demand for Fire Facilities					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2024	119,044	18,246	4,166.4	914.6	5,081.0
2025	127,641	20,688	4,467.3	1,037.0	5,504.3
2026	136,098	23,649	4,763.3	1,185.4	5,948.7
2027	145,534	25,863	5,093.5	1,296.4	6,389.9
2028	154,458	27,792	5,405.9	1,393.1	6,798.9
2029	164,182	29,985	5,746.2	1,503.0	7,249.2
2030	172,763	32,139	6,046.5	1,611.0	7,657.4
2031	180,018	34,606	6,300.4	1,734.6	8,035.0
2032	186,973	37,072	6,543.9	1,858.2	8,402.1
2033	195,848	39,539	6,854.5	1,981.9	8,836.3
2034	204,623	42,176	7,161.6	2,114.1	9,275.6
10-Yr Increase	85,579	23,930	2,995.2	1,199.5	4,194.6

Growth-Related Expenditures	$2,246,369	$899,611	$3,145,979

Fire Apparatus – Incremental Expansion

Buckeye plans to maintain its existing level of service for fire apparatus over the next 10 years. Based on a projected population increase of 85,579 persons, future residential development demands 7.1 fire apparatus (85,579 additional persons X 0.00008 units per person). With projected nonresidential growth of 23,930 jobs, future nonresidential development demands 2.8 fire apparatus (23,930 additional jobs X 0.00012 units per job). Future development demands approximately 10 fire apparatus at a cost of $14,199,526 (9.9 units X $1,433,333 per unit). Buckeye may use development fees to expand its fleet of fire apparatus.

Figure F17: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.00008 Units	per Person	$1,433,333
	0.00012 Units	per Job	

Demand for Fire Apparatus					
Year	Population	Jobs	Units		
			Residential	Nonresidential	Total
2024	119,044	18,246	9.8	2.2	12.0
2025	127,641	20,688	10.6	2.4	13.0
2026	136,098	23,649	11.2	2.8	14.0
2027	145,534	25,863	12.0	3.1	15.1
2028	154,458	27,792	12.8	3.3	16.1
2029	164,182	29,985	13.6	3.5	17.1
2030	172,763	32,139	14.3	3.8	18.1
2031	180,018	34,606	14.9	4.1	19.0
2032	186,973	37,072	15.5	4.4	19.8
2033	195,848	39,539	16.2	4.7	20.9
2034	204,623	42,176	16.9	5.0	21.9
10-Yr Increase	85,579	23,930	7.1	2.8	9.9

Growth-Related Expenditures	$10,139,091	$4,060,436	$14,199,526

Fire Equipment – Incremental Expansion

Buckeye plans to maintain its existing level of service for fire equipment over the next 10 years. Based on a projected population increase of 85,579 persons, future residential development demands 8.3 units of equipment (85,579 additional persons X 0.00010 units per person). With projected nonresidential growth of 23,930 jobs, future nonresidential development demands 3.3 units of equipment (23,930 additional jobs X 0.00014 units per job). Future development demands approximately 12 units of equipment at a cost of $2,958,344 (11.6 units X $255,962 per unit). Buckeye may use development fees to expand its fire equipment inventory.

Figure F18: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Equipment	0.00010 Units	per Person	$255,962
	0.00014 Units	per Job	

Demand for Fire Equipment					
Year	Population	Jobs	Units		
			Residential	Nonresidential	Total
2024	119,044	18,246	11.5	2.5	14.0
2025	127,641	20,688	12.3	2.9	15.2
2026	136,098	23,649	13.1	3.3	16.4
2027	145,534	25,863	14.0	3.6	17.6
2028	154,458	27,792	14.9	3.8	18.7
2029	164,182	29,956	15.8	4.1	20.0
2030	172,763	32,139	16.7	4.4	21.1
2031	180,018	34,606	17.4	4.8	22.1
2032	186,973	37,072	18.0	5.1	23.2
2033	195,848	39,539	18.9	5.5	24.3
2034	204,623	42,176	19.7	5.8	25.6
10-Yr Increase	85,579	23,930	8.3	3.3	11.6

Growth-Related Expenditures	$2,112,389	$845,955	$2,958,344

FIRE FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for development fees, because Buckeye's construction transaction privilege tax rate equals the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Fire Facilities Development Fees

Main Service Area

Figure F19 includes infrastructure components and cost factors for fire facilities development fees in the main service area. The cost per service unit is $550.47 per person and $707.15 per job.

Fire facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of $1,762 for a low/medium density unit is calculated using a cost per service unit of $550.47 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $239 per 1,000 square feet of industrial development is calculated using a cost per service unit of $707.15 per job multiplied by a demand unit of 0.34 jobs per 1,000 square feet.

Figure F19: Fire Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Fire Stations	$380.56	$464.11
Fire Facilities	$26.25	$37.59
Fire Apparatus	$118.48	$169.68
Fire Equipment	$24.68	$35.35
Development Fee Report	$0.50	$0.42
Total	$550.47	$707.15

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$1,762	$1,060	$702
High Density (≥8 DU/Acre)	2.50	$1,376	$828	$548
Age Restricted (≤8 DU/Acre)	2.00	$1,101	$662	$439

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.34	$239	$170	$69
Commercial	2.12	$1,502	$1,168	$334
Office & Other Services	3.26	$2,302	$1,483	$819
Institutional	3.03	$2,144	$464	$1,680

1. See Land Use Assumptions

Festival Ranch Service Area

Figure F20 includes infrastructure components and cost factors for fire facilities development fees in the Festival Ranch service area. The cost per service unit is $169.91 per person and $243.04 per job.

Fire facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of $544 for a low/medium density unit is calculated using a cost per service unit of $169.91 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $82 per 1,000 square feet of industrial development is calculated using a cost per service unit of $243.04 per job multiplied by a demand unit of 0.34 jobs per 1,000 square feet.

Figure F20: Fire Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Fire Stations	$210.87	$384.50
Fire Stations Credit	($210.87)	($384.50)
Fire Facilities	$26.25	$37.59
Fire Apparatus	$118.48	$169.68
Fire Equipment	$24.68	$35.35
Development Fee Report	$0.50	$0.42
Total	$169.91	$243.04

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$544	$498	$46
High Density (≥8 DU/Acre)	2.50	$425	$389	$36
Age Restricted (≤8 DU/Acre)	2.00	$340	$311	$29

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.34	$82	$83	($1)
Commercial	2.12	$516	$568	($52)
Office & Other Services	3.26	$791	$721	$70
Institutional	3.03	$737	$226	$511

1. See Land Use Assumptions

North Star Ranch Service Area

Figure F21 includes infrastructure components and cost factors for fire facilities development fees in the North Star Ranch service area. The cost per service unit is $802.54 per person and $1,336.21 per job.

Fire facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of $2,568 for a low/medium density unit is calculated using a cost per service unit of $802.54 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $452 per 1,000 square feet of industrial development is calculated using a cost per service unit of $1,336.21 per job multiplied by a demand unit of 0.34 jobs per 1,000 square feet.

Figure F21: Fire Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Fire Stations	$632.63	$1,093.17
Fire Facilities	$26.25	$37.59
Fire Apparatus	$118.48	$169.68
Fire Equipment	$24.68	$35.35
Development Fee Report	$0.50	$0.42
Total	$802.54	$1,336.21

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$2,568	$1,060	$1,508
High Density (≥8 DU/Acre)	2.50	$2,006	$828	$1,178
Age Restricted (≤8 DU/Acre)	2.00	$1,605	$662	$943

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.34	$452	$170	$282
Commercial	2.12	$2,839	$1,168	$1,671
Office & Other Services	3.26	$4,350	$1,483	$2,867
Institutional	3.03	$4,049	$464	$3,585

1. See Land Use Assumptions

Tartesso Service Area

Figure F22 includes infrastructure components and cost factors for fire facilities development fees in the Tartesso service area. The cost per service unit is $273.57 per person and $436.15 per job.

Fire facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of $875 for a low/medium density unit is calculated using a cost per service unit of $273.57 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $148 per 1,000 square feet of industrial development is calculated using a cost per service unit of $436.15 per job multiplied by a demand unit of 0.34 jobs per 1,000 square feet.

Figure F22: Fire Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Fire Stations	$103.66	$193.11
Fire Facilities	$26.25	$37.59
Fire Apparatus	$118.48	$169.68
Fire Equipment	$24.68	$35.35
Development Fee Report	$0.50	$0.42
Total	$273.57	$436.15

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$875	$866	$9
High Density (≥8 DU/Acre)	2.50	$684	$676	$8
Age Restricted (≤8 DU/Acre)	2.00	$547	$541	$6

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.34	$148	$135	$13
Commercial	2.12	$927	$927	$0
Office & Other Services	3.26	$1,420	$1,176	$244
Institutional	3.03	$1,323	$368	$955

1. See Land Use Assumptions

Teravalis Service Area

Figure F23 includes infrastructure components and cost factors for fire facilities development fees in the Teravalis service area. The cost per service unit is $169.91 per person and $243.04 per job.

Fire facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of $544 for a low/medium density unit is calculated using a cost per service unit of $169.91 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $82 per 1,000 square feet of industrial development is calculated using a cost per service unit of $243.04 per job multiplied by a demand unit of 0.34 jobs per 1,000 square feet.

Figure F23: Fire Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Fire Stations	$0.00	$0.00
Fire Facilities	$26.25	$37.59
Fire Apparatus	$118.48	$169.68
Fire Equipment	$24.68	$35.35
Development Fee Report	$0.50	$0.42
Total	$169.91	$243.04

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$544	$0	$544
High Density (≥8 DU/Acre)	2.50	$425	$0	$425
Age Restricted (≤8 DU/Acre)	2.00	$340	$0	$340

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.34	$82	$0	$82
Commercial	2.12	$516	$0	$516
Office & Other Services	3.26	$791	$0	$791
Institutional	3.03	$737	$0	$737

1. See Land Use Assumptions

FIRE 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 fire facilities needed to accommodate future development.

Main Service Area

Projected fee revenue shown below is based on the development projections in the *Land Use Assumptions* document and the updated fire facilities development fees. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue in the main service area equals $41,036,030 and projected expenditures equal $45,463,774.

Figure F24: Fire Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Fire Stations	$30,914,720	$0	$30,914,720
Fire Facilities	$2,250,957	$0	$2,250,957
Fire Apparatus	$10,159,803	$0	$10,159,803
Fire Equipment	$2,116,704	$0	$2,116,704
Development Fee Report	$21,590	$0	$21,590
Total	$45,463,774	$0	$45,463,774

		Low/Med Res $1,762 per unit	High Res $1,376 per unit	Industrial $239 per 1,000 sq ft	Commercial $1,502 per 1,000 sq ft	Office & Other $2,302 per 1,000 sq ft	Institutional $2,144 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	22,026	1,213	16,277	2,539	1,005	806
Year 1	2025	23,699	1,828	18,119	3,045	1,121	868
Year 2	2026	24,996	2,443	19,962	3,814	1,225	930
Year 3	2027	26,261	3,261	21,804	4,230	1,330	991
Year 4	2028	27,250	4,080	22,804	4,647	1,434	1,053
Year 5	2029	28,481	4,898	23,804	5,064	1,538	1,115
Year 6	2030	29,275	5,598	24,804	5,481	1,643	1,177
Year 7	2031	29,668	6,298	25,554	5,883	1,850	1,279
Year 8	2032	29,884	6,998	26,304	6,284	2,056	1,382
Year 9	2033	30,676	7,698	27,054	6,686	2,263	1,484
Year 10	2034	31,405	8,398	27,804	7,087	2,470	1,587
10-Year Increase		9,379	7,185	11,527	4,549	1,465	781
Projected Revenue		$16,516,468	$9,883,442	$2,759,550	$6,832,278	$3,370,643	$1,673,648

Projected Fee Revenue	$41,036,030
Verrado Deficit	$4,427,744
Total Expenditures	$45,463,774

Festival Ranch Service Area

Projected fee revenue shown below is based on the development projections in the *Land Use Assumptions* document and the updated fire facilities development fees. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue in the Festival Ranch service area equals $1,128,702 and projected expenditures equal $1,128,986.

Figure F25: Fire Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Fire Stations	$1,472,240	$0	$1,472,240
Fire Stations Credit	($1,472,240)	$0	($1,472,240)
Fire Facilities	$174,683	$0	$174,683
Fire Apparatus	$788,442	$0	$788,442
Fire Equipment	$164,265	$0	$164,265
Development Fee Report	$1,596	$0	$1,596
Total	$1,128,986	$0	$1,128,986

		Low/Med Res $544 per unit	High Res $425 per unit	Age Restricted $340 per unit	Industrial $82 per 1,000 sq ft	Commercial $516 per 1,000 sq ft	Office & Other $791 per 1,000 sq ft	Institutional $737 per 1,000 sq ft
Year		Hsg Unit		Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	0	0	5,950	0	8	16	51
Year 1	2025	0	0	6,234	0	30	21	58
Year 2	2026	0	0	6,518	0	52	26	65
Year 3	2027	0	0	6,802	0	73	31	72
Year 4	2028	0	0	7,087	0	95	36	79
Year 5	2029	0	0	7,371	0	117	41	86
Year 6	2030	0	0	7,655	0	138	46	93
Year 7	2031	0	0	7,911	0	160	51	100
Year 8	2032	0	0	8,167	0	182	56	107
Year 9	2033	0	0	8,423	0	203	61	114
Year 10	2034	0	0	8,679	0	225	66	121
10-Year Increase		0	0	2,729	0	217	50	70
Projected Revenue		$0	$0	$926,129	$0	$111,841	$39,524	$51,209

Projected Fee Revenue	$1,128,702
Total Expenditures	$1,128,986

North Star Ranch Service Area

Projected fee revenue shown below is based on the development projections in the *Land Use Assumptions* document and the updated fire facilities development fees. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue in the North Star Ranch service area equals $4,756,412 and projected expenditures equal $20,913,068. Full reimbursement of Fire Station 710 costs will occur beyond the 10-year study timeframe.

Figure F26: Fire Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Fire Stations	$3,628,397	$0	$19,950,000
Fire Facilities	$149,223	$0	$149,223
Fire Apparatus	$673,523	$0	$673,523
Fire Equipment	$140,322	$0	$140,322
Development Fee Report	$0	$0	$0
Total	$4,591,465	$0	$20,913,068

		Low/Med Res $2,568 per unit	High Res $2,006 per unit	Industrial $452 per 1,000 sq ft	Commercial $2,839 per 1,000 sq ft	Office & Other $4,350 per 1,000 sq ft	Institutional $4,049 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	0	0	0	0	0	0
Year 1	2025	0	0	0	0	0	0
Year 2	2026	0	0	0	0	0	0
Year 3	2027	0	0	0	0	0	0
Year 4	2028	0	0	0	0	0	0
Year 5	2029	0	0	0	0	0	0
Year 6	2030	100	0	0	0	0	0
Year 7	2031	300	0	0	0	0	0
Year 8	2032	700	0	0	0	0	0
Year 9	2033	1,200	0	0	0	0	0
Year 10	2034	1,700	0	0	55	0	59
10-Year Increase		1,700	0	0	55	0	59
Projected Revenue		$4,363,098	$0	$0	$155,301	$0	$238,014

Projected Fee Revenue	$4,756,412
Total Expenditures	$20,913,068

Tartesso Service Area

Projected fee revenue shown below is based on the development projections in the *Land Use Assumptions* document and the updated fire facilities development fees. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue in the Tartesso service area equals $1,432,888 and projected expenditures equal $1,433,028.

Figure F27: Fire Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Fire Stations	$550,890	$0	$550,890
Fire Facilities	$136,501	$0	$136,501
Fire Apparatus	$616,103	$0	$616,103
Fire Equipment	$128,360	$0	$128,360
Development Fee Report	$1,174	$0	$1,174
Total	$1,433,028	$0	$1,433,028

		Low/Med Res $875 per unit	High Res $684 per unit	Industrial $148 per 1,000 sq ft	Commercial $927 per 1,000 sq ft	Office & Other $1,420 per 1,000 sq ft	Institutional $1,323 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	3,788	0	0	0	0	139
Year 1	2025	3,927	0	0	0	0	150
Year 2	2026	4,065	0	0	0	0	160
Year 3	2027	4,203	0	0	0	0	171
Year 4	2028	4,342	0	0	0	0	182
Year 5	2029	4,480	0	0	0	0	192
Year 6	2030	4,618	0	0	9	0	203
Year 7	2031	4,787	0	0	12	0	205
Year 8	2032	4,957	0	0	14	0	208
Year 9	2033	5,126	0	0	17	0	211
Year 10	2034	5,295	0	0	19	0	213
10-Year Increase		1,506	0	0	19	0	74
Projected Revenue		$1,317,086	$0	$0	$17,952	$0	$97,850

Projected Fee Revenue	$1,432,888
Total Expenditures	$1,433,028

Teravalis Service Area

Projected fee revenue shown below is based on the development projections in the *Land Use Assumptions* document and the updated fire facilities development fees. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue in the Teravalis service area equals $2,808,091 and projected expenditures equal $2,808,091. This does not include reimbursement of Fire Station 709 costs since the developer will fund construction of the station without development fees.

Figure F28: Fire Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Fire Stations	$0	$0	$0
Fire Facilities	$434,615	$0	$434,615
Fire Apparatus	$1,961,656	$0	$1,961,656
Fire Equipment	$408,693	$0	$408,693
Development Fee Report	$3,126	$0	$3,126
Total	$2,808,091	$0	$2,808,091

		Low/Med Res $544 per unit	High Res $425 per unit	Industrial $82 per 1,000 sq ft	Commercial $516 per 1,000 sq ft	Office & Other $791 per 1,000 sq ft	Institutional $737 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	0	0	0	0	0	0
Year 1	2025	0	0	0	0	0	0
Year 2	2026	300	0	0	0	0	0
Year 3	2027	750	0	0	0	0	0
Year 4	2028	1,200	155	0	0	0	0
Year 5	2029	1,650	310	330	58	0	0
Year 6	2030	2,180	465	660	116	0	0
Year 7	2031	2,710	619	990	174	0	0
Year 8	2032	3,160	619	1,320	232	0	0
Year 9	2033	3,610	619	1,650	290	0	0
Year 10	2034	4,060	619	1,980	348	0	0
10-Year Increase		4,060	619	1,980	348	0	0
Projected Revenue		$2,203,614	$262,549	$162,697	$179,231	$0	$0

Projected Fee Revenue	$2,808,091
Total Expenditures	$2,808,091

LIBRARY FACILITIES IIP

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

> *"library facilities of up to ten thousand square feet that provide a direct benefit to development, not including equipment, vehicles or appurtenances."*

The Library Facilities IIP includes components for library facilities and the cost of preparing the Library Facilities IIP and related Development Fee Report. The incremental expansion methodology is used for library facilities, and the plan-based methodology is used for the Development Fee Report.

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 Library Facilities IIP and development fees allocate the cost of necessary public services between residential and nonresidential development based on functional population. The Arizona Office of Economic Opportunity estimates Buckeye's 2020 population equal to 91,502 persons. Based on 2020 estimates from the U.S. Census Bureau's OnTheMap web application, 8,282 inflow commuters traveled to Buckeye for work in 2020. The proportionate share is based on cumulative impact hours per year with a resident potentially impacting library facilities 8,760 hours per year and an inflow commuter potentially impacting library facilities 1,600 hours per year. For library facilities, residential development generates 98 percent of demand and nonresidential development generates the remaining two percent of demand.

Figure L1: Proportionate Share

Development Type	2020 Service Units	Impact Hours per Year	Total Impact Hours per Year	Proportionate Share
Residential	91,502 residents	8,760 hours	801,557,520	98%
Nonresidential	8,282 inflow commuters	1,600 hours	13,251,200	2%
Total			814,808,720	100%

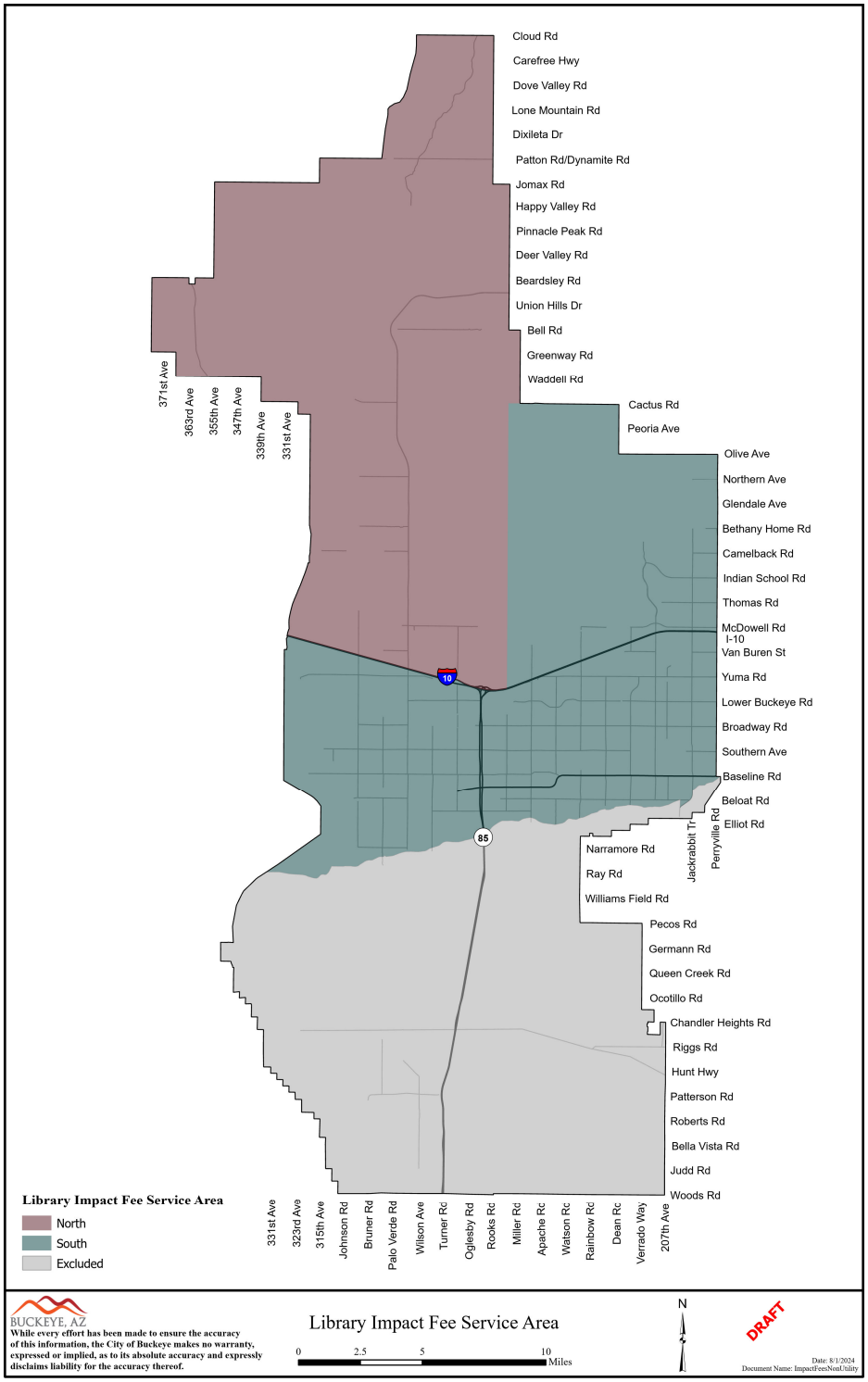
Residential Impact: 8,760 hours per year (24 hours per day X 365 days per year)

Nonresidential Impact: 1,600 hours per year (8 hours per day X 4 days per week X 50 weeks per year)

Service Area

Buckeye provides library services to all development within the city limits. Shown below, there are two service areas for the Library Facilities IIP.

Figure L2: Library Facilities Service Area



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 L3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per housing unit. For nonresidential development, the table displays the number of employees per thousand square feet of floor area.

Figure L3: Ratio of Service Unit to Development Unit

Residential Development per Housing Unit	
Development Type	Persons per Housing Unit[1]
Low/Med Density (<8 DU/Acre)	3.20
High Density (≥8 DU/Acre)	2.50
Age Restricted (≤8 DU/Acre)	2.00

Nonresidential Development	
Development Type	Jobs per 1,000 Sq Ft[1]
Industrial	0.34
Commercial	2.12
Office & Other Services	3.26
Institutional	3.03

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."*

Library Facilities – Incremental Expansion

The Enabling Legislation limits library facilities to "ten thousand square feet that provide a direct benefit to development." The City of Buckeye has two libraries with a total floor area of 22,602 square feet, but the analysis includes 16,370 eligible square feet to comply with the Enabling Legislation. To allocate the proportionate share of demand for library facilities to residential and nonresidential development, this analysis uses the proportionate share shown in Figure L1. Buckeye's eligible level of service for residential development is 0.1348 eligible square feet per person (16,370 eligible square feet X 98 percent residential share / 119,044 persons). The nonresidential level of service is 0.0179 eligible square feet per job (16,370 eligible square feet X two percent nonresidential share / 18,246 jobs).

Buckeye's Community Services Department provided a construction cost of $1,400 per square foot, and the analysis uses this cost as a proxy for future library facilities needed to serve future development. For library facilities, the cost is $188.67 per person (0.1348 eligible square feet per person X $1,400 per square foot) and $25.15 per job (0.0179 eligible square feet per job X $1,400 per square foot).

Figure L4: Existing Level of Service

Description	Total Square Feet	Eligible Square Feet
Coyote Branch	16,232	10,000
Downtown Library	6,370	6,370
Total	22,602	16,370

Cost Factors	
Cost per Square Foot	$1,400

Level-of-Service (LOS) Standards	
Eligible Square Feet	16,370
Residential	
Residential Share	98%
2024 Population	119,044
Eligible Square Feet per Person	0.1348
Cost per Person	$188.67
Nonresidential	
Nonresidential Share	2%
2024 Jobs	18,246
Eligible Square Feet per Job	0.0179
Cost per Job	$25.12

Source: Buckeye Community Services Department

Development Fee Report – Plan-Based

The cost to prepare the Library Facilities IIP and development fees equals $9,000. Buckeye plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of future development from the *Land Use Assumptions* document, the cost is $0.25 per person and $0.02 per job.

Figure L5: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$27,500	Residential	82%	Population	45,138	$0.50
		Nonresidential	18%	Jobs	11,709	$0.42
Library	$9,000	Residential	98%	Population	35,466	$0.25
		Nonresidential	2%	Jobs	11,709	$0.02
Parks and Recreational	$18,400	Residential	98%	Population	35,466	$0.51
		Nonresidential	2%	Jobs	11,709	$0.03
Police	$27,500	Residential	83%	Population	45,138	$0.51
		Nonresidential	17%	Vehicle Trips	47,030	$0.10
Street	$27,500	All Development	100%	VMT	631,502	$0.04
Water	$39,840	All Development	100%	Max Day Gallons	10,846,001	$0.01
Wastewater	$33,640	All Development	100%	Avg Day Gallons	2,285,458	$0.01
Total	$183,380					

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."*

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."*

As shown in the *Land Use Assumptions* document, projected development during the next 10 years includes population growth of 85,579 persons and employment growth of 23,930 jobs. Projected development in the north service area includes population growth of 44,829 persons and employment growth of 6,529 jobs during the next 10 years. To maintain the existing eligible level of service, Buckeye needs to construct approximately 6,158 square feet of library facilities during the next 10 years. In the south service area, projected development includes population growth of 40,750 persons and employment growth of 17,401 jobs during the next 10 years. To maintain the existing eligible level of service, Buckeye needs to construct approximately 5,804 square feet of library facilities during the next 10 years. The following page includes a more detailed projection of demand for services and costs for the Library Facilities IIP.

North Service Area

Library Facilities – Incremental Expansion

Buckeye plans to maintain its eligible level of service for library facilities in the north service area over the next 10 years. Based on a projected population increase of 44,829 persons, future residential development demands approximately 6,041 square feet of library facilities (44,829 additional persons X 0.1348 eligible square feet per person). With projected employment growth of 6,529 jobs, future nonresidential development demands approximately 117 square feet of library facilities (6,529 additional jobs X 0.0179 eligible square feet per job). Future development demands approximately 6,158 square feet of library facilities at a cost of $8,621,628 (6,158.3 square feet X $1,400 per square foot). Buckeye may use development fees to construct additional library facilities.

Figure L6: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Library Facilities	0.1348 Square Feet	per Person	$1,400
	0.0179 Square Feet	per Job	

Demand for Library Facilities					
Year	Population (North)	Jobs (North)	Eligible Square Feet		
			Residential	Nonresidential	Total
2024	22,491	1,994	3,030.9	35.8	3,066.7
2025	24,101	2,519	3,247.8	45.2	3,293.0
2026	26,670	3,044	3,594.1	54.6	3,648.7
2027	29,720	3,569	4,005.1	64.0	4,069.1
2028	33,157	4,095	4,468.3	73.5	4,541.8
2029	36,594	4,855	4,931.5	87.1	5,018.6
2030	40,608	5,635	5,472.3	101.1	5,573.4
2031	47,126	6,314	6,350.8	113.3	6,464.1
2032	53,644	6,993	7,229.1	125.5	7,354.6
2033	60,482	7,672	8,150.6	137.7	8,288.3
2034	67,319	8,523	9,072.0	152.9	9,225.0
10-Yr Increase	44,829	6,529	6,041.2	117.2	6,158.3

Growth-Related Expenditures	$8,457,617	$164,011	$8,621,628

South Service Area

Library Facilities – Incremental Expansion

Buckeye plans to maintain its eligible level of service for library facilities in the south service area over the next 10 years. Based on a projected population increase of 40,750 persons, future residential development demands approximately 5,492 square feet of library facilities (40,750 additional persons X 0.1348 eligible square feet per person). With projected employment growth of 17,401 jobs, future nonresidential development demands approximately 312 square feet of library facilities (17,401 additional jobs X 0.0179 eligible square feet per job). Future development demands approximately 5,804 square feet of library facilities at a cost of $8,125,313 (5,803.8 square feet X $1,400 per square foot). Buckeye may use development fees to construct additional library facilities.

Figure L7: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Library Facilities	0.1348 Square Feet	per Person	$1,400
	0.0179 Square Feet	per Job	

Demand for Library Facilities					
Year	Population (South)	Jobs (South)	Eligible Square Feet		
			Residential	Nonresidential	Total
2024	96,554	16,252	13,011.7	291.6	13,303.3
2025	100,521	18,169	13,546.4	326.0	13,872.4
2026	104,489	20,605	14,081.1	369.7	14,450.8
2027	108,965	22,294	14,684.2	400.0	15,084.3
2028	113,441	23,698	15,287.4	425.2	15,712.6
2029	117,917	25,101	15,890.6	450.4	16,341.0
2030	122,097	26,504	16,453.9	475.6	16,929.5
2031	125,898	28,292	16,966.3	507.7	17,473.9
2032	129,700	30,079	17,478.6	539.7	18,018.3
2033	133,502	31,866	17,990.9	571.8	18,562.7
2034	137,304	33,654	18,503.3	603.9	19,107.1
10-Yr Increase	40,750	17,401	5,491.6	312.2	5,803.8

Growth-Related Expenditures	$7,688,180	$437,133	$8,125,313

LIBRARY FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for development fees, because Buckeye's construction transaction privilege tax rate is equal to the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Library Facilities Development Fees

Figure L8 includes infrastructure components and cost factors for library facilities development fees. The cost per service unit is $188.92 per person and $25.14 per job.

Library facilities fees for residential development are assessed according to the number of persons per housing unit. The fee of $605 for a low/medium density unit is calculated using a cost per service unit of $188.92 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $9 per 1,000 square feet of industrial development is derived from a cost per service unit of $25.14 per job multiplied by a demand unit of 0.34 jobs per 1,000 square feet.

Figure L8: Library Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Library Facilities	$188.67	$25.12
Development Fee Report	$0.25	$0.02
Total	$188.92	$25.14

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$605	$289	$316
High Density (≥8 DU/Acre)	2.50	$472	$225	$247
Age Restricted (≤8 DU/Acre)	2.00	$378	$180	$198

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.34	$9	$14	($5)
Commercial	2.12	$53	$96	($43)
Office & Other Services	3.26	$82	$121	($39)
Institutional	3.03	$76	$38	$38

1. See Land Use Assumptions

LIBRARY FACILITIES DEVELOPMENT FEE REVENUE

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

North Service Area

In accordance with state law, this report includes an IIP for library facilities needed to accommodate new development in the north service area. Projected fee revenue shown in Figure L9 is based on the development projections in the *Land Use Assumptions* document and the updated library facilities development fees shown in Figure L8. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue in the north service area equals $8,625,193 and projected expenditures equal $8,625,211.

Figure L9: Library Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Library Facilities	$8,621,628	$0	$8,621,628
Development Fee Report	$3,583	$0	$3,583
Total	$8,625,211	$0	$8,625,211

		Low/Med Res $605 per unit	High Res $472 per unit	Age Restricted $378 per unit	Industrial $9 per 1,000 sq ft	Commercial $53 per 1,000 sq ft	Office & Other $82 per 1,000 sq ft	Institutional $76 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	4,680	0	5,950	0	502	164	226
Year 1	2025	5,005	0	6,234	0	647	207	252
Year 2	2026	5,630	0	6,518	0	792	249	279
Year 3	2027	6,406	0	6,802	0	937	291	305
Year 4	2028	7,181	155	7,087	0	1,082	333	331
Year 5	2029	7,957	310	7,371	330	1,285	375	358
Year 6	2030	8,912	465	7,655	660	1,498	417	384
Year 7	2031	10,669	619	7,911	1,016	1,658	458	412
Year 8	2032	12,546	619	8,167	1,373	1,818	500	439
Year 9	2033	14,522	619	8,423	1,730	1,978	541	467
Year 10	2034	16,499	619	8,679	2,086	2,193	582	553
10-Year Increase		11,820	619	2,729	2,086	1,692	418	327
Projected Revenue		$7,135,412	$292,161	$1,030,471	$17,746	$90,308	$34,180	$24,915

Projected Fee Revenue	$8,625,193
Total Expenditures	$8,625,211

South Service Area

In accordance with state law, this report includes an IIP for library facilities needed to accommodate new development in the south service area. Projected fee revenue shown in Figure L10 is based on the development projections in the *Land Use Assumptions* document and the updated library facilities development fees shown in Figure L8. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue in the south service area equals $6,730,518 and projected expenditures equal $8,130,831.

Figure L10: Library Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Library Facilities	$8,125,313	$0	$8,125,313
Development Fee Report	$5,518	$0	$5,518
Total	$8,130,831	$0	$8,130,831

		Low/Med Res $605 per unit	High Res $472 per unit	Age Restricted $378 per unit	Industrial $9 per 1,000 sq ft	Commercial $53 per 1,000 sq ft	Office & Other $82 per 1,000 sq ft	Institutional $76 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	21,134	1,213	0	16,277	2,045	856	771
Year 1	2025	21,617	1,828	0	18,119	2,428	935	824
Year 2	2026	22,100	2,443	0	19,962	3,073	1,003	877
Year 3	2027	22,582	3,261	0	21,804	3,367	1,070	930
Year 4	2028	23,065	4,080	0	22,804	3,660	1,137	983
Year 5	2029	23,547	4,898	0	23,804	3,953	1,205	1,036
Year 6	2030	24,030	5,598	0	24,804	4,247	1,272	1,089
Year 7	2031	24,513	6,298	0	25,527	4,570	1,442	1,173
Year 8	2032	24,995	6,998	0	26,251	4,894	1,613	1,258
Year 9	2033	25,478	7,698	0	26,974	5,217	1,783	1,342
Year 10	2034	25,960	8,398	0	27,698	5,541	1,954	1,427
10-Year Increase		4,826	7,185	0	11,421	3,496	1,097	656
Projected Revenue		$2,915,635	$3,391,288	$0	$97,195	$186,649	$89,754	$49,997

Projected Fee Revenue	$6,730,518
Verrado Deficit	$1,400,313
Total Expenditures	$8,130,831

PARKS AND RECREATIONAL FACILITIES IIP

ARS § 9-463.05 (T)(7)(g) defines the facilities and assets that can be included in the Parks and Recreational 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 and Recreational Facilities IIP includes components for regional park amenities, community centers, community park amenities (north only), community park land and amenities (south only), and the cost of preparing the Parks and Recreational Facilities IIP and related Development Fee Report. The incremental expansion methodology is used for regional park amenities, community centers, and community parks (south only). The plan-based methodology is used for community parks amenities (north only) and the Development Fee Report.

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 and Recreational Facilities IIP and development fees allocate the cost of necessary public services between residential and nonresidential development based on functional population. The Arizona Office of Economic Opportunity estimates Buckeye's 2020 population equal to 91,502 persons. Based on 2020 estimates from the U.S. Census Bureau's OnTheMap web application, 8,282 inflow commuters traveled to Buckeye for work in 2020. The proportionate share is based on cumulative impact hours per year with a resident potentially impacting parks and recreational facilities 8,760 hours per year and an inflow commuter potentially impacting parks and recreational facilities 1,600 hours per year. For parks and recreational facilities, residential development generates 98 percent of demand and nonresidential development generates the remaining two percent of demand.

Figure PR1: Proportionate Share

Development Type	2020 Service Units	Impact Hours per Year	Total Impact Hours per Year	Proportionate Share
Residential	91,502 residents	8,760 hours	801,557,520	98%
Nonresidential	8,282 inflow commuters	1,600 hours	13,251,200	2%
Total			814,808,720	100%

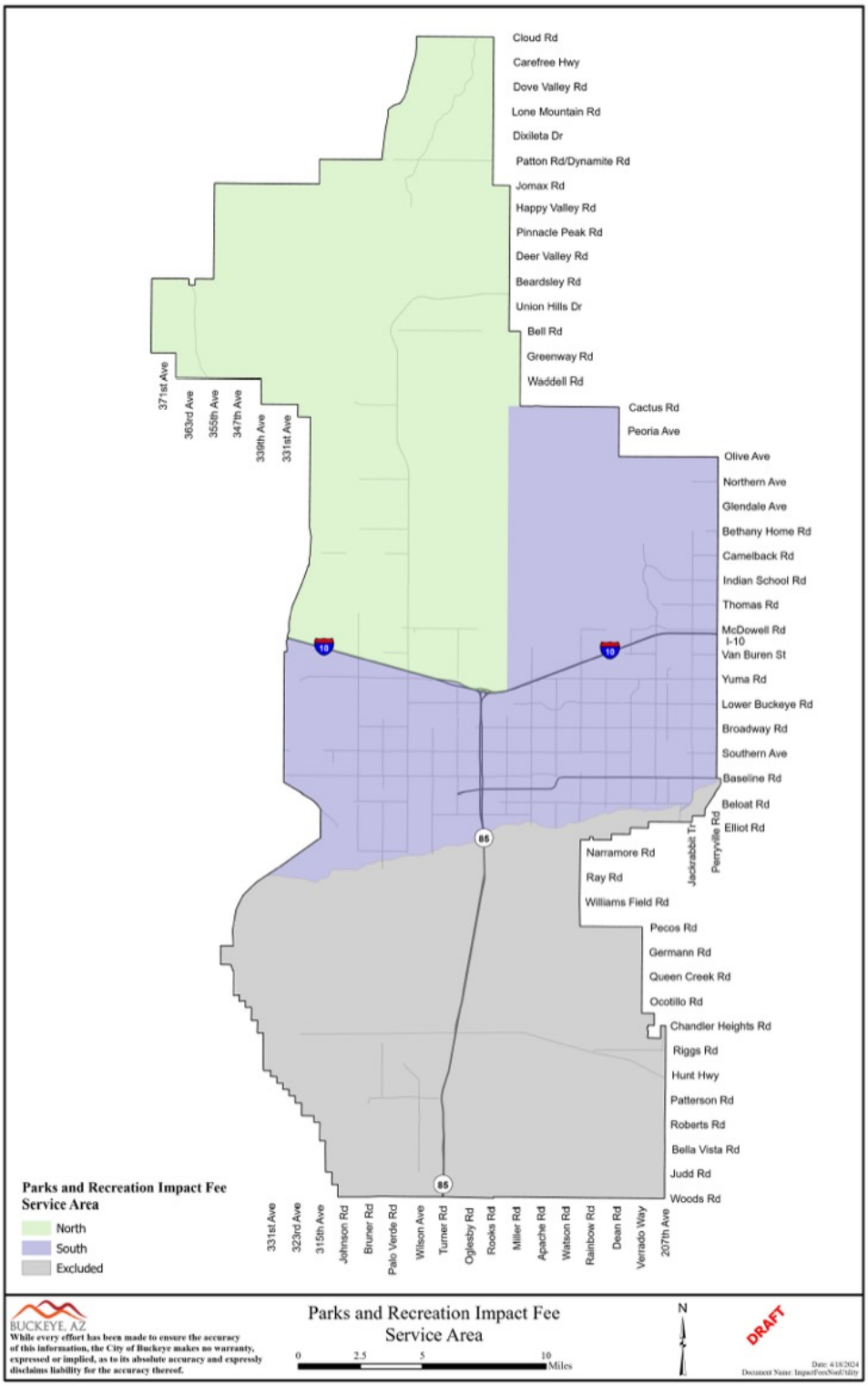
Residential Impact: 8,760 hours per year (24 hours per day X 365 days per year)

Nonresidential Impact: 1,600 hours per year (8 hours per day X 4 days per week X 50 weeks per year)

Service Area

Due to different levels of service, there are two service areas for the Parks and Recreational Facilities IIP.

Figure PR2: Parks and Recreational Facilities Service Area



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 PR3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per housing unit. For nonresidential development, the table displays the number of employees per thousand square feet of floor area.

Figure PR3: Ratio of Service Unit to Development Unit

Residential Development per Housing Unit	
Development Type	Persons per Housing Unit[1]
Low/Med Density (<8 DU/Acre)	3.20
High Density (≥8 DU/Acre)	2.50
Age Restricted (≤8 DU/Acre)	2.00

Nonresidential Development	
Development Type	Jobs per 1,000 Sq Ft[1]
Industrial	0.34
Commercial	2.12
Office & Other Services	3.26
Institutional	3.03

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."*

Citywide Service Area

This section includes parks and recreational facilities included in both the north and south service areas.

Regional Park Amenities – Incremental Expansion

Buckeye currently provides 8,675 total acres of regional parks; however, the analysis uses 15 acres of improved regional parks to calculate the level of service. Buckeye does not plan to acquire additional regional park land, but Buckeye plans to construct additional regional park improvements to serve future development. To allocate the proportionate share of demand for regional park amenities to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. Buckeye's existing LOS for residential development is 0.00012 improved acres per person (15 improved acres X 98 percent residential share / 119,044 persons). For nonresidential development, the existing LOS is 0.00002 improved acres per job (15 improved acres X two percent nonresidential share / 18,246 jobs).

The City of Buckeye provided a cost for regional park amenities of $1,000,000 per acre, and the analysis uses this cost as a proxy for future regional park amenities needed to serve future development. For regional park amenities, the cost is $123.48 per person (0.00012 improved acres per person X $1,000,000 per acre) and $16.44 per job (0.00002 improved acres per job X $1,000,000 per acre).

Figure PR4: Existing Level of Service

Description	Total Acres	Improved Acres
Skyline Regional Park	8,675.0	15.0
Total	8,675.0	15.0

Cost Factors	
Cost per Acre - Land Acquisition	$0
Cost per Acre - Amenities	$1,000,000
Cost per Acre - Total	$1,000,000

Level-of-Service (LOS) Standards	
Improved Acres	15.0
Residential	
Residential Share	98%
2024 Population	119,044
Improved Acres per Person	0.00012
Cost per Person	$123.48
Nonresidential	
Nonresidential Share	2%
2024 Jobs	18,246
Improved Acres per Job	0.00002
Cost per Job	$16.44

Source: Buckeye Community Services Department

Community Centers – Incremental Expansion

Buckeye currently provides 20,103 square feet of community centers and plans to construct additional community centers to serve future development. The Enabling Legislation limits community centers to "three thousand square feet of floor area." To comply with the Enabling Legislation, Buckeye will use 9,000 eligible square feet in the level-of-service standards.

To allocate the proportionate share of demand for community centers to residential and nonresidential development, this analysis uses proportionate share shown in Figure PR1. Buckeye's eligible level of service for residential development is 0.0741 eligible square feet per person (9,000 eligible square feet X 98 percent residential share / 119,044 persons). The nonresidential level of service is 0.0099 eligible square feet per job (9,000 eligible square feet X two percent nonresidential share / 18,246 jobs).

The City of Buckeye provided a construction cost of $1,400 per square foot, and the analysis uses this cost as a proxy for future community centers needed to serve future development. For community centers, the cost is $103.73 per person (0.0741 eligible square feet per person X $1,400 per square foot) and $13.81 per job (0.0099 eligible square feet per job X $1,400 per square foot).

Figure PR5: Existing Level of Service

Description	Total Sq Ft	Eligible Sq Ft
Buckeye Community Center	7,976	3,000
Dr. Saide Community Center	8,013	3,000
Sundance Recreation Center	4,114	3,000
Total	20,103	9,000

Cost Factors	
Cost per Square Foot	$1,400

Level-of-Service (LOS) Standards	
Eligible Square Feet	9,000
Residential	
Residential Share	98%
2024 Population	119,044
Eligible Square Feet per Person	0.0741
Cost per Person	$103.73
Nonresidential	
Nonresidential Share	2%
2024 Jobs	18,246
Eligible Square Feet per Job	0.0099
Cost per Job	$13.81

Source: Buckeye Community Services Department

Development Fee Report – Plan-Based

The cost to prepare the Parks and Recreational Facilities IIP and development fees equals $18,400. Buckeye 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 $0.51 per person and $0.03 per job.

Figure PR6: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$27,500	Residential	82%	Population	45,138	$0.50
		Nonresidential	18%	Jobs	11,709	$0.42
Library	$9,000	Residential	98%	Population	35,466	$0.25
		Nonresidential	2%	Jobs	11,709	$0.02
Parks and Recreational	$18,400	Residential	98%	Population	35,466	$0.51
		Nonresidential	2%	Jobs	11,709	$0.03
Police	$27,500	Residential	83%	Population	45,138	$0.51
		Nonresidential	17%	Vehicle Trips	47,030	$0.10
Street	$27,500	All Development	100%	VMT	631,502	$0.04
Water	$39,840	All Development	100%	Max Day Gallons	10,846,001	$0.01
Wastewater	$33,640	All Development	100%	Avg Day Gallons	2,285,458	$0.01
Total	$183,380					

North Service Area

This section includes parks and recreational facilities included in the north service area.

Community Park Amenities – Plan-Based

Buckeye recently acquired land for a community park in the north service area and plans to improve 30 acres of community park land at a total cost of $30,000,000. Buckeye does not currently provide community park amenities to existing development in the north service area, so the analysis allocates the planned cost of community park amenities to total projected development in 2039. To allocate the proportionate share of demand for community park amenities to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. Buckeye's planned LOS for residential development is 0.00029 improved acres per person (30 improved acres X 98 percent residential share / 101,551 persons). For nonresidential development, the planned LOS is 0.00005 improved acres per job (30 improved acres X two percent nonresidential share / 11,843 jobs).

The City of Buckeye provided a cost of $30,000,000 to construct 30 acres of community park amenities ($1,000,000 per acre) to serve existing and future development in the north service area. For community park amenities, the cost is $289.51 per person (0.00029 improved acres per person X $1,000,000 per acre) and $50.66 per job (0.00005 improved acres per job X $1,000,000 per acre).

Figure PR7: Planned Level of Service

Description	Improved Acres	Unit Cost	Total Cost
Community Services Campus	30.0	$1,000,000	$30,000,000
Total	30.0	$1,000,000	$30,000,000

Cost Factors	
Cost per Acre - Land Acquisition	$0
Cost per Acre - Amenities	$1,000,000
Cost per Acre - Total	$1,000,000

Level-of-Service (LOS) Standards	
Improved Acres (Planned)	30.0
Residential	
Residential Share	98%
2039 Population (North)	101,551
Improved Acres per Person	0.00029
Cost per Person	$289.51
Nonresidential	
Nonresidential Share	2%
2039 Jobs (North)	11,843
Improved Acres per Job	0.00005
Cost per Job	$50.66

Source: Buckeye Community Services Department

South Service Area

This section includes parks and recreational facilities included in the south service area.

Community Parks – Incremental Expansion

Buckeye currently provides 102 total acres of community parks in the south service area and plans to provide additional community parks to serve future development. The Enabling Legislation limits community parks to "up to thirty acres in area." To comply with the Enabling Legislation, Buckeye uses 64 eligible acres in the level-of-service standards. To allocate the proportionate share of demand for community parks to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. Buckeye's existing LOS for residential development is 0.00065 eligible acres per person (64 eligible acres X 98 percent residential share / 96,554 persons). For nonresidential development, the existing LOS is 0.00008 eligible acres per job (64 eligible acres X two percent nonresidential share / 16,252 jobs).

The City of Buckeye provided a cost of $150,000 per acre for land acquisition and $1,000,000 per acre to construct park amenities. The analysis uses $1,150,000 per acre as a proxy for future community parks needed to serve future development. For community parks, the cost is $747.03 per person (0.00065 eligible acres per person X $1,150,000 per acre) and $90.57 per job (0.00008 eligible acres per job X $1,150,000 per acre).

Figure PR8: Existing Level of Service

Description	Total Acres	Eligible Acres
Earl Edgar Park	26.0	26.0
Town Park	8.0	8.0
Sundance Park	68.0	30.0
Total	102.0	64.0

Cost Factors	
Cost per Acre - Land Acquisition	$150,000
Cost per Acre - Amenities	$1,000,000
Cost per Acre - Total	$1,150,000

Level-of-Service (LOS) Standards	
Eligible Acres	64.0
Residential	
Residential Share	98%
2024 Population (South)	96,554
Eligible Acres per Person	0.00065
Cost per Person	$747.03
Nonresidential	
Nonresidential Share	2%
2024 Jobs (South)	16,252
Eligible Acres per Job	0.00008
Cost per Job	$90.57

Source: Buckeye Community Services Department

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."*

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."*

As shown in the *Land Use Assumptions* document, projected development during the next 10 years includes population growth of 85,579 persons and employment growth of 23,930 jobs. To maintain the existing levels of service citywide, Buckeye needs to construct approximately 11 acres of regional park amenities and approximately 6,577 square feet of community centers during the next 10 years.

Buckeye plans to improve 30 acres of community parks in the north service area to serve existing and future development through 2039. Projected development in the north service area includes population growth of 79,060 persons and employment growth of 9,850 jobs during the next 15 years.

In the south service area, projected development includes population growth of 40,750 persons and employment growth of 17,401 jobs during the next 10 years. To maintain the existing level of service, Buckeye needs to construct approximately 28 acres of community parks during the next 10 years.

The following pages include a more detailed projection of demand for services and costs for the Parks and Recreational Facilities IIP.

Citywide Service Area

Regional Park Amenities – Incremental Expansion

Buckeye plans to maintain its existing level of service for regional park amenities during the next 10 years. Based on a projected population increase of 85,579 persons, future residential development demands an additional 10.6 acres of regional park amenities (85,579 additional persons X 0.00012 improved acres per person). With projected employment growth of 23,930 jobs, future nonresidential development demands an additional 0.4 acres of regional park amenities (23,930 additional jobs X 0.00002 improved acres per job). Future development demands approximately 11.0 additional acres of regional park amenities at a cost of $10,960,997 (11.0 acres X $1,000,000 per acre). Buckeye may use development fees to construct additional regional park amenities.

Figure PR9: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Regional Park Amenities	0.00012 Improved Acres	per Person	$1,000,000
	0.00002 Improved Acres	per Job	

Demand for Regional Park Amenities					
Year	Population	Jobs	Improved Acres		
			Residential	Nonresidential	Total
2024	119,044	18,246	14.7	0.3	15.0
2025	124,622	20,688	15.4	0.3	15.7
2026	131,159	23,649	16.2	0.4	16.6
2027	138,685	25,863	17.1	0.4	17.6
2028	146,598	27,792	18.1	0.5	18.6
2029	154,511	29,956	19.1	0.5	19.6
2030	162,704	32,139	20.1	0.5	20.6
2031	173,025	34,606	21.4	0.6	21.9
2032	183,344	37,072	22.6	0.6	23.2
2033	193,984	39,539	24.0	0.7	24.6
2034	204,623	42,176	25.3	0.7	26.0
10-Yr Increase	85,579	23,930	10.6	0.4	11.0

Growth-Related Expenditures	$10,567,544	$393,453	$10,960,997

Community Centers – Incremental Expansion

Buckeye plans to maintain its eligible level of service for community centers over the next 10 years. Based on a projected population increase of 85,579 persons, future residential development demands 6,340.5 square feet of community centers (85,579 additional persons X 0.0741 eligible square feet per person). With projected employment growth of 23,930 jobs, future nonresidential development demands 236.1 square feet of community centers (23,930 additional jobs X 0.0099 eligible square feet per job). Future development demands approximately 6,577 square feet of community centers at a cost of $9,207,237 (6,576.6 square feet X $1,400 per square foot). Buckeye may use development fees to construct additional community centers.

Figure PR10: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Community Centers	0.0741 Eligible Sq Feet	per Person	$1,400
	0.0099 Eligible Sq Feet	per Job	

Demand for Community Centers					
Year	Population	Jobs	Eligible Square Feet		
			Residential	Nonresidential	Total
2024	119,044	18,246	8,820.0	180.0	9,000.0
2025	124,622	20,688	9,233.2	204.1	9,437.3
2026	131,159	23,649	9,717.6	233.3	9,950.9
2027	138,685	25,863	10,275.1	255.1	10,530.3
2028	146,598	27,792	10,861.4	274.2	11,135.6
2029	154,511	29,985	11,447.7	295.8	11,743.5
2030	162,704	32,139	12,054.8	317.1	12,371.8
2031	173,025	34,606	12,819.4	341.4	13,160.8
2032	183,344	37,072	13,584.0	365.7	13,949.7
2033	193,984	39,539	14,372.2	390.1	14,762.3
2034	204,623	42,176	15,160.5	416.1	15,576.6
10-Yr Increase	85,579	23,930	6,340.5	236.1	6,576.6

Growth-Related Expenditures	$8,876,737	$330,501	$9,207,237

North Service Area

Community Park Amenities – Plan-Based

Buckeye plans to spend $30,000,000 to construct 30 acres of community park amenities in the north service area. Based on a projected population increase of 79,060 persons, future residential development demands 22.9 improved acres (79,060 additional persons X 0.00029 improved acres per person). With projected employment growth of 9,850 jobs, future nonresidential development demands an additional 0.5 improved acres (9,850 additional jobs X 0.00005 improved acres per job). Future development demands approximately 23.4 acres of planned community park amenities at a cost of $23,387,688 (23.4 improved acres X $1,000,000 per acre). Buckeye will fund existing development's share of $6,612,312 ($30,000,000 total cost - $23,387,688 growth-related cost) with non-development fee revenue.

Figure PR11: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Community Park Amenities	0.00029 Improved Acres	per Person	$1,000,000
	0.00005 Improved Acres	per Job	

Demand for Community Park Amenities					
Year	Population (North)	Jobs (North)	Improved Acres		
			Residential	Nonresidential	Total
2024	22,491	1,994	6.5	0.1	6.6
2025	24,101	2,519	7.0	0.1	7.1
2026	26,670	3,044	7.7	0.2	7.9
2027	29,720	3,569	8.6	0.2	8.8
2028	33,157	4,095	9.6	0.2	9.8
2029	36,594	4,855	10.6	0.2	10.8
2030	40,608	5,635	11.8	0.3	12.0
2031	47,126	6,314	13.6	0.3	14.0
2032	53,644	6,993	15.5	0.4	15.9
2033	60,482	7,672	17.5	0.4	17.9
2034	67,319	8,523	19.5	0.4	19.9
2035	74,347	9,433	21.5	0.5	22.0
2036	81,374	10,051	23.6	0.5	24.1
2037	88,402	10,670	25.6	0.5	26.1
2038	95,109	11,289	27.5	0.6	28.1
2039	101,551	11,843	29.4	0.6	30.0
15-Yr Increase	79,060	9,850	22.9	0.5	23.4

Growth-Related Expenditures	$22,888,692	$498,996	$23,387,688
Non-Growth Expenditures	$6,511,308	$101,004	$6,612,312
Total Expenditures	$29,400,000	$600,000	$30,000,000

South Service Area

Community Parks – Incremental Expansion

Buckeye plans to maintain its existing level of service for community parks in the south service area over the next 10 years. Based on a projected population increase of 40,750 persons, future residential development demands an additional 26.5 acres (40,750 additional persons X 0.00065 eligible acres per person). With projected employment growth of 17,401 jobs, future nonresidential development demands approximately 1.4 acres (17,401 additional jobs X 0.00008 eligible acres per job). Future development demands 27.8 additional acres of community parks at a cost of $32,017,478 (27.8 acres X $1,150,000 per acre). Buckeye may use development fees to expand existing community parks or to construct additional community parks.

Figure PR12: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Community Parks	0.00065 Eligible Acres	per Person	$1,150,000
	0.00008 Eligible Acres	per Job	

Demand for Community Parks					
Year	Population (South)	Jobs (South)	Eligible Acres		
			Residential	Nonresidential	Total
2024	96,554	16,252	62.7	1.3	64.0
2025	100,521	18,169	65.3	1.4	66.7
2026	104,489	20,605	67.9	1.6	69.5
2027	108,965	22,294	70.8	1.8	72.5
2028	113,441	23,698	73.7	1.9	75.6
2029	117,917	25,101	76.6	2.0	78.6
2030	122,097	26,504	79.3	2.1	81.4
2031	125,898	28,292	81.8	2.2	84.0
2032	129,700	30,079	84.3	2.4	86.6
2033	133,502	31,866	86.7	2.5	89.2
2034	137,304	33,654	89.2	2.7	91.8
10-Yr Increase	40,750	17,401	26.5	1.4	27.8

Growth-Related Expenditures	$30,441,438	$1,576,040	$32,017,478

PARKS AND RECREATIONAL FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for development fees, because Buckeye's construction transaction privilege tax rate equals the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Parks and Recreational Facilities Development Fees

North Service Area

Figure PR13 includes infrastructure components and cost factors for parks and recreational facilities fees in the north service area. The cost per service unit is $517.23 per person and $80.94 per job.

Parks and recreational facilities fees for residential development are assessed according to the number of persons per housing unit. The fee of $1,655 for a low/medium density unit is calculated using a cost per service unit of $517.23 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $27 per 1,000 square feet of industrial development is calculated using a cost per service unit of $80.94 per job multiplied by a demand unit of 0.34 jobs per 1,000 square feet.

Figure PR13: Parks and Recreational Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Community Park Amenities	$289.51	$50.66
Regional Park Amenities	$123.48	$16.44
Community Centers	$103.73	$13.81
Development Fee Report	$0.51	$0.03
Total	$517.23	$80.94

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$1,655	$684	$971
High Density (≥8 DU/Acre)	2.50	$1,293	$534	$759
Age Restricted (≤8 DU/Acre)	2.00	$1,034	$427	$607

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.34	$27	$37	($10)
Commercial	2.12	$172	$252	($80)
Office & Other Services	3.26	$263	$320	($57)
Institutional	3.03	$245	$100	$145

1. See Land Use Assumptions

South Service Area

Figure PR14 includes infrastructure components and cost factors for parks and recreational facilities fees in the south service area. The cost per service unit is $974.75 per person and $120.85 per job.

Parks and recreational facilities fees for residential development are assessed according to the number of persons per housing unit. The fee of $3,119 for a low/medium density unit is calculated using a cost per service unit of $974.75 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of $41 per 1,000 square feet of industrial development is calculated using a cost per service unit of $120.85 per job multiplied by a demand unit of 0.34 jobs per 1,000 square feet.

Figure PR14: Parks and Recreational Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Community Parks	$747.03	$90.57
Regional Park Amenities	$123.48	$16.44
Community Centers	$103.73	$13.81
Development Fee Report	$0.51	$0.03
Total	$974.75	$120.85

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$3,119	$1,915	$1,204
High Density (≥8 DU/Acre)	2.50	$2,437	$1,496	$941
Age Restricted (≤8 DU/Acre)	2.00	$1,950	$1,197	$753

Nonresidential Fees per 1,000 Square Feet				
Development Type	Jobs per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.34	$41	$83	($42)
Commercial	2.12	$257	$573	($316)
Office & Other Services	3.26	$393	$727	($334)
Institutional	3.03	$366	$228	$138

1. See Land Use Assumptions

Parks and Recreational Facilities Development Fee Revenue

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

North Service Area

In accordance with state law, this report includes an IIP for parks and recreational facilities needed to accommodate future development in the north service area. Projected fee revenue shown in Figure PR15 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for parks and recreational facilities shown in Figure PR13. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue during the next 10 years equals $23,699,221 and projected expenditures equal $40,390,250. Projected fee revenue related to community park amenities generated beyond the 10-year IIP timeline equals approximately $10,000,000. Buckeye will fund existing development's share of projected expenditures with non-development fee revenue.

Figure PR15: Parks and Recreational Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Community Park Amenities	$23,387,688	$6,612,312	$30,000,000
Regional Park Amenities	$5,642,919	$0	$5,642,919
Community Centers	$4,740,052	$0	$4,740,052
Development Fee Report	$7,279	$0	$7,279
Total	$33,777,938	$6,612,312	$40,390,250

		Low/Med Res $1,655 per unit	High Res $1,293 per unit	Age Restricted $1,034 per unit	Industrial $27 per 1,000 sq ft	Commercial $172 per 1,000 sq ft	Office & Other $263 per 1,000 sq ft	Institutional $245 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	4,680	0	5,950	0	502	164	226
Year 1	2025	5,005	0	6,234	0	647	207	252
Year 2	2026	5,630	0	6,518	0	792	249	279
Year 3	2027	6,406	0	6,802	0	937	291	305
Year 4	2028	7,181	155	7,087	0	1,082	333	331
Year 5	2029	7,957	310	7,371	330	1,285	375	358
Year 6	2030	8,912	465	7,655	660	1,498	417	384
Year 7	2031	10,669	619	7,911	1,016	1,658	458	412
Year 8	2032	12,546	619	8,167	1,373	1,818	500	439
Year 9	2033	14,522	619	8,423	1,730	1,978	541	467
Year 10	2034	16,499	619	8,679	2,086	2,193	582	553
10-Year Increase		11,820	619	2,729	2,086	1,692	418	327
Projected Revenue		$19,549,042	$800,019	$2,821,707	$57,154	$287,913	$110,069	$73,317

Projected Fee Revenue	$23,699,221
Total Expenditures	$40,390,250

South Service Area

In accordance with state law, this report includes an IIP for parks and recreational facilities needed to accommodate future development in the south service area. Projected fee revenue shown in Figure PR16 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for parks and recreational facilities shown in Figure PR14. 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 projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue equals $34,590,764 and projected expenditures equal $41,813,862.

Figure PR16: Parks and Recreational Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Community Parks	$32,017,478	$0	$32,017,478
Regional Park Amenities	$5,318,077	$0	$5,318,077
Community Centers	$4,467,185	$0	$4,467,185
Development Fee Report	$11,121	$0	$11,121
Total	$41,813,862	$0	$41,813,862

		Low/Med Res $3,119 per unit	High Res $2,437 per unit	Industrial $41 per 1,000 sq ft	Commercial $257 per 1,000 sq ft	Office & Other $393 per 1,000 sq ft	Institutional $366 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	21,134	1,213	16,277	2,045	856	771
Year 1	2025	21,617	1,828	18,119	2,428	935	824
Year 2	2026	22,100	2,443	19,962	3,073	1,003	877
Year 3	2027	22,582	3,261	21,804	3,367	1,070	930
Year 4	2028	23,065	4,080	22,804	3,660	1,137	983
Year 5	2029	23,547	4,898	23,804	3,953	1,205	1,036
Year 6	2030	24,030	5,598	24,804	4,247	1,272	1,089
Year 7	2031	24,513	6,298	25,527	4,570	1,442	1,173
Year 8	2032	24,995	6,998	26,251	4,894	1,613	1,258
Year 9	2033	25,478	7,698	26,974	5,217	1,783	1,342
Year 10	2034	25,960	8,398	27,698	5,541	1,954	1,427
10-Year Increase		4,826	7,185	11,421	3,496	1,097	656
Projected Revenue		$15,049,509	$17,504,484	$467,307	$897,512	$431,617	$240,335

Projected Fee Revenue	$34,590,764
Verrado Deficit	$7,223,098
Total Expenditures	$41,813,862

POLICE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the eligible facilities and assets for 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 facilities, police vehicles, police 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 for police facilities, police vehicles, and communication equipment. The plan-based methodology is used for the Development Fee Report.

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 future development. The Police Facilities IIP and development fees use functional population to allocate the cost of police infrastructure between residential and nonresidential development. Functional population is similar to what the U.S. Census Bureau calls "daytime population." It accounts for people living and working in a jurisdiction, but it also considers commuting patterns and time spent at home and at nonresidential locations. The functional population approach allocates the cost of the police infrastructure to residential and nonresidential development based on the activity of residents and workers through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents that work in Buckeye are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside Buckeye are assigned 14 hours to residential development, the remaining 10 hours in the day are assumed to be spent working outside of Buckeye. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2020 functional population data, residential development equals 83 percent of the functional population and nonresidential development equals 17 percent.

Figure P1: Functional Population

Demand Units in 2020					
Residential				Demand Hours/Day	Person Hours
	Population	91,502			
	Residents Not Working		54,600	20	1,092,000
	Employed Residents		36,902		
	Employed in Buckeye		2,870	14	40,180
	Employed outside Buckeye		34,032	14	476,448
				Residential Subtotal	1,608,628
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		54,600	4	218,400
	Jobs Located in Buckeye		11,152		
	Residents Employed in Buckeye		2,870	10	28,700
	Non-Resident Workers (inflow commuters)		8,282	10	82,820
				Nonresidential Subtotal	329,920
				Nonresidential Share	**17%**
				Total	1,938,548

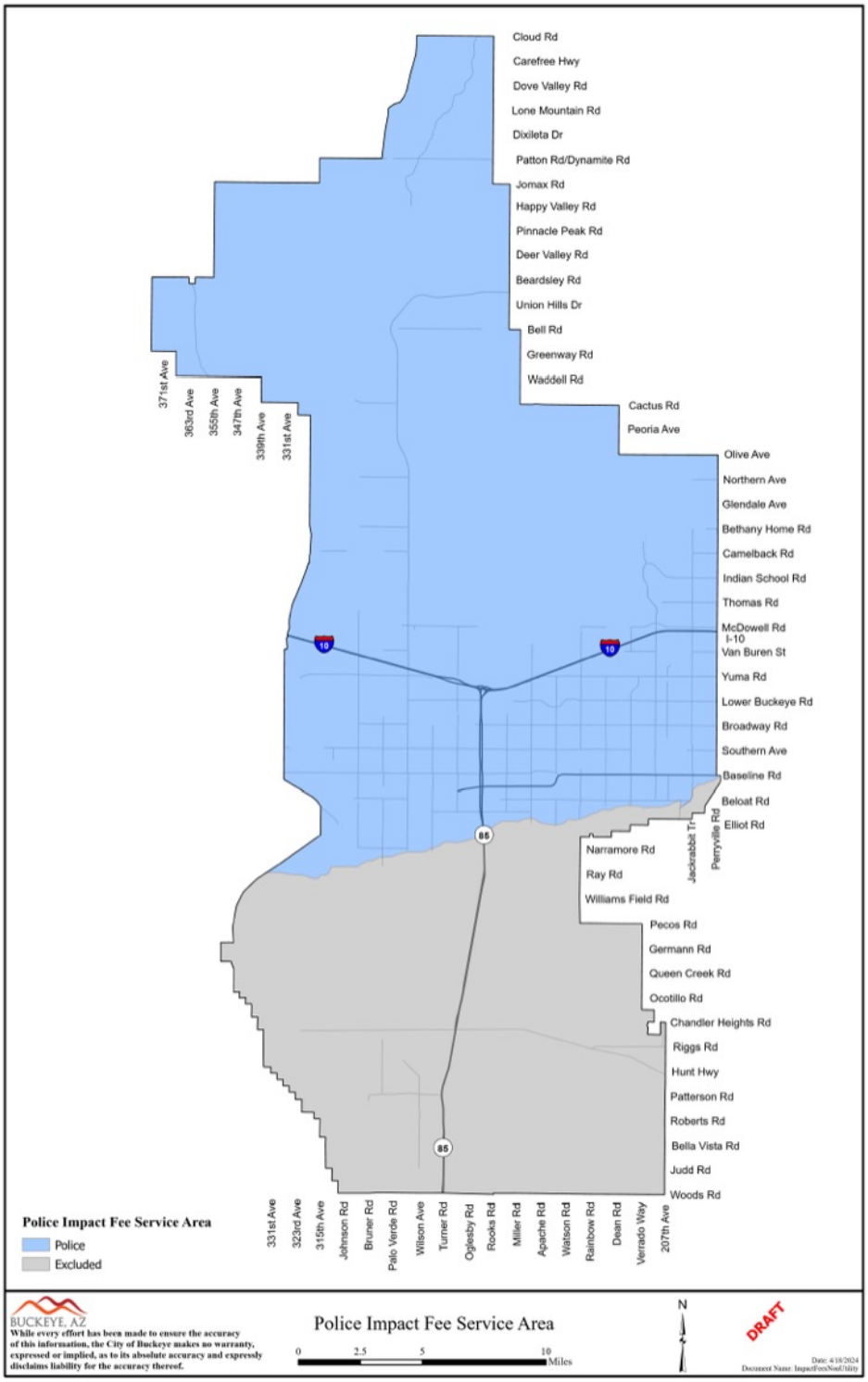
Source: U.S. Census Bureau (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.23.1 (employment).

The proportionate share of costs attributable to residential development are allocated to population and then converted to an appropriate amount by type of housing unit. TischlerBise recommends using vehicle trips as the demand indicator for nonresidential demand for police infrastructure. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police infrastructure from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, may not accurately reflect the demand for infrastructure. For example, if employees per thousand square feet were used as the demand indicator, police development fees may be disproportionately high for office and institutional development because these types of development typically have more employees per 1,000 square feet than commercial uses. If floor area were used as the demand indicator, police development fees may be disproportionately high for industrial development.

SERVICE AREA

Buckeye's Police Department strives to provide a uniform response time within the city limits; therefore, there is a single service area for the Police Facilities IIP.

Figure P2: Police Facilities Service Area



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 P3 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 per thousand square feet of floor area.

Figure P3: Ratio of Service Unit to Development Unit

Residential Development per Housing Unit	
Development Type	Persons per Housing Unit[1]
Low/Med Density (<8 DU/Acre)	3.20
High Density (≥8 DU/Acre)	2.50
Age Restricted (≤8 DU/Acre)	2.00

Nonresidential Development per 1,000 Square Feet			
Development Type	AWVTE per 1,000 Sq Ft[1]	Trip Rate Adjustment[1]	AWVT per 1,000 Sq Ft
Industrial	1.71	50%	0.86
Commercial	37.01	33%	12.21
Office & Other Services	10.84	50%	5.42
Institutional	22.59	33%	7.45

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 Facilities – Incremental Expansion

Buckeye currently provides 73,676 square feet of police facilities to existing development, and Buckeye plans to construct additional police facilities to serve future development. Arizona's Enabling Legislation excludes "a facility that is used for training officers from more than one station or substation." The Training and Vehicle Facility includes 21,468 total square feet, but the analysis excludes 10,734 square feet related to the ineligible training facility. Shown below, Figure P4 includes 62,942 eligible square feet of police facilities.

Figure P4: Existing Police Facilities

Description	Total Square Feet	Eligible Square Feet
PD Headquarters	9,700	9,700
Sundance Crossings	15,400	15,400
Criminal Investigations	4,600	4,600
Sun City Festival Substation	3,992	3,992
Evidence Building	17,316	17,316
Training and Vehicle Facility[1]	21,468	10,734
Communication Center	600	600
Tartesso Report Writing	600	600
Total	73,676	62,942

Source: Buckeye Police Department

1. Training portion excluded from eligible square feet

Buckeye plans to construct additional police facilities to serve future development. The Buckeye Police Department provided construction costs for 72,000 square feet of future police facilities equal to $55,000,000. The weighted average cost of these facilities is $764 per square foot ($55,000,000 / 72,000 square feet), and the analysis uses $764 per square foot as a proxy for future growth-related police facilities costs. Buckeye may use development fees to construct these projects or to construct other growth-related police facilities.

Figure P5: Construction Cost Factors

Description	Square Feet	Cost	Cost per Sq Ft
Communication Center	12,000	$19,000,000	$1,583
PD Headquarters	60,000	$36,000,000	$600
Total	72,000	$55,000,000	$764

Source: Buckeye Police Department

To allocate the proportionate share of demand for police facilities to residential and nonresidential development, this analysis uses functional population shown in Figure P1. Buckeye's existing level of service for residential development is 0.4388 eligible square feet per person (62,942 eligible square feet X 83 percent residential share / 119,044 persons). The nonresidential level of service is 0.1697 eligible square feet per trip (62,942 eligible square feet X 17 percent nonresidential share / 63,048 vehicle trips). For police facilities, the cost is $335.23 per person (0.4388 eligible square feet per person X $764 per square foot) and $129.64 per vehicle trip (0.1697 eligible square feet per trip X $764 per square foot).

Figure P6: Existing Level of Service

Cost Factors	
Cost per Square Foot	$764

Level-of-Service (LOS) Standards	
Eligible Square Feet	62,942
Residential	
Residential Share	83%
2024 Population	119,044
Square Feet per Person	0.4388
Cost per Person	$335.23
Nonresidential	
Nonresidential Share	17%
2024 Vehicle Trips	63,048
Square Feet per Vehicle Trip	0.1697
Cost per Vehicle Trip	$129.64

Source: Buckeye Police Department

Police Vehicles – Incremental Expansion

Buckeye provides 205 police vehicles with a total cost of $16,395,000, and Buckeye plans to acquire additional police vehicles to serve future development. To allocate the proportionate share of demand for police vehicles to residential and nonresidential development, this analysis uses functional population outlined in Figure P1. Buckeye's existing level of service for residential development is 0.0014 units per person (205 units X 83 percent residential share / 119,044 persons). The nonresidential level of service is 0.0006 units per vehicle trip (205 units X 17 percent nonresidential share / 63,048 vehicle trips).

The weighted average cost of Buckeye's existing fleet of police vehicles is $79,976 per unit ($16,395,000 total cost / 205 units), and the analysis uses this cost as a proxy for future growth-related police vehicle costs. Buckeye may use development fees to expand its police vehicle fleet. For police vehicles, the cost is $114.31 per person (0.0014 units per person X $79,976 per unit) and $44.21 per vehicle trip (0.0006 units per vehicle trip X $79,976 per unit).

Figure P7: Existing Level of Service

Description	Units	Unit Cost	Total Cost
Patrol	116	$85,000	$9,860,000
Patrol - Reserve	38	$85,000	$3,230,000
Detective	25	$65,000	$1,625,000
Detective - Reserve	8	$65,000	$520,000
City Code Truck	2	$35,000	$70,000
Prisoner Transport Van	2	$90,000	$180,000
Bearcat	1	$450,000	$450,000
DUI Van	1	$100,000	$100,000
Volunteer	4	$30,000	$120,000
Property and Evidence	3	$30,000	$90,000
Community Program	5	$30,000	$150,000
Total	205	$79,976	$16,395,000

Cost Factors	
Weighted Average per Unit	$79,976

Level-of-Service (LOS) Standards	
Existing Units	205
Residential	
Residential Share	83%
2024 Population	119,044
Units per Person	0.0014
Cost per Person	$114.31
Nonresidential	
Nonresidential Share	17%
2024 Vehicle Trips	63,048
Units per Vehicle Trip	0.0006
Cost per Vehicle Trip	$44.21

Source: Buckeye Police Department

Police Equipment – Incremental Expansion

Buckeye provides 761 units of police equipment with a total cost of $9,732,842, and Buckeye plans to acquire additional units to serve future development. The weighted average cost of Buckeye's existing police equipment is $12,790 per unit ($9,732,842 total cost / 761 units), and the analysis uses this cost as a proxy for future growth-related police equipment costs.

Figure P8: Existing Police Equipment

Description	Units	Unit Cost	Total Cost
Regional Wireless (Police Share)	1	$3,858,755	$3,858,755
Equipment per Sworn Officer	116	$7,248	$840,768
Portable Radio	178	$10,000	$1,780,000
Vehicle Radio	147	$10,000	$1,470,000
Dispatch Console	6	$90,117	$540,701
Automated Fingerprint System	1	$46,629	$46,629
Cisco Phone System	1	$14,375	$14,375
Mobile Data Terminal	140	$5,200	$728,000
Pole Cam	2	$13,288	$26,576
Desktops	52	$1,000	$52,000
Tablet	16	$1,000	$16,000
Laptop	41	$1,300	$53,300
Accident Trailer	1	$36,240	$36,240
Message Board	2	$20,000	$40,000
Radar Trailer	4	$15,000	$60,000
Automated Ext. Defibrillator	50	$2,174	$108,720
Interview Room Equipment	2	$20,000	$40,000
Contraband Inspection Kit	1	$20,778	$20,778
Total	761	$12,790	$9,732,842

Source: Buckeye Police Department

To allocate the proportionate share of demand for police equipment to residential and nonresidential development, this analysis uses functional population outlined in Figure P1. Buckeye's existing level of service for residential development is 0.0053 units per person (761 units X 83 percent residential share / 119,044 persons). The nonresidential level of service is 0.0021 units per vehicle trip (761 units X 17 percent nonresidential share / 63,048 vehicle trips).

The weighted average cost of Buckeye's existing police equipment is $12,790 per unit ($9,732,842 total cost / 761 units), and the analysis uses this cost as a proxy for future growth-related police equipment costs. Buckeye may use development fees to acquire additional police equipment to serve future development. For police equipment, the cost is $67.86 per person (0.0053 units per person X $12,790 per unit) and $26.24 per vehicle trip (0.0021 units per vehicle trip X $12,790 per unit).

Figure P9: Existing Level of Service

Cost Factors	
Weighted Average per Unit	$12,790

Level-of-Service (LOS) Standards	
Existing Units	761
Residential	
Residential Share	83%
2024 Population	119,044
Units per Person	0.0053
Cost per Person	$67.86
Nonresidential	
Nonresidential Share	17%
2024 Vehicle Trips	63,048
Units per Vehicle Trip	0.0021
Cost per Vehicle Trip	$26.24

Source: Buckeye Police Department

Development Fee Report – Plan-Based

The cost to prepare the Police Facilities IIP and related Development Fee Report totals $27,500. Buckeye 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 $0.51 per person and $0.10 per vehicle trip.

Figure P10: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$27,500	Residential	82%	Population	45,138	$0.50
		Nonresidential	18%	Jobs	11,709	$0.42
Library	$9,000	Residential	98%	Population	35,466	$0.25
		Nonresidential	2%	Jobs	11,709	$0.02
Parks and Recreational	$18,400	Residential	98%	Population	35,466	$0.51
		Nonresidential	2%	Jobs	11,709	$0.03
Police	$27,500	Residential	83%	Population	45,138	$0.51
		Nonresidential	17%	Vehicle Trips	47,030	$0.10
Street	$27,500	All Development	100%	VMT	631,502	$0.04
Water	$39,840	All Development	100%	Max Day Gallons	10,846,001	$0.01
Wastewater	$33,640	All Development	100%	Avg Day Gallons	2,285,458	$0.01
Total	$183,380					

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."*

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."*

As shown in the *Land Use Assumptions* document, projected development during the next 10 years includes population growth of 85,579 persons and nonresidential vehicle trip growth of 92,736 vehicle trips. To maintain the existing levels of service, Buckeye needs to construct approximately 53,294 square feet of police facilities, expand the fleet of police vehicles by approximately 174 units, and acquire approximately 644 units of police equipment during the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Police Facilities IIP.

Police Facilities – Incremental Expansion

Buckeye plans to maintain its existing level of service for police facilities over the next 10 years. Based on a projected population increase of 85,579 persons, future residential development demands approximately 37,556 square feet (85,579 additional persons X 0.4388 eligible square feet per person). With projected nonresidential growth of 92,736 vehicle trips, future nonresidential development demands approximately 15,739 square feet (92,736 additional vehicle trips X 0.1697 eligible square feet per vehicle trip). Future development demands approximately 53,294 square feet of police facilities at a cost of $40,710,910 (53,294.3 square feet X $764 per square foot). Buckeye may use development fees to expand existing police facilities or to construct additional police facilities.

Figure P11: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Facilities	0.4388 Square Feet	per Person	$764
	0.1697 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Eligible Square Feet		
			Residential	Nonresidential	Total
2024	119,044	63,048	52,241.9	10,700.1	62,942.0
2025	127,641	72,608	56,014.4	12,322.6	68,337.0
2026	136,098	85,312	59,725.5	14,478.7	74,204.3
2027	145,534	93,718	63,866.7	15,905.2	79,771.9
2028	154,458	101,403	67,783.0	17,209.5	84,992.5
2029	164,182	110,311	72,050.4	18,721.4	90,771.8
2030	172,763	118,867	75,815.7	20,173.5	95,989.2
2031	180,018	127,820	78,999.9	21,692.8	100,692.7
2032	186,973	136,772	82,052.0	23,212.2	105,264.2
2033	195,848	145,725	85,946.7	24,731.6	110,678.3
2034	204,623	155,784	89,797.5	26,438.8	116,236.3
10-Yr Increase	85,579	92,736	37,555.7	15,738.6	53,294.3

Growth-Related Expenditures	$28,688,348	$12,022,562	$40,710,910

Police Vehicles – Incremental Expansion

Buckeye plans to maintain its existing level of service for police vehicles over the next 10 years. Based on a projected population increase of 85,579 persons, future residential development demands an additional 122.3 units (85,579 additional persons X 0.0014 units per person). With projected nonresidential growth of 92,736 vehicle trips, future nonresidential development demands an additional 51.3 units (92,736 additional vehicle trips X 0.0006 units per vehicle trip). Future development demands approximately 174 police vehicles at a cost of $13,881,983 (173.6 units X $79,976 per unit). Buckeye may use development fees to expand its fleet of police vehicles.

Figure P12: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0014 Units	per Person	$79,976
	0.0006 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2024	119,044	63,048	170.2	34.9	205.0
2025	127,641	72,608	182.4	40.1	222.6
2026	136,098	85,312	194.5	47.2	241.7
2027	145,534	93,718	208.0	51.8	259.8
2028	154,458	101,403	220.8	56.1	276.8
2029	164,182	110,078	234.7	60.8	295.5
2030	172,763	118,867	246.9	65.7	312.6
2031	180,018	127,820	257.3	70.7	328.0
2032	186,973	136,772	267.2	75.6	342.8
2033	195,848	145,725	279.9	80.5	360.5
2034	204,623	155,784	292.5	86.1	378.6
10-Yr Increase	85,579	92,736	122.3	51.3	173.6

Growth-Related Expenditures	$9,782,418	$4,099,564	$13,881,983

Police Equipment – Incremental Expansion

Buckeye plans to maintain its existing level of service for police equipment over the next 10 years. Based on a projected population increase of 85,579 persons, future residential development demands an additional 454.1 units (85,579 additional persons X 0.0053 units per person). With projected nonresidential growth of 92,736 vehicle trips, future nonresidential development demands an additional 190.3 units (92,736 additional vehicle trips X 0.0021 units per vehicle trip). Future development demands approximately 644 units of police equipment at a cost of $8,240,997 (644.4 units X $12,790 per unit).

Figure P13: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0053 Units	per Person	$12,790
	0.0021 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2024	119,044	63,048	631.6	129.4	761.0
2025	127,641	72,608	677.2	149.0	826.2
2026	136,098	85,312	722.1	175.1	897.2
2027	145,534	93,718	772.2	192.3	964.5
2028	154,458	101,403	819.5	208.1	1,027.6
2029	164,182	110,311	871.1	226.4	1,097.5
2030	172,763	118,867	916.6	243.9	1,160.6
2031	180,018	127,820	955.1	262.3	1,217.4
2032	186,973	136,772	992.0	280.6	1,272.7
2033	195,848	145,725	1,039.1	299.0	1,338.2
2034	204,623	155,784	1,085.7	319.7	1,405.4
10-Yr Increase	85,579	92,736	454.1	190.3	644.4

Growth-Related Expenditures	$5,807,303	$2,433,694	$8,240,997

POLICE FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for development fees, because Buckeye's construction transaction privilege tax rate equals the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Police Facilities Development Fees

Figure P14 includes infrastructure components and cost factors for police facilities development fees. The cost per service unit is $517.91 per person and $200.19 per trip.

Police facilities fees for residential development are assessed according to the number of persons per housing unit. The fee of $1,657 for low/medium density unit is calculated using a cost per service unit of $517.91 per person multiplied by a demand unit of 3.20 persons per housing unit.

Nonresidential development fees are calculated using vehicle trips as the service unit. The fee of $172 per 1,000 square feet of industrial development is derived from a cost per service unit of $200.19 per trip multiplied by a demand unit of 0.86 vehicle trips per 1,000 square feet.

Figure P14: Police Facilities Development Fees

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$335.23	$129.64
Police Vehicles	$114.31	$44.21
Police Equipment	$67.86	$26.24
Development Fee Report	$0.51	$0.10
Total	$517.91	$200.19

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	3.20	$1,657	$842	$815
High Density (≥8 DU/Acre)	2.50	$1,295	$658	$637
Age Restricted (≤8 DU/Acre)	2.00	$1,036	$526	$510

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	0.86	$172	$92	$80
Commercial	12.21	$2,444	$1,323	$1,121
Office & Other Services	5.42	$1,085	$517	$568
Institutional	7.45	$1,491	$684	$807

1. See Land Use Assumptions

POLICE FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure P15 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. Projected development fee revenue equals $58,610,030 and projected expenditures equal $62,861,389.

Figure P15: Police Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Police Facilities	$40,710,910	$0	$40,710,910
Police Vehicles	$13,881,983	$0	$13,881,983
Police Equipment	$8,240,997	$0	$8,240,997
Development Fee Report	$27,500	$0	$27,500
Total	$62,861,389	$0	$62,861,389

		Low/Med Res $1,657 per unit	High Res $1,295 per unit	Age Restricted $1,036 per unit	Industrial $172 per 1,000 sq ft	Commercial $2,444 per 1,000 sq ft	Office & Other $1,085 per 1,000 sq ft	Institutional $1,491 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	25,814	1,213	5,950	16,277	2,547	1,021	997
Year 1	2025	27,626	1,828	6,234	18,119	3,075	1,142	1,076
Year 2	2026	29,361	2,443	6,518	19,962	3,865	1,251	1,155
Year 3	2027	31,214	3,261	6,802	21,804	4,304	1,361	1,235
Year 4	2028	32,792	4,235	7,087	22,804	4,742	1,470	1,314
Year 5	2029	34,611	5,208	7,371	24,134	5,239	1,580	1,394
Year 6	2030	36,173	6,063	7,655	25,464	5,744	1,689	1,473
Year 7	2031	37,466	6,917	7,911	26,544	6,228	1,901	1,585
Year 8	2032	38,700	7,617	8,167	27,624	6,712	2,113	1,697
Year 9	2033	40,611	8,317	8,423	28,704	7,196	2,324	1,809
Year 10	2034	42,460	9,017	8,679	29,784	7,734	2,536	1,980
10-Year Increase		16,646	7,804	2,729	13,507	5,187	1,515	983
Projected Revenue		$27,574,181	$10,099,568	$2,825,626	$2,324,869	$12,676,414	$1,643,480	$1,465,892

Projected Fee Revenue	$58,610,030
Verrado Deficit	$4,251,359
Total Expenditures	$62,861,389

STREET FACILITIES IIP

ARS § 9-463.05 (T)(7)(e) defines the eligible facilities and assets for 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, interchange right-of-way, and the cost of preparing the Street Facilities IIP and related Development Fee Report. The plan-based methodology is used for all components.

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 Street Facilities IIP and development fees will allocate the cost of necessary public services between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

SERVICE AREA

Figure S1 includes the service area map for the Street Facilities IIP.

Street Service Area

The street service area includes areas south of Greenway Road and north of the Gila River. Buckeye will assess development fees related to interchange ROW and the cost of preparing the Street Facilities IIP and related Development Fee Report within this service area. There are two subareas within the street service area.

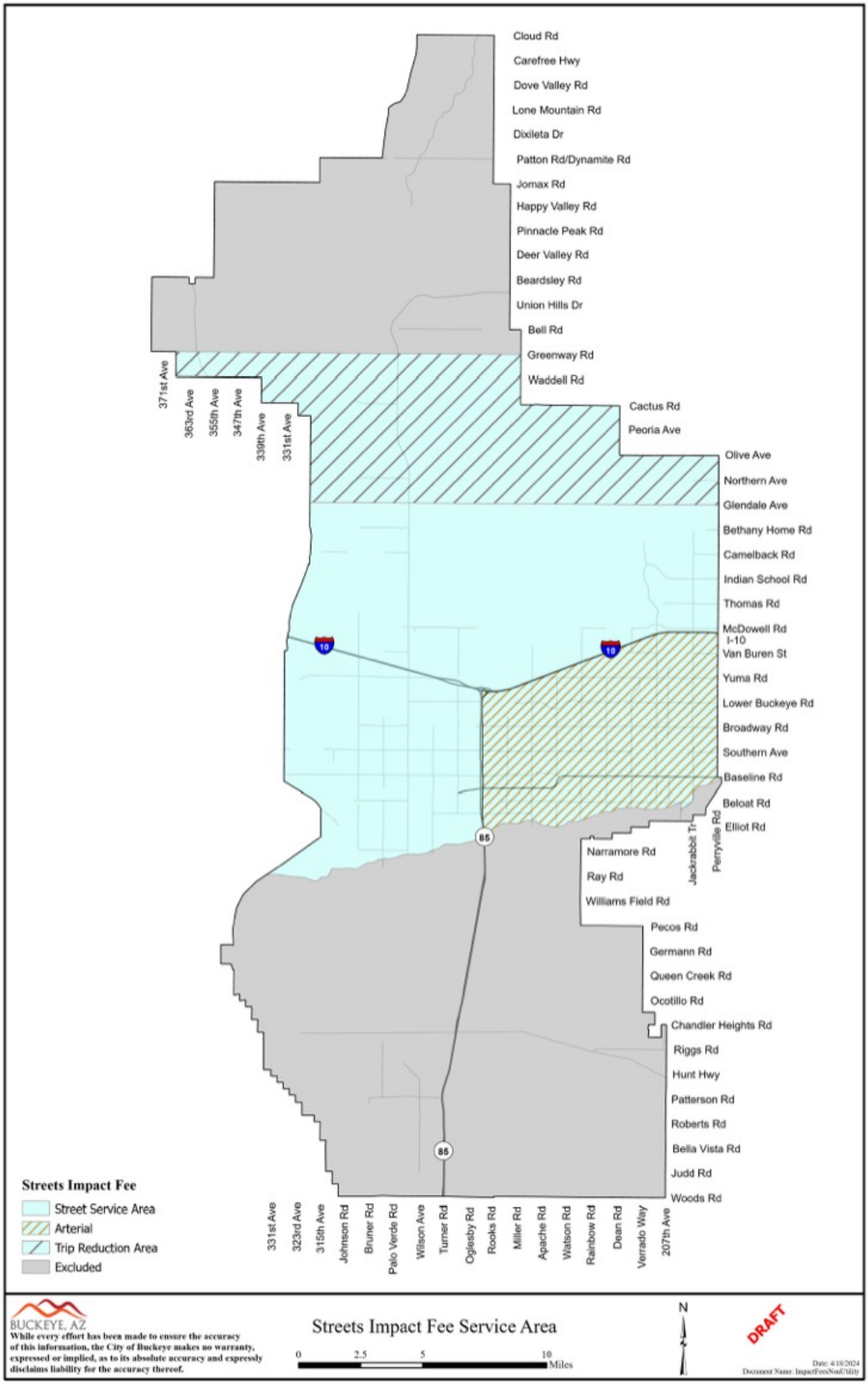
Trip Reduction Service Area

The trip reduction service area is located within the street service area and includes areas south of Greenway Road and north of Glendale Avenue. Development within the trip reduction service area receives a trip adjustment of 50 percent to account for alternative travel patterns that may reduce the amount of vehicle trips using future Interstate 10 interchanges.

Arterial Service Area

The arterial service area is located within the street service area and includes areas north of the Gila River, east of State Route 85, south of Interstate 10, and west of Perryville Road. In addition to development fees related to interchange ROW and the cost of preparing the Street Facilities IIP and related Development Fee Report, Buckeye will assess development fees related to arterial improvements within the arterial service area.

Figure S1: Street Facilities Service Area



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."*

Buckeye will use vehicle miles traveled (VMT) as the demand units for street facilities fees. Components used to determine VMT include average weekday vehicle trip generation rates, adjustments for commuting patterns and pass-by trips, and trip length weighting factors.

Residential Trip Generation Rates

For residential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). For single-family development, the proxy is Single Family Detached Housing (ITE 210), and this type of development generates 9.43 average weekday vehicle trip ends per unit. For multi-family development, the proxy is Multifamily Housing Low-Rise (ITE 220), and this type of development generates 6.74 average weekday vehicle trip ends per unit. For age restricted development, the proxy is Senior Adult Housing – Single-Family (ITE 251), and this type of development generates 4.31 average weekday vehicle trip ends per unit.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Warehousing (ITE 150) which generates 1.71 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Government Office (ITE 730) and generates 22.59 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area.

Figure S2: Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Employees Per Dmd Unit	Square Feet Per Employee
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	7.99	14.34	0.56	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Trip Rate Adjustments

To calculate street facilities 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 in this section, the development 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 64 percent to account for commuters leaving Buckeye 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 S3, the U.S. Census Bureau's OnTheMap web application indicates 92 percent of resident workers traveled outside of Buckeye for work in 2020. In combination, these factors (0.31 x 0.50 x 0.92 = 0.14) support the additional 14 percent allocation of trips to residential development.

Figure S3: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters	
Employed Residents	36,902
Residents Living and Working in Buckeye	2,870
Residents Commuting Outside Buckeye for Work	34,032
Percent Commuting out of Buckeye	92%
Additional Production Trips[1]	14%
Standard Trip Rate Adjustment	50%
Residential Trip Adjustment Factor	64%

Source: U.S. Census Bureau, OnTheMap Application (version 6.23.1) and LEHD Origin-Destination Employment Statistics, 2020.

1. 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 2020 indicate that 92 percent of Buckeye's workers travel outside the city for work. In combination, these factors (0.3099 x 0.50 x .92 = 0.143) account for 14 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 (14 percent of production trips) for a total of 64 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 and institutional development, the trip adjustment factor is less than 50 percent because these types of development 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, 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.

Average Weekday Vehicle Trips

Shown below in Figure S4, multiplying average weekday vehicle trip ends and trip adjustment factors by existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing development citywide generates 302,706 vehicle trips on an average weekday.

Figure S4: Average Weekday Vehicle Trips by Land Use – Citywide

Development Type	Development Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2024 Dev Units	2024 Veh Trips
Single Family	HU	210	9.43	64%	38,782	234,060
Multi-Family	HU	220	6.74	64%	1,298	5,598
Industrial	KSF	150	1.71	50%	16,360	13,988
Commercial	KSF	820	37.01	33%	2,839	34,677
Office & Other Services	KSF	710	10.84	50%	1,063	5,760
Institutional	KSF	730	22.59	33%	1,157	8,623
Total						302,706

Shown below in Figure S5, existing development in the street service area generates 261,001 vehicle trips on an average weekday—this includes trips generated in the trip reduction and arterial service areas.

Figure S5: Average Weekday Vehicle Trips by Land Use – Street Service Area

Development Type	Development Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2024 Dev Units	2024 Veh Trips
Single Family	HU	210	9.43	64%	32,477	195,965
Multi-Family	HU	220	6.74	64%	1,298	5,598
Industrial	KSF	150	1.71	50%	16,360	13,988
Commercial	KSF	820	37.01	33%	2,631	32,113
Office & Other Services	KSF	710	10.84	50%	981	5,314
Institutional	KSF	730	22.59	33%	1,076	8,023
Total						261,001

Trip Length Weighting Factor

The street facilities development fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 6a, Table 6b, and Table 6c of the 2017 National Household Travel Survey, vehicle trips from residential development are approximately 117 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 75 percent of the average trip length while other nonresidential development typically accounts for trips that are 73 percent of the average for all trips.

Local Trip Lengths

According to recent estimates, Buckeye provides 228.86 lane miles of arterials citywide. Using a capacity standard of 8,700 vehicles per lane mile, Buckeye's existing arterial network provides 1,991,039 vehicle miles of capacity (228.86 lane miles X 8,700 vehicles per lane mile). To derive the average utilization (i.e., average trip length expressed in miles) of the major streets, divide vehicle miles of capacity by vehicle trips attracted to development in Buckeye. As shown in Figure S4, citywide development currently attracts

302,706 average weekday vehicle trips. Dividing 1,991,039 vehicle miles of capacity by existing average weekday vehicle trips yields an unweighted-average trip length of approximately 6.57 miles. The calibration of average trip length includes the same adjustment factors used in the development fee calculations (i.e., commuter trip adjustment, pass-by trip adjustment, and average trip length adjustment). With these refinements, the weighted-average trip length is 6.0866 miles.

Local Vehicle Miles Traveled

Shown below are the demand indicators for residential and nonresidential land uses related to vehicle miles traveled (VMT). For residential development, the table displays VMT per housing unit. For nonresidential development, the table displays VMT generated per 1,000 square feet of floor.

Figure S6: Ratio of Service Unit to Development Unit

Residential Development per Housing Unit					
Development Type	AWVTE per unit[1]	Trip Adjustment[1]	Average Trip Length (miles)	Trip Length Weight Factor[1]	Avg Wkdy VMT per Unit
Low/Med Density (<8 DU/Acre)	9.43	64%	6.0866	117%	42.98
High Density (≥8 DU/Acre)	6.74	64%	6.0866	117%	30.72
Age Restricted (≤8 DU/Acre)	4.31	64%	6.0866	117%	19.64

Nonresidential Development per 1,000 Square Feet					
Development Type	AWVTE per 1,000 Sq Ft[1]	Trip Adjustment[1]	Average Trip Length (miles)	Trip Length Weight Factor[1]	Avg Wkdy VMT per 1,000 Sq Ft
Industrial	1.71	50%	6.0866	73%	3.80
Commercial	37.01	33%	6.0866	75%	55.75
Office & Other Services	10.84	50%	6.0866	73%	24.08
Institutional	22.59	33%	6.0866	73%	33.12

1. See Land Use Assumptions

Shown below are the demand indicators for residential and nonresidential land uses related to VMT in the trip reduction service area. For residential development, the table displays VMT per housing unit. For nonresidential development, the table displays VMT generated per 1,000 square feet of floor.

Figure S7: Ratio of Service Unit to Development Unit – Trip Reduction Service Area

Residential Development per Housing Unit					
Development Type	AWVTE per unit[1]	Trip Adjustment[1]	Average Trip Length (miles)	Trip Length Weight Factor[1]	Avg Wkdy VMT per Unit
Low/Med Density (<8 DU/Acre)	9.43	32%	6.0866	117%	21.49
High Density (≥8 DU/Acre)	6.74	32%	6.0866	117%	15.36
Age Restricted (≤8 DU/Acre)	4.31	32%	6.0866	117%	9.82

Nonresidential Development per 1,000 Square Feet					
Development Type	AWVTE per 1,000 Sq Ft[1]	Trip Adjustment[1]	Average Trip Length (miles)	Trip Length Weight Factor[1]	Avg Wkdy VMT per 1,000 Sq Ft
Industrial	1.71	25%	6.0866	73%	1.90
Commercial	37.01	17%	6.0866	75%	27.88
Office & Other Services	10.84	25%	6.0866	73%	12.04
Institutional	22.59	17%	6.0866	73%	16.56

1. See Land Use Assumptions

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."*

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."*

Citywide

As shown in the *Land Use Assumptions* document, citywide projected development includes an additional 29,507 housing units and 21,435,000 square feet of nonresidential floor area over the next 10 years. Based on the trip generation factors discussed in this section, projected development generates an additional 1,590,499 VMT over the next 10 years.

Figure S8: Projected Travel Demand – Citywide

Development Type	Development Unit	ITE Code	Weekday VTE	Trip Adjustment	Trip Length Adjustment	Weekday VMT
Single Family	HU	210	9.43	64%	117%	42.98
Multi-Family	HU	220	6.74	64%	117%	30.72
Industrial	KSF	150	1.71	50%	73%	3.80
Commercial	KSF	820	37.01	33%	75%	55.75
Office & Other Services	KSF	710	10.84	50%	73%	24.08
Institutional	KSF	730	22.59	33%	73%	33.12

Capacity Per Lane Mile	8,700
Average Trip Length	6.087

Buckeye	2024	2025	2026	2027	2028	2029	2034	10-Year
	Base	1	2	3	4	5	10	Increase
Single Family Units	38,782	41,092	43,325	45,739	47,878	50,257	60,324	21,542
Multi-Family Units	1,298	1,993	2,689	3,507	4,480	5,454	9,263	7,965
Industrial KSF	16,360	18,207	20,053	21,899	22,903	24,236	29,890	13,530
Commercial KSF	2,839	3,388	4,200	4,659	5,119	5,636	8,178	5,339
Office & Other Services KSF	1,063	1,187	1,300	1,413	1,526	1,639	2,621	1,558
Institutional KSF	1,157	1,238	1,318	1,399	1,480	1,561	2,165	1,008
Single-Family Trips	234,060	247,998	261,474	276,042	288,952	303,313	364,070	130,010
Multi-Family Trips	5,598	8,598	11,598	15,128	19,327	23,525	39,956	34,358
Residential Trips	239,658	256,597	273,072	291,170	308,278	326,838	404,026	164,368
Industrial Trips	13,988	15,567	17,145	18,723	19,582	20,722	25,556	11,568
Commercial Trips	34,677	41,381	51,293	56,906	62,519	68,839	99,884	65,208
Office & Other Services Trips	5,760	6,435	7,046	7,658	8,270	8,882	14,205	8,445
Institutional Trips	8,623	9,225	9,828	10,430	11,032	11,634	16,138	7,515
Nonresidential Trips	63,048	72,608	85,312	93,718	101,403	110,078	155,784	92,736
Total Vehicle Trips	**302,706**	**329,205**	**358,385**	**384,888**	**409,681**	**436,916**	**559,810**	**257,104**
Vehicle Miles Traveled (VMT)	**1,991,039**	**2,154,958**	**2,329,941**	**2,496,854**	**2,653,515**	**2,825,000**	**3,581,538**	**1,590,499**
Arterial Lane Miles	228.86	247.70	267.81	286.99	305.00	324.71	411.67	182.82

Street Service Area

Figure S9 includes projected VMT during the next 10 years within the street service area. Based on projections in the *Land Use Assumptions* document and demand factors shown in Figure S6, projected development within the street service area generates an additional 631,502 VMT over the next five years (2,061,468 VMT in 2029 – 1,429,967 VMT in 2024) and 1,091,565 VMT over the next 10 years (2,521,532 VMT in 2034 – 1,429,967 VMT in 2024).

Figure S9: Projected Travel Demand – Street Service Area

Development Type	Development Unit	ITE Code	Weekday VTE	Trip Adjustment	Trip Length Adjustment	Weekday VMT
Single Family	HU	210	9.43	64%	117%	42.98
Multi-Family	HU	220	6.74	64%	117%	30.72
Industrial	KSF	150	1.71	50%	73%	3.80
Commercial	KSF	820	37.01	33%	75%	55.75
Office & Other Services	KSF	710	10.84	50%	73%	24.08
Institutional	KSF	730	22.59	33%	73%	33.12

Capacity Per Lane Mile	8,700
Average Trip Length	6.0866

Street Service Area	2024	2025	2026	2027	2028	2029	2034	10-Year Increase
	Base	1	2	3	4	5	10	
Single Family Units	32,477	34,415	36,276	38,318	40,086	42,094	48,452	15,975
Multi-Family Units	1,298	1,993	2,689	3,507	4,480	5,454	9,263	7,965
Industrial KSF	16,360	18,207	20,053	21,899	22,903	24,236	29,797	13,436
Commercial KSF	2,631	3,108	3,848	4,236	4,623	5,069	7,340	4,710
Office & Other Services KSF	981	1,083	1,175	1,266	1,357	1,449	2,301	1,320
Institutional KSF	1,076	1,143	1,209	1,276	1,342	1,409	1,901	825
Single-Family Trips	195,965	207,653	217,972	228,931	238,231	248,983	278,598	82,633
Multi-Family Trips	5,598	8,598	11,598	15,128	18,993	22,857	38,621	33,023
Residential Trips	201,563	216,251	229,570	244,059	257,224	271,840	317,219	115,656
Industrial Trips	13,988	15,567	17,145	18,723	19,582	20,581	24,630	10,642
Commercial Trips	32,113	37,937	46,968	51,700	56,432	61,518	87,478	55,365
Office & Other Services Trips	5,314	5,872	6,367	6,862	7,357	7,852	12,420	7,106
Institutional Trips	8,023	8,519	9,015	9,511	10,007	10,503	14,103	6,080
Nonresidential Trips	59,438	67,894	79,495	86,796	93,378	100,454	138,631	79,193
Total Vehicle Trips	**261,001**	**284,145**	**309,065**	**330,855**	**350,601**	**372,294**	**455,850**	**194,849**
Vehicle Miles Traveled (VMT)	**1,429,967**	**1,562,007**	**1,698,664**	**1,823,826**	**1,936,356**	**2,061,468**	**2,521,532**	**1,091,565**

Arterial Service Area

Figure S10 includes projected VMT during the next 10 years within the arterial service area. Based on projections in the *Land Use Assumptions* document and demand factors shown in Figure S6, projected development within the arterial service area generates an additional 534,078 VMT over the next 10 years.

Figure S10: Projected Travel Demand – Arterial Service Area

Development Type	Development Unit	ITE Code	Weekday VTE	Trip Adjustment	Trip Length Adjustment	Weekday VMT
Single Family	HU	210	9.43	64%	117%	42.98
Multi-Family	HU	220	6.74	64%	117%	30.72
Industrial	KSF	150	1.71	50%	73%	3.80
Commercial	KSF	820	37.01	33%	75%	55.75
Office & Other Services	KSF	710	10.84	50%	73%	24.08
Institutional	KSF	730	22.59	33%	73%	33.12

Capacity Per Lane Mile	8,700
Average Trip Length	6.0866

Street Service Area: Arterial	2024 Base	2025 1	2026 2	2027 3	2028 4	2029 5	2034 10	10-Year Increase
Single Family Units	17,547	18,787	19,651	20,482	21,039	21,837	20,156	2,609
Multi-Family Units	1,212	1,827	2,442	3,260	4,079	4,897	8,397	7,185
Industrial KSF	15,623	17,458	19,293	21,127	22,119	23,112	26,231	10,608
Commercial KSF	1,836	2,177	2,781	3,032	3,284	3,535	4,393	2,556
Office & Other Services KSF	572	651	719	786	853	921	913	341
Institutional KSF	516	536	556	575	595	615	824	308
Single-Family Trips	105,898	113,384	118,597	123,615	126,976	131,788	121,645	15,748
Multi-Family Trips	5,228	7,881	10,534	14,064	17,594	21,124	36,221	30,993
Residential Trips	111,126	121,265	129,130	137,679	144,569	152,912	157,867	46,741
Industrial Trips	13,358	14,927	16,495	18,064	18,912	19,761	22,428	9,070
Commercial Trips	22,428	26,591	33,961	37,032	40,103	43,174	53,650	31,222
Office & Other Services Trips	3,102	3,529	3,894	4,259	4,624	4,989	4,948	1,846
Institutional Trips	3,850	3,996	4,143	4,290	4,437	4,583	6,143	2,294
Nonresidential Trips	42,737	49,043	58,493	63,645	68,076	72,507	87,169	44,432
Total Vehicle Trips	**153,862**	**170,308**	**187,624**	**201,324**	**212,645**	**225,419**	**245,035**	**91,173**
Vehicle Miles Traveled (VMT)	**983,981**	**1,084,711**	**1,183,611**	**1,267,754**	**1,336,883**	**1,416,354**	**1,518,058**	**534,078**

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."*

Arterial Improvements – Plan-Based

Buckeye plans to construct arterial improvements within the arterial service area to serve existing and future development over the next 10 years. The planned arterial improvements will add capacity to the arterial network by widening arterials in areas with asymmetric road layouts, also known as scalloped streets, located adjacent to parcels where future development is not required to construct half-street improvements. Examples include bridges across the Roosevelt Irrigation District (RID) Canal and arterial segments adjacent to developed county islands. The total cost of planned arterial improvements within the arterial service area is $37,807,000.

Figure S11: Planned Arterial Improvements

Description	Cost
Watson Road, Elwood to RID	$7,225,000
Watson Road Bridge at RID	$10,275,000
Miller Road Bridge at RID	$7,525,000
Apache Rd., Roeser South (Napolitano Frontage)	$4,125,000
249th Ave/Yuma Road, Store All American to Jones Ford	$3,670,000
Miller Rd., Broadway to Warner St. (No Signal)	$4,987,000
Total	$37,807,000

Source: Buckeye Engineering Department

The planned arterial improvements provide a benefit to existing and future development, so the analysis allocates the total cost of the planned arterial improvements to 2034 total VMT generated in the arterial service area. The arterial improvements cost is $24.90 per VMT ($37,807,000 / 1,518,058 total VMT in 2034), and 10-year projected revenue is $13,298,536 ($24.90 per VMT X 534,078 additional VMT).

Figure S12: Cost Allocation

Cost Factors	
Planned Arertial Improvements	$37,807,000
2034 VMT	1,518,058
Cost per VMT	$24.90
10-Year VMT Increase	534,078
10-Year Projected Revenue	$13,298,536

Interchange ROW – Plan-Based

Buckeye plans to acquire rights-of-way for future Interstate 10 interchanges to serve future development. Shown below, the total cost of planned interchange ROW acquisitions in the street service area is $28,226,880. Dean Road and Johnson Road were included in the previous Street Facilities IIP, so this analysis includes a credit for development fees already collected for these projects. After subtracting the existing street development fee fund balance as of February 29, 2024, the eligible cost is $27,126,880.

Figure S13: Planned Interchange ROW Acquisition

Description	Project Cost[1]	Fund Balance[2]	Eligible Cost
Dean Rd & I-10 (ROW)	$12,545,280	($776,471)	$11,768,809
Johnson Rd & I-10 (ROW)	$5,227,200	($323,529)	$4,903,671
Wilson Rd & I-10 (ROW)	$5,227,200	$0	$5,227,200
Bruner Rd & I-10 (ROW)	$5,227,200	$0	$5,227,200
Total	$28,226,880	($1,100,000)	$27,126,880

1. Buckeye Engineering Department
2. Buckeye Finance Department, February 2024

The growth share for Dean Road and Johnson Road is 30.6 percent (5-year increase of 631,502 VMT / 1,429,967 VMT in 2024), and the growth share for Wilson Road and Bruner Road is 43.3 percent (10-year increase of 1,091,565 VMT / 1,429,967 VMT in 2024). Applying the growth shares to the eligible costs provides a growth cost of $9,628,534. Dividing the growth costs by the VMT increase associated with each project equals a growth-related cost of $12.22 per VMT.

Figure S14: Cost Allocation

Description	Eligible Cost	Growth Share[1]	Growth Cost	VMT Increase	Cost per VMT
Dean Rd & I-10 (ROW)	$11,768,809	30.6%	$3,601,256	631,502	$5.70
Johnson Rd & I-10 (ROW)	$4,903,671	30.6%	$1,500,523	631,502	$2.38
Wilson Rd & I-10 (ROW)	$5,227,200	43.3%	$2,263,378	1,091,565	$2.07
Bruner Rd & I-10 (ROW)	$5,227,200	43.3%	$2,263,378	1,091,565	$2.07
Total	$27,126,880	35.5%	$9,628,534		$12.22

1. Growth share based on VMT increase

Development Fee Report – Plan-Based

The cost to prepare the Street Facilities IIP and related Development Fee Report equals $27,500. Buckeye 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 $0.04 per VMT.

Figure S15: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$27,500	Residential	82%	Population	45,138	$0.50
		Nonresidential	18%	Jobs	11,709	$0.42
Library	$9,000	Residential	98%	Population	35,466	$0.25
		Nonresidential	2%	Jobs	11,709	$0.02
Parks and Recreational	$18,400	Residential	98%	Population	35,466	$0.51
		Nonresidential	2%	Jobs	11,709	$0.03
Police	$27,500	Residential	83%	Population	45,138	$0.51
		Nonresidential	17%	Vehicle Trips	47,030	$0.10
Street	$27,500	All Development	100%	VMT	631,502	$0.04
Water	$39,840	All Development	100%	Max Day Gallons	10,846,001	$0.01
Wastewater	$33,640	All Development	100%	Avg Day Gallons	2,285,458	$0.01
Total	$183,380					

STREET FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for development fees, because Buckeye's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Street Facilities Development Fees

Arterial Service Area

Figure S16 includes infrastructure components and cost factors for street facilities development fees in the arterial service area. The cost per service unit is $37.16 per VMT.

Street facilities fees for residential development are assessed according to the number of VMT per housing unit. The fee of $1,597 for low/medium density unit is calculated using a cost per service unit of $37.16 per VMT multiplied by a demand unit of 42.98 VMT per housing unit.

Nonresidential development fees are calculated using VMT as the service unit. The fee of $141 per 1,000 square feet of industrial development is derived from a cost per service unit of $37.16 per VMT multiplied by a demand unit of 3.80 VMT per 1,000 square feet.

Figure S16: Street Facilities Development Fees

Fee Component	Cost per VMT
Arterial Improvements	$24.90
Interchange ROW	$12.22
Development Fee Report	$0.04
Total	$37.16

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	42.98	$1,597	$300	$1,297
High Density (≥8 DU/Acre)	30.72	$1,142	$173	$969
Age Restricted (≤8 DU/Acre)	19.64	$730	$136	$594

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	3.80	$141	$26	$115
Commercial	55.75	$2,072	$337	$1,735
Office & Other Services	24.08	$895	$146	$749
Institutional	33.12	$1,231	$193	$1,038

1. See Land Use Assumptions

Street Service Area

Figure S17 includes infrastructure components and cost factors for street facilities development fees in the street service area. The cost per service unit is $12.26 per VMT.

Street facilities fees for residential development are assessed according to the number of VMT per housing unit. The fee of $527 for low/medium density unit is calculated using a cost per service unit of $12.26 per VMT multiplied by a demand unit of 42.98 VMT per housing unit.

Nonresidential development fees are calculated using VMT as the service unit. The fee of $47 per 1,000 square feet of industrial development is derived from a cost per service unit of $12.26 per VMT multiplied by a demand unit of 3.80 VMT per 1,000 square feet.

Figure S17: Street Facilities Development Fees

Fee Component	Cost per VMT
Interchange ROW	$12.22
Development Fee Report	$0.04
Total	$12.26

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	42.98	$527	$300	$227
High Density (≥8 DU/Acre)	30.72	$377	$173	$204
Age Restricted (≤8 DU/Acre)	19.64	$241	$136	$105

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	3.80	$47	$26	$21
Commercial	55.75	$683	$337	$346
Office & Other Services	24.08	$295	$146	$149
Institutional	33.12	$406	$193	$213

1. See Land Use Assumptions

Trip Reduction Service Area

Figure S18 includes infrastructure components and cost factors for street facilities development fees in the trip reduction service area. The cost per service unit is $12.26 per VMT.

Street facilities fees for residential development are assessed according to the number of VMT per housing unit. The fee of $263 for low/medium density unit is calculated using a cost per service unit of $12.26 per VMT multiplied by a demand unit of 21.49 VMT per housing unit.

Nonresidential development fees are calculated using VMT as the service unit. The fee of $23 per 1,000 square feet of industrial development is derived from a cost per service unit of $12.26 per VMT multiplied by a demand unit of 1.90 VMT per 1,000 square feet.

Figure S18: Street Facilities Development Fees

Fee Component	Cost per VMT
Interchange ROW	$12.22
Development Fee Report	$0.04
Total	$12.26

Residential Fees per Unit				
Development Type	Avg Wkdy VMT per Unit[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	21.49	$263	$300	($37)
High Density (≥8 DU/Acre)	15.36	$188	$173	$15
Age Restricted (≤8 DU/Acre)	9.82	$120	$136	($16)

Nonresidential Fees per 1,000 Square Feet				
Development Type	Avg Wkdy VMT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.90	$23	$26	($3)
Commercial	27.88	$342	$337	$5
Office & Other Services	12.04	$148	$146	$2
Institutional	16.56	$203	$193	$10

1. See Land Use Assumptions

STREET FACILITIES DEVELOPMENT FEE REVENUE

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

Arterial Service Area

Projected fee revenue shown in Figure S19 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees for the arterial service area. 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. Projected development fee revenue equals $19,020,391 and projected expenditures equal $55,585,801. Buckeye will fund existing development's share of projected expenditures with non-development fee revenue.

Figure S19: Street Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Arterial Improvements	$13,298,536	$24,508,464	$37,807,000
Interchange ROW	$5,704,656	$12,055,317	$17,759,973
Development Fee Report	$18,829	$0	$18,829
Total	$19,022,021	$36,563,781	$55,585,801

		Low/Med Res $1,597 per unit	High Res $1,142 per unit	Industrial $141 per 1,000 sq ft	Commercial $2,072 per 1,000 sq ft	Office & Other $895 per 1,000 sq ft	Institutional $1,231 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	17,547	1,212	15,623	1,836	572	516
Year 1	2025	18,787	1,827	17,458	2,177	651	536
Year 2	2026	19,651	2,442	19,293	2,781	719	556
Year 3	2027	20,482	3,260	21,127	3,032	786	575
Year 4	2028	21,039	4,079	22,119	3,284	853	595
Year 5	2029	21,837	4,897	23,112	3,535	921	615
Year 6	2030	22,197	5,597	24,104	3,786	988	635
Year 7	2031	21,548	6,297	24,636	3,938	969	682
Year 8	2032	20,721	6,997	25,168	4,090	950	729
Year 9	2033	20,470	7,697	25,699	4,241	932	777
Year 10	2034	20,156	8,397	26,231	4,393	913	824
10-Year Increase		2,609	7,185	10,608	2,556	341	308
Projected Revenue		$4,753,899	$7,329,012	$1,401,660	$4,907,080	$306,322	$322,418

Projected Fee Revenue	$19,020,391
Total Expenditures	$55,585,801

Street Service Area

Projected fee revenue shown in Figure S20 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees in the street service area. 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. Projected development fee revenue equals $2,911,422 and projected expenditures equal $8,518,875. Buckeye will fund existing development's share of projected expenditures with non-development fee revenue.

Figure S20: Street Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Interchange ROW	$3,066,300	$5,445,771	$8,512,071
Development Fee Report	$6,804	$0	$6,804
Total	$3,073,104	$5,445,771	$8,518,875

		Low/Med Res $527 per unit	High Res $377 per unit	Industrial $47 per 1,000 sq ft	Commercial $683 per 1,000 sq ft	Office & Other $295 per 1,000 sq ft	Institutional $406 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	7,899	1	654	499	366	400
Year 1	2025	8,380	1	662	614	387	445
Year 2	2026	8,861	1	669	728	407	491
Year 3	2027	9,342	1	677	843	428	536
Year 4	2028	9,823	1	685	957	449	581
Year 5	2029	10,304	1	692	1,072	469	627
Year 6	2030	10,785	1	700	1,196	490	672
Year 7	2031	11,722	1	895	1,434	688	723
Year 8	2032	12,658	1	1,090	1,672	887	773
Year 9	2033	13,595	1	1,285	1,910	1,086	823
Year 10	2034	14,531	1	1,480	2,148	1,285	873
10-Year Increase		6,632	0	826	1,649	918	473
Projected Revenue		$2,019,627	$0	$14,175	$639,908	$111,654	$126,058

Projected Fee Revenue	$2,911,422
Verrado Deficit	$5,607,453
Total Expenditures	$8,518,875

Trip Reduction Service Area

Projected fee revenue shown in Figure S21 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees in the trip reduction service area. 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. Projected development fee revenue equals $852,414 and projected expenditures equal $856,704. Buckeye will fund existing development's share of projected expenditures with non-development fee revenue.

Figure S21: Street Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Interchange ROW	$850,657	$4,179	$854,836
Development Fee Report	$1,868	$0	$1,868
Total	$852,525	$4,179	$856,704

		Low/Med Res $263 per unit	High Res $188 per unit	Industrial $23 per 1,000 sq ft	Commercial $342 per 1,000 sq ft	Office & Other $148 per 1,000 sq ft	Institutional $203 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2024	12	0	0	3	0	0
Year 1	2025	15	0	0	4	0	0
Year 2	2026	318	0	0	4	0	0
Year 3	2027	771	0	0	5	0	0
Year 4	2028	1,225	155	0	6	0	0
Year 5	2029	1,678	310	330	64	0	0
Year 6	2030	2,211	465	660	123	0	0
Year 7	2031	2,863	619	990	181	4	5
Year 8	2032	3,435	619	1,320	239	9	10
Year 9	2033	4,007	619	1,650	298	13	14
Year 10	2034	4,579	619	1,980	356	18	19
10-Year Increase		4,566	619	1,980	353	18	19
Projected Revenue		$696,859	$78,027	$20,664	$54,659	$894	$1,311

Projected Fee Revenue	$852,414
Total Expenditures	$856,704

WATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(a) defines the eligible facilities and assets for 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 wells, arsenic treatment, pump stations, storage tanks, water campus land, water lines, and the cost of preparing the Water Facilities IIP and related Development Fee Report. The plan-based methodology is used for the central service area and the cost recovery methodology is used for the Tartesso West service area.

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 future development. The Water Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using max day demand factors.

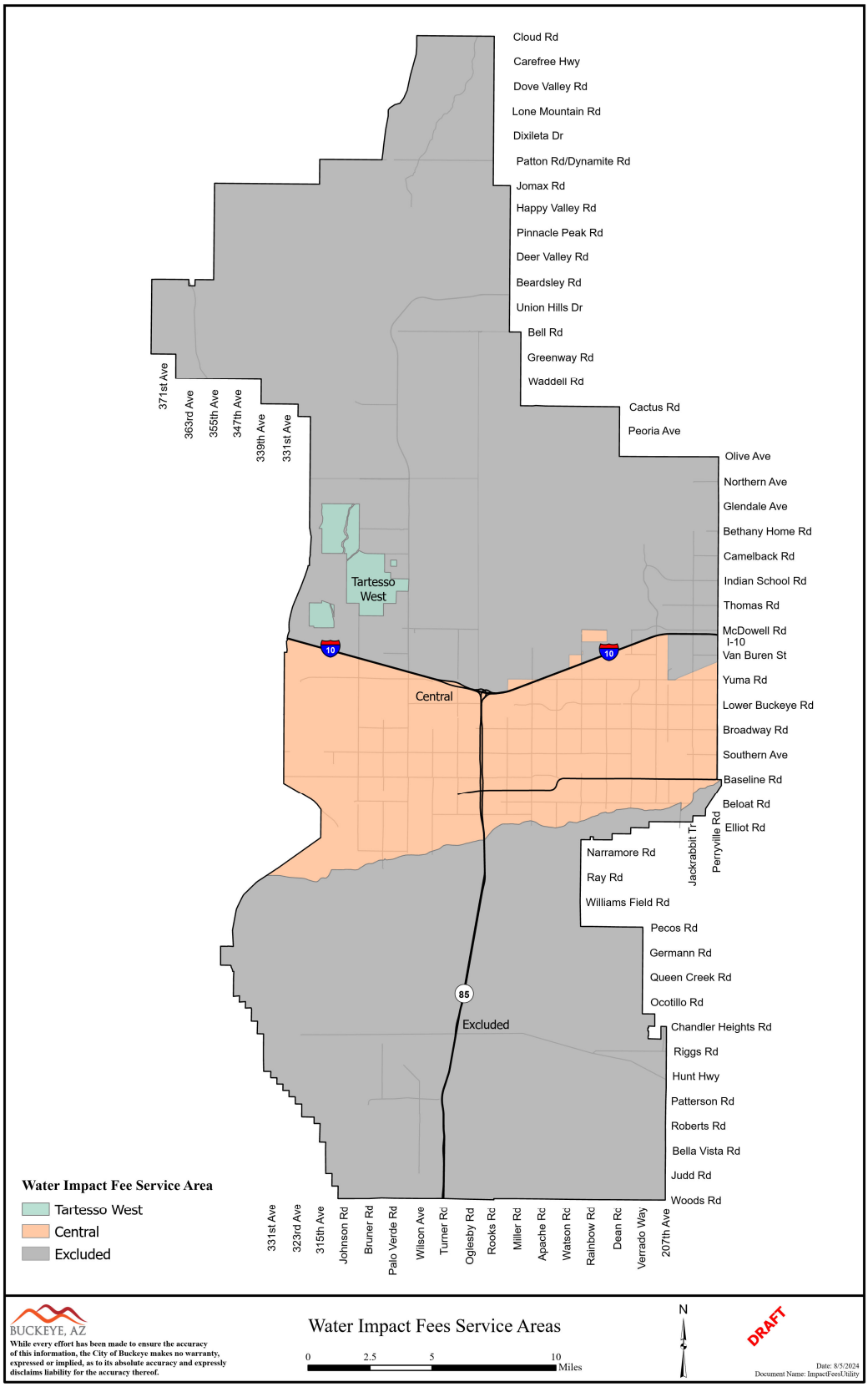
SERVICE AREA

Buckeye's existing water facilities consist of two separate systems with limited potential for interconnection. As shown in Figure W1, there are two service areas for the Water Facilities IIP.

1. **Central:** South of Interstate 10 and north of the Gila River
2. **Tartesso West:** Tartesso West development

The water service areas are acceptable for these facilities as they are defined as the incorporated area or Buckeye utility service area. The water system relies on groundwater, which is pumped to the surface by wells. The wells are connected by transmission lines that convey the water to a water campus where the water is treated, stored in tanks, and pumped into a system of pressurized distribution lines. The water campuses in the central service area are interconnected to provide emergency backup, so it is reasonable to consolidate these water campuses into a single service area. Buckeye is not the only water provider within the city limits, and the proposed water service areas do not include areas served by Arizona Water and EPCOR.

Figure W1: Water Facilities Service Area



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."*

According to estimates derived during Buckeye's 2024 Water Resource Master Plan update, average day demand from a single-family unit (low and medium density residential development) equals 302 gallons per unit. The analysis includes a peaking factor of 1.8 from Buckeye's Water Engineering Design Standards to account for max day demand. As shown below, max day demand from residential development includes a range from 340 gallons per day for active adult units to 544 gallons per day for low and medium density units. Buckeye's current Water Engineering Design Standards include max day demand of 652 gallons for low and medium density residential development (362 average day gallons X 1.8 max day peaking factor), so the updated demand factors shown below represent approximately 83 percent of max day demand as defined in the Water Engineering Design Standards.

Figure W2: Water Demand Factors

Residential Land Use	Dwelling Units per Acre	Persons per Dwelling Unit[1]	Average Day Demand/Person	Average Day Gallons
Low and Medium Density	less than 8	3.20	94	302
High Density (includes apartments)	8 or more	2.50	94	236
Active Adult	max 8	2.00	94	189

Residential Land Use	Dwelling Units per Acre	Average Day Gallons	Maximum Day Peaking Factor[1]	Maximum Day Gallons
Low and Medium Density	less than 8	302	1.8	544
High Density (includes apartments)	8 or more	236	1.8	425
Active Adult	max 8	189	1.8	340

Residential Land Use	Dwelling Units per Acre	Average Day Gallons	Peak Hour Peaking Factor[1]	Peak Hour Gallons
Low and Medium Density	less than 8	302	3.0	906
High Density (includes apartments)	8 or more	236	3.0	708
Active Adult	max 8	189	3.0	566

Source: Buckeye Water Resources Department, 2023

1. Buckeye Water Engineering Design Standards, Section 3-1.202

Figure W3 includes the demand indicators for residential and nonresidential land uses. Future development in the central service area will use the updated demand factors discussed on the previous page. Since Tartesso West uses development fees to recover costs of existing infrastructure, and the current repayment calculation uses demand factors from the existing Water Engineering Design Standards, future development in the Tartesso West service area will continue using the Water Engineering Design Standards demand factors shown below. For residential development, the table displays maximum day gallons per housing unit. For nonresidential development, the table displays maximum day gallons per meter by size. For meters larger than 1.5 inches, maximum day demand is calculated from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W3: Ratio of Service Unit to Development Unit

Residential Demand per Housing Unit			
Residential Land Use	Demand Unit (Gallons)	Central	Tartesso West[1]
Low/Med Density (<8 DU/Acre)	Max Day	544	652
High Density (≥8 DU/Acre)	Max Day	425	509
Age Restricted (≤8 DU/Acre)	Max Day	340	407

Nonresidential Demand per Meter				
Meter Type and Size	Capacity Ratio	Demand Unit (Gallons)	Central	Tartesso West[1]
Disc 1.0"	1.0	Max Day	544	652
Disc 1.5"	1.7	Max Day	925	1,108
Turbine 1.5"	2.9	Max Day	1,578	1,891

Source: Buckeye Water Resources Department

1. Buckeye Water Engineering Design Standards, Section 3-1.202

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

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 Demand

According to Water Resources Department estimates, 2024 average day demand equals 8.50 million gallons per day (mgd). Using the maximum day peaking factor from Buckeye's Water Engineering Design Standards, maximum day demand is 15.30 mgd. Maximum day demand is 12.51 mgd in the central service area and 2.79 mgd in the Tartesso West area.

Figure W4: Existing Demand

Existing Demand	Central	Tartesso West	Total
Average Day Demand (mgd), 2024	6.95	1.55	8.50
x Max Day Peaking Factor[1]	1.80	1.80	1.80
Max Day Demand (mgd), 2024	12.51	2.79	15.30

Source: Buckeye Water Resources Department

1. Buckeye Water Engineering Design Standards, 2020

System Components

Level of service (LOS) generally refers to the ratio of capacity to demand. One of the principles of development fee analysis is that future development should not be required to pay for a higher LOS than existing development currently receives. Consequently, it is important to determine the existing LOS.

For water facilities, the capacity of water production facilities is generally used as reflective of the capacity of the entire water system. However, some components of the system may have more capacity or less capacity than needed for full utilization of production facilities. The existing water system consists of wells (and the associated transmission lines to connect the wells to the system), arsenic treatment, pump stations, storage tanks, water campus land, and water lines greater than or equal to 16 inches that form the distribution system grid.

Well

Existing well production capacity is summarized in Figure W5. Total capacity of individual wells is shown in gallons per minute (gpm) and millions of gallons per day (mgd). The City's design criteria indicate the capacity of a system of wells should be measured in terms of firm capacity to account for the eventuality that a well may be out of service. Existing firm capacity is 15.43 mgd in the central service area and 3.59 mgd in the Tartesso West service area.

Figure W5: Well Capacity

Existing Well Capacity			
Well	GPM	MGD	MGD (Firm)
Central			
Well 12	310	0.45	0.33
Well 13	150	0.22	0.16
Well 14	245	0.35	0.26
Buckeye Airport Well 1	120	0.17	0.13
Buckeye Airport Well 2	420	0.60	0.45
Riata Well 2	380	0.55	0.41
Evergreen Well 2*	0	0.00	0.00
Sonoran Vista NE Well	525	0.76	0.57
Sonoran Vista SW Well	400	0.58	0.43
Bales Well*	0	0.00	0.00
4th and Baseline Well 1*	0	0.00	0.00
4th and Baseline Well 2*	0	0.00	0.00
Church*	0	0.00	0.00
Sundance Well 1	645	0.93	0.70
Sundance Well 2	760	1.09	0.82
Sundance Well 3	540	0.78	0.58
Sundance Well 4	970	1.40	1.05
Sundance Well 7	510	0.73	0.55
Sundance Well 8	850	1.22	0.92
Sundance Well 9	470	0.68	0.51
North Airport Rd Well 1	2,600	3.74	2.81
North Airport Rd Well 2	3,000	4.32	3.24
B.W. 1	180	0.26	0.19
B.W. 2	500	0.72	0.54
B.W. 3	175	0.25	0.19
Bulfer	40	0.06	0.04
Farallon Well 2	500	0.72	0.54
Subtotal, Central	**14,290**	**20.58**	**15.43**
Tartesso West			
Well 1	400	0.58	0.43
Well 2	1,200	1.73	1.30
Well 3	1,300	1.87	1.40
Well S.V. 1	240	0.35	0.26
Well S.V. 2	180	0.26	0.19
Subtotal, Tartesso West	**3,320**	**4.78**	**3.59**
Total	**17,610**	**25.36**	**19.02**

Source: Buckeye Water Resources Department

*Inactive

Pump Station

Shown below, Figure W6 includes existing pump station capacity. Total capacity of individual pump stations is shown in gallons per minute (gpm) and millions of gallons per day (mgd). The City's design criteria indicate the capacity of individual pump stations should be measured in terms of firm capacity to account for the eventuality that a pump within a pump station may be out of service. Existing firm capacity is 48.02 mgd in the central service area and 13.20 mgd in the Tartesso West service area.

Figure W6: Pump Station Capacity

Existing Pump Station Capacity		
Pump Station	GPM	MGD (Firm)
Central		
Hopeville	3,500	5.04
Sonoran Vista*	0	0.00
Lower Buckeye*	0	0.00
Buckeye North	500	0.72
West Park	3,000	4.32
Rancho Vista	1,850	2.66
Bales	1,800	2.59
4th & Central*	0	0.00
North Airport Rd	6,000	8.64
Sundance Zone 3	6,000	8.64
Sundance Zone 2	3,000	4.32
Historic Buckeye	2,400	3.46
JMWC	5,000	7.20
Bulfer	300	0.43
Subtotal, Central	**33,350**	**48.02**
Tartesso West		
Tartesso Water Campus	9,165	13.20
Subtotal, Tartesso West	**9,165**	**13.20**
Total	**42,515**	**61.22**

Source: Buckeye Water Resources Department

*Inactive

Storage

Figure W7 includes existing storage capacity. Total capacity of individual storage tanks is shown in millions of gallons (MG). Existing capacity is 15.55 mg in the central service area and 2.13 mg in the Tartesso West service area.

Figure W7: Storage Capacity

Existing Storage Capacity	
Storage	MG
Central	
Hopeville #1	0.10
Hopeville #2	0.10
Sonoran Vista WTP*	0.00
Bales 1	0.60
Bales 2	0.50
Lower Buckeye*	0.00
Buckeye North	0.20
Westpark 1	0.50
Westpark 2	0.20
Rancho Vista	0.80
4th & Central*	0.00
4th & Baseline 1*	0.00
4th & Baseline 2*	0.00
Historic Buckeye 1	0.75
Historic Buckeye 2	0.70
Sundance 1	2.60
Sundance 2	1.50
North Airport Rd 1	1.05
North Airport Rd 2	1.05
JMWC	4.00
Bulfer	0.90
Subtotal, Central	**15.55**
Tartesso West	
Tartessto Water Campus	2.00
Sun Valley Water Campus	0.13
Subtotal, Tartesso West	**2.13**
Total	**17.68**

Source: Buckeye Water Resources Department

*Inactive

System Components Summary

Shown below, Figure W8 includes a summary of water system components by service area.

Figure W8: System Components

		Existing Quantity		
System Component	Unit	Central	Tartesso West	Total
Well	each	22.00	5.00	27.00
Arsenic Treatment	mgd	5.00	1.50	6.50
Pump Station	mgd	48.02	13.20	61.22
Storage Tank	mg	15.55	2.13	17.68
Water Campus Land	acres	61.32	3.20	64.52
Water Line, ≥16"	lin. ft.	266,512	38,154	304,666

Source: Buckeye Water Resources Department

Level of Service

The central service area provides the most developed water system, while the Tartesso West service area has a smaller system. Figure W9 shows existing quantities for water system components in each service area and a comparison of system component quantities per mgd of well firm capacity.

Figure W9: Existing Level of Service

		Existing Quantity		Quantity per Well mgd	
System Component	Unit	Central	Tartesso West	Central	Tartesso West
Well (Firm)	mgd	15.43	3.59	1.00	1.00
Arsenic Treatment	mgd	5.00	1.50	0.32	0.42
Pump Station	mgd	48.02	13.20	3.11	3.68
Storage Tank	mg	15.55	2.13	1.01	0.59
Water Campus Land	acres	61.32	3.20	3.97	0.89
Water Line, ≥16"	lin. ft.	266,512	38,154	17,269	10,641

Source: Buckeye Water Resources Department

Cost Factors

Buckeye's Water Resources Department provided unit costs for water system components based on recent and planned construction costs.

Figure W10: Cost Factors

System Component	Unit	Unit Cost
Well	each	$5,000,000
Arsenic Treatment	mgd	$4,500,000
Pump Station	mgd	$3,900,000
Storage Tank	mg	$1,360,000
Water Campus Land	acres	$60,000
Water Line, ≥16"	lin. ft.	$568

Source: Buckeye Water Resources Department

System Value

This section includes the system value for each service area based on existing water system components shown in Figure W8 and unit costs shown in Figure W10.

Central Service Area

Existing water facilities in the central service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing water system value in the central service area equals $496,048,073.

Figure W11: System Value

Central				
System Component	Unit	Existing	Unit Cost	System Value
Well	each	22.00	$5,000,000	$110,000,000
Arsenic Treatment	mgd	5.00	$4,500,000	$22,500,000
Pump Station	mgd	48.02	$3,900,000	$187,293,600
Storage Tank	mg	15.55	$1,360,000	$21,148,000
Water Campus Land	acres	61.32	$60,000	$3,679,200
Water Line, ≥16"	lin. ft.	266,512	$568	$151,427,273
Total				$496,048,073

Source: Buckeye Water Resources Department

Tartesso West Service Area

Existing water facilities in the Tartesso West service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing water system value in the Tartesso West service area equals $107,987,849.

Figure W12: System Value

Tartesso West				
System Component	Unit	Existing	Unit Cost	System Value
Well	each	5.00	$5,000,000	$25,000,000
Arsenic Treatment	mgd	1.50	$4,500,000	$6,750,000
Pump Station	mgd	13.20	$3,900,000	$51,470,640
Storage Tank	mg	2.13	$1,360,000	$2,896,800
Water Campus Land	acres	3.20	$60,000	$192,000
Water Line, ≥16"	lin. ft.	38,154	$568	$21,678,409
Total				$107,987,849

Source: Buckeye Water Resources Department

Central – Plan-Based

Shown below, the analysis divides system value by well capacity to calculate the cost per gallon of water facilities. For pump station and water line components, the analysis multiplies well capacity by 3.0 (peak hour demand is 3.0 X average day demand) since these components are constructed to meet peak hour demand. The cost is $17.52 per gallon in the central service area, and Buckeye will use water facilities development fees to construct growth-related water facilities in the central service area.

Figure W13: Cost per Gallon

Central			
System Component	System Value	Well Capacity (mgd)	Cost per Gallon
Well	$110,000,000	15.43	$7.13
Arsenic Treatment	$22,500,000	15.43	$1.46
Pump Station	$187,293,600	46.30	$4.05
Storage Tank	$21,148,000	15.43	$1.37
Water Campus Land	$3,679,200	15.43	$0.24
Water Line, ≥16"	$151,427,273	46.30	$3.27
Total	$496,048,073		$17.52

Tartesso West – Cost Recovery

Buckeye currently collects water facilities development fees in the Tartesso West service area to reimburse the developer for costs related to an existing well and water lines. The remaining cost of these water facilities is $2,729,341, and available well capacity is 0.48 mgd. The cost is $5.70 per gallon in the Tartesso West service area, and Buckeye will use water facilities development fees to reimburse the developer for existing water facilities in the Tartesso West service area.

Figure W14: Cost per Gallon

Tartesso West			
System Component	Remaining Cost	Available Capacity (mgd)	Cost per Gallon
Water Facilities	$2,729,341	0.48	$5.70
Total	$2,729,341		$5.70

Development Fee Report – Plan-Based

The cost to prepare the Water Facilities IIP and related Development Fee Report equals $39,840. Buckeye plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of future max day water demand, the cost is $0.01 per gallon.

Figure W15: Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$27,500	Residential	82%	Population	45,138	$0.50
		Nonresidential	18%	Jobs	11,709	$0.42
Library	$9,000	Residential	98%	Population	35,466	$0.25
		Nonresidential	2%	Jobs	11,709	$0.02
Parks and Recreational	$18,400	Residential	98%	Population	35,466	$0.51
		Nonresidential	2%	Jobs	11,709	$0.03
Police	$27,500	Residential	83%	Population	45,138	$0.51
		Nonresidential	17%	Vehicle Trips	47,030	$0.10
Street	$27,500	All Development	100%	VMT	631,502	$0.04
Water	$39,840	All Development	100%	Max Day Gallons	10,846,001	$0.01
Wastewater	$33,640	All Development	100%	Avg Day Gallons	2,285,458	$0.01
Total	$183,380					

PROJECTED DEMAND FOR SERVICES AND COSTS

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)(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."*

Projected Demand

Shown below, Figure W16 includes projections of average day demand and maximum day demand over the next 10 years. Based on projections provided by Buckeye's Water Resources Department, future development generates an additional maximum day demand of 21.77 mgd over the next 10 years. This includes 20.79 mgd in the central service area and 0.98 mgd in the Tartesso West service area.

Figure W16: Projected Demand

Year		Average Day Demand (mgd)			Max Day Demand (mgd)		
		Central	Tartesso West	Total	Central	Tartesso West	Total
Base	2024	6.95	1.55	8.50	12.51	2.79	15.30
1	2025	8.10	1.60	9.71	14.59	2.88	17.47
2	2026	9.26	1.65	10.91	16.67	2.97	19.64
3	2027	10.41	1.70	12.12	18.75	3.06	21.81
4	2028	11.57	1.75	13.32	20.83	3.15	23.98
5	2029	12.72	1.80	14.53	22.91	3.24	26.15
6	2030	13.88	1.85	15.73	24.98	3.33	28.32
7	2031	15.03	1.91	16.95	27.06	3.44	30.50
8	2032	16.19	1.97	18.16	29.14	3.55	32.69
9	2033	17.34	2.03	19.38	31.22	3.66	34.88
10	2034	18.50	2.10	20.59	33.30	3.77	37.07
10-Yr Increase		11.55	0.55	12.10	20.79	0.98	21.77

Source: Buckeye Water Resources Department

Shown below, Figure W17 includes projected well capacity utilization for each service area in 2034. Based on projected maximum day demand and existing firm capacity, projected well capacity deficits include 17.73 mgd in the central service area and 0.18 mgd in the Tartesso West service area.

Figure W17: Projected Well Capacity Utilization

Projected Demand	Central	Tartesso West	Total
Average Day Demand (mgd), 2034	18.50	2.10	20.59
x Max Day Peaking Factor[1]	1.80	1.80	1.80
Max Day Demand (mgd), 2034	33.30	3.77	37.07
Existing Firm Capacity (mgd)	15.57	3.59	19.15
– Max Day Demand (mgd), 2034	(33.30)	(3.77)	(37.07)
Available Capacity (mgd)	(17.73)	(0.18)	(17.92)
÷ Existing Firm Capacity (mgd)	15.57	3.59	19.15
Percent Available Capacity	(113.90%)	(5.10%)	(93.50%)

Source: Buckeye Water Resources Department

1. Buckeye Water Engineering Design Standards, 2020

Water Facilities Costs

The figure shown below includes planned water facilities capital expenditures during the next 10 years.

Figure W18: Water Facilities Costs

Description	Project Type	Fiscal Year	Cost
Farallon Water Campus	CIP	2024-2025	$52,875,000
Jackie Meck Service Area Well 8 (Ventanna Ranch Well 2)	CIP	2024-2026	$5,000,000
Water Resources Operations Center (Water Share)	CIP	2024-2027	$6,150,000
Jackie Meck Water Campus Expansion	CIP	2025-2031	$11,050,000
North Airport Water Campus Expansion	CIP	2024-2026	$7,000,000
Sundnace Well #10	CIP	2027	$5,000,000
Sundnace Water Campus Expansion	CIP	2025-2027	$7,000,000
Farallon WSA Well 4	CIP	2029-2030	$5,000,000
Grandview Well 2	CIP	2031-2032	$5,000,000
Farallon Water Campus Expansion	CIP	2033-2034	$26,000,000
Ventenna Ranch Well 1	Development	2025	$5,000,000
Well TB1	Development	2026	$5,000,000
North Airport Water Campus - AS Expansion	Development	2026	$2,700,000
North Airport Well 3	Development	2026	$5,000,000
Grandview Water Campus	Development	2026-2028	$45,000,000
Grandview Well 1	Development	2026-2028	$5,000,000
Westpark Water Campus	Development	2027-2028	$45,000,000
Water Campus 5	Development	2029-2031	$45,000,000
Shadow Canyon Booster Station	Development	2029	$7,000,000
Well TB2	Development	2030	$5,000,000
North Airport Well 4	Development	2034	$5,000,000
Water Lines	Development	2024-2034	$70,000,000
Development Fee Report	Study Cost	2024-2029	$38,183
Subtotal, Central			$374,813,183
Tartesso Well / Transmission Line Reimbursement	Dev Agreement	2024-2034	$2,729,341
Development Fee Report	Study Cost	2024-2029	$1,657
Subtotal, Tartesso West			$2,730,998
Total			$377,544,181

Source: Buckeye Water Resources Department

WATER FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is not necessary for water facilities development fees. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Central Service Area

Figure W19 includes infrastructure components and cost factors for water facilities development fees in the central service area. The cost per service unit is $17.53 per gallon.

Water facilities fees for residential development are assessed according to maximum day gallons per housing unit. The fee of $9,536 for a low/medium density unit is calculated using a cost per service unit of $17.53 per gallon multiplied by a demand unit of 544 maximum day gallons per housing unit.

Water facilities fees are assessed to nonresidential development according to meter size and type. The base 1.0-inch meter is equivalent to a low/medium density unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in Buckeye's Water Engineering Design Standards. The 1.5-inch disc meter fee of $16,212 is calculated using a cost per service unit of $17.53 per gallon, multiplied by 544 maximum day gallons, multiplied by a capacity ratio of 1.7. For meters larger than 1.5 inches, the fee is calculated using a cost per service unit of $17.53 per gallon multiplied by maximum day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W19: Water Facilities Development Fees

Fee Component	Cost per Gallon
Well	$7.13
Arsenic Treatment	$1.46
Pump Station	$4.05
Storage Tank	$1.37
Water Campus Land	$0.24
Water Line, ≥ 16"	$3.27
Development Fee Report	$0.01
Total	$17.53

Residential Fees per Unit - Central				
Residential Land Use	Max Day Gallons[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	544	$9,536	$7,675	$1,861
High Density (≥8 DU/Acre)	425	$7,450	n/a	n/a
Age Restricted (≤8 DU/Acre)	340	$5,960	$4,799	$1,161

Nonresidential Fees per Meter - Central					
Meter Size	Meter Type	Capacity Ratio[1]	Proposed Fees[2]	Current Fees	Difference
1.0-inch	Disc	1.0	$9,536	$7,675	$1,861
1.5-inch	Disc	1.7	$16,212	$13,048	$3,164
1.5-inch	Turbine	2.9	$27,655	$22,258	$5,397

Current fees represent Central Buckeye fees.

1. Buckeye Water Resources Department

2. Meters larger than 1.50 inches calculated using $17.53 per gallon multiplied by max day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Tartesso Service Area

Figure W20 includes infrastructure components and cost factors for water facilities development fees in the Tartesso West service area. The cost per service unit is $5.71 per gallon.

Water facilities fees for residential development are assessed according to maximum day gallons per housing unit. The fee of $3,723 for a low/medium density unit is calculated using a cost per service unit of $5.71 per gallon multiplied by a demand unit of 652 maximum day gallons per housing unit.

Water facilities fees are assessed to nonresidential development according to meter size and type. The base 1.0-inch meter is equivalent to a low/medium density unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in Buckeye's Water Engineering Design Standards. The 1.5-inch disc meter fee of $6,329 is calculated using a cost per service unit of $5.71 per gallon, multiplied by 652 maximum day gallons, multiplied by a capacity ratio of 1.7. For meters larger than 1.5 inches, the fee is calculated using a cost per service unit of $5.71 per gallon multiplied by maximum day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W20: Water Facilities Development Fees

Fee Component	Cost per Gallon
Water Facilities Reimbursement	$5.70
Development Fee Report	$0.01
Total	$5.71

Residential Fees per Unit - Tartesso West				
Residential Land Use	Max Day Gallons[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	652	$3,723	$3,717	$6
High Density (≥8 DU/Acre)	509	$2,906	n/a	n/a
Age Restricted (≤8 DU/Acre)	407	$2,324	$2,324	$0

Fees per Meter - Tartesso West					
Meter Size	Meter Type	Capacity Ratio[1]	Proposed Fees[2]	Current Fees	Difference
1.0-inch	Disc	1.0	$3,723	$3,717	$6
1.5-inch	Disc	1.7	$6,329	$6,319	$10
1.5-inch	Turbine	2.9	$10,796	$10,780	$16

Current fees represent Tartesso West fees.

1. Buckeye Water Engineering Design Standards, Section 3-1.202
2. Meters larger than 1.50 inches calculated using $5.71 per gallon multiplied by max day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

WATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure W21 is based on projected maximum day water demand in Figure W16 and the updated water 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. Projected development fee revenue over the next 10 years equals $364,448,700 in the central service area and $2,730,998 in the Tartesso West service area – Buckeye will end collection of water facilities fees in the Tartesso West service area at the time of full reimbursement. Due to existing development agreements, projected development fee revenue may be offset by development fee credits.

Figure W21: Water Facilities Development Fees Revenue

Fee Component	Central	Tartesso West
Water Facilities	$374,775,000	$2,729,341
Development Fee Report	$38,183	$1,657
Total	$374,813,183	$2,730,998

		Central $17.53 per gallon	Tartesso West $5.71 per gallon
Year		MGD	MGD
Base	2024	12.51	2.79
Year 1	2025	14.59	2.88
Year 2	2026	16.67	2.97
Year 3	2027	18.75	3.06
Year 4	2028	20.83	3.15
Year 5	2029	22.91	3.24
Year 6	2030	24.98	3.27
Year 7	2031	27.06	3.27
Year 8	2032	29.14	3.27
Year 9	2033	31.22	3.27
Year 10	2034	33.30	3.27
10-Year Increase		20.79	0.48
Projected Revenue		$364,448,700	$2,730,998

Projected Fee Revenue	$367,179,698
Total Expenditures	$377,544,181

WASTEWATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(b) defines the eligible facilities and assets for 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 water reclamation facilities (WRF), lift stations, WRF land, collection lines, reclaimed lines, recharge basins, and the cost of preparing the Wastewater Facilities IIP and related Development Fee Report. The plan-based methodology is used for the central and Sundance service areas and the cost recovery methodology is used for the Tartesso West service area.

PROPORTIONATE SHARE

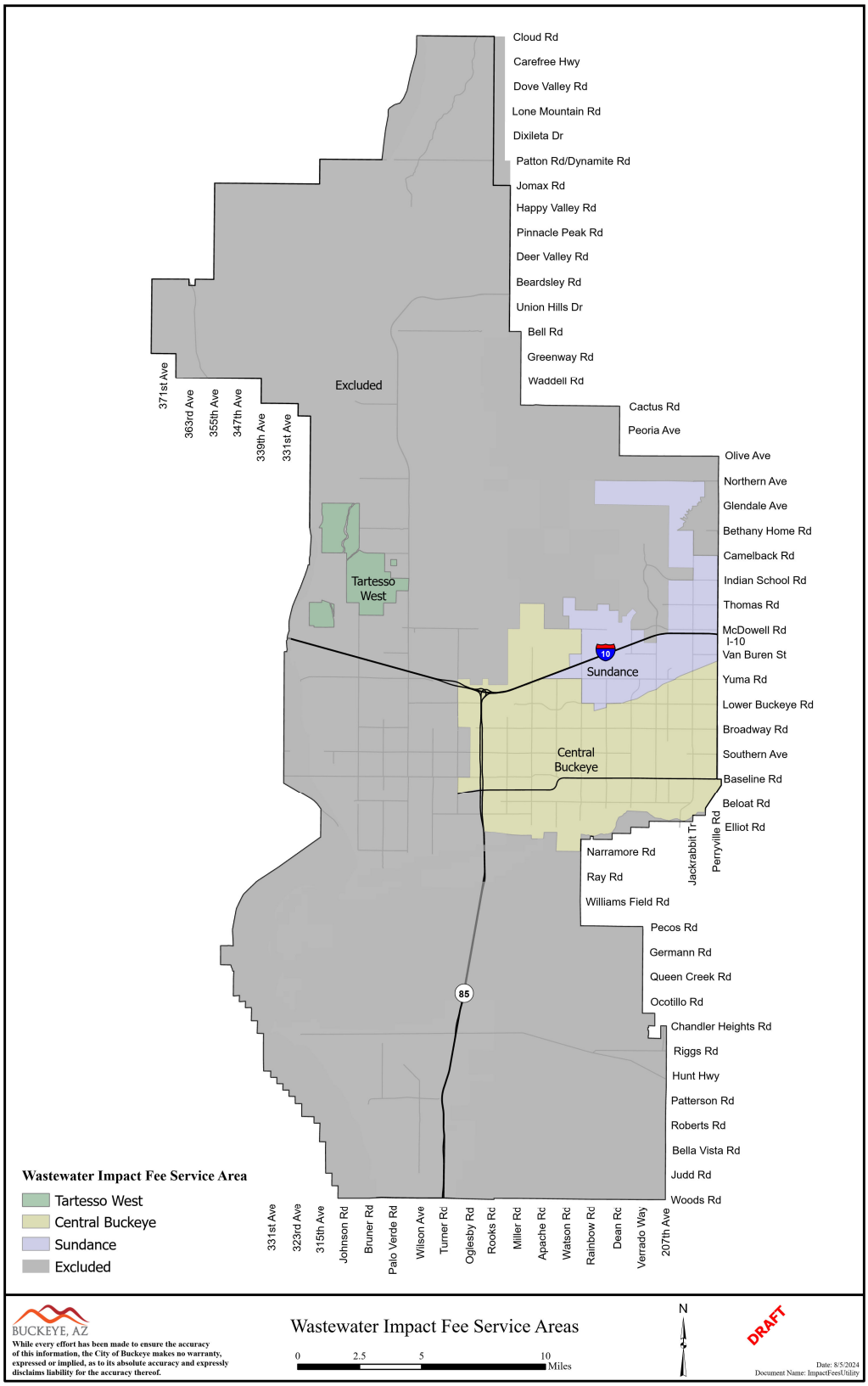
ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Wastewater Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using average day flow factors.

SERVICE AREA

Buckeye's existing wastewater facilities consist of three separate systems with limited potential for interconnection. As shown in Figure WW1, there are three services areas for the Wastewater Facilities IIP.

The wastewater service areas are acceptable for these facilities as they are defined as the incorporated area or Buckeye utility service area. Buckeye is not the only wastewater provider within the city limits, and the proposed wastewater service areas do not include areas served by EPCOR.

Figure WW1: Wastewater Facilities Service Area



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."*

According to estimates derived during Buckeye's 2024 Water Resource Master Plan update, average day flow from a single-family unit (low and medium density residential development) equals 173 gallons per unit. As shown below in Figure WW2, average day flow from residential development includes a range from 108 gallons per day for active adult units to 173 gallons per day for low and medium density units. Buckeye's current Gravity Sewer Design Standards include average day flow of 256 gallons for low and medium density residential development, so the updated flow factors shown below represent approximately 68 percent of average day flow as defined in the Gravity Sewer Design Standards.

Figure WW2: Wastewater Flow Factors

Residential Land Use	Dwelling Units per Acre	Persons per Dwelling Unit[1]	Average Day Flow/Person	Average Day Gallons
Low and Medium Density	less than 8	3.20	54	173
High Density (includes apartments)	8 or more	2.50	54	135
Active Adult	max 8	2.00	54	108

Source: Buckeye Water Resources Department, 2023

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202

Figure WW3 includes the flow factors for residential and nonresidential land uses. Future development in the central and Sundance service areas will use the updated flow factors discussed on the previous page. Since Tartesso West uses development fees to recover costs of existing infrastructure, and the current repayment calculation uses flow factors from the existing Gravity Sewer Design Standards, future development in the Tartesso West service area will continue using the Gravity Sewer Design Standards flow factors shown below. For residential development, the table displays average day gallons per housing unit. For nonresidential development, the table displays average day gallons per meter by size. For meters larger than 1.5 inches, average day flow is calculated from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Figure WW3: Ratio of Service Unit to Development Unit

Residential Flow per Housing Unit			
Residential Land Use	Demand Unit (Gallons)	Central / Sundance	Tartesso West[1]
Low/Med Density (<8 DU/Acre)	Avg Day	173	256
High Density (≥8 DU/Acre)	Avg Day	135	200
Age Restricted (≤8 DU/Acre)	Avg Day	108	160

Nonresidential Flow per Meter				
Meter Type and Size	Capacity Ratio	Demand Unit (Gallons)	Central / Sundance	Tartesso West[1]
Disc 1.0"	1.0	Avg Day	173	256
Disc 1.5"	1.7	Avg Day	294	435
Turbine 1.5"	2.9	Avg Day	502	742

Source: Buckeye Water Resources Department

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202

Analysis of Capacity, Usage, and Costs of Existing Public Services

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 Flow

According to Water Resources Department estimates, 2024 average day flow equals 9.20 million gallons per day (mgd). Average day flow is 2.25 mgd in the central service area, 1.90 mgd in the Sundance service area, and 0.63 mgd in the Tartesso service area.

Figure WW4: Existing Flow

Existing Flow	Central	Sundance	Tartesso West	Total
Existing Capacity (mgd)	4.50	3.50	1.20	9.20
– Average Day Flow (mgd), 2024	(2.25)	(1.90)	(0.63)	(4.77)
Available Capacity (mgd)	2.25	1.61	0.57	4.43
÷ Existing Capacity (mgd)	4.50	3.50	1.20	9.20
Percent Available Capacity	50.00%	45.90%	47.60%	48.10%

Source: Buckeye Water Resources Department

System Components

Level of service (LOS) generally refers to the ratio of capacity to demand. One of the principles of development fee analysis is that future development should not be required to pay for a higher LOS than existing development currently receives. Consequently, it is important to determine the existing LOS.

For wastewater facilities, water reclamation facility (WRF) treatment capacity is generally used as reflective of the capacity of the entire wastewater system. However, some components of the system may have more capacity or less capacity than needed for full utilization of treatment facilities. The existing wastewater system consists of WRFs, lift stations, WRF land, collection lines greater than or equal to 15 inches that form the collection system grid, reclaimed lines, and recharge basins. Figure WW5 includes a summary of wastewater system components by service area.

Figure WW5: System Components

		Existing Quantity			
System Component	Unit	Central	Sundance	Tartesso West	Total
WRFs, < 5 mgd	mgd	4.5	3.5	1.2	9.2
Lift Stations	mgd	1.5	2.8	0.0	4.3
WRF Land	acres	52.0	5.4	44.0	101.4
Collection Lines, ≥ 15"	lin. ft.	105,219.0	22,619.8	35,769.0	163,607.8
Reclaimed Lines	lin. ft.	1,216.0	0.0	0.0	1,216.0
Recharge Basins	acres	0.0	0.0	2.0	2.0

Source: Buckeye Water Resources Department

Level of Service

The Central and Sundance service areas provide the most developed wastewater systems, while the Tartesso West service area has a smaller system. Figure WW6 shows existing quantities for wastewater system components in each service area and a comparison of system component quantities per mgd of WRF capacity.

Figure WW6: Existing Level of Service

		Existing Quantity			Quantity per WRF mgd		
System Component	Unit	Central	Sundance	Tartesso West	Central	Sundance	Tartesso West
WRFs, < 5 mgd	mgd	4.5	3.5	1.2	1.0	1.0	1.0
Lift Stations	mgd	1.5	2.8	0.0	0.3	0.8	0.0
WRF Land	acres	52.0	5.4	44.0	11.6	1.5	36.7
Collection Lines, ≥ 15"	lin. ft.	105,219.0	22,619.8	35,769.0	23,382.0	6,462.8	29,807.5
Reclaimed Lines	lin. ft.	1,216.0	0.0	0.0	270.2	0.0	0.0
Recharge Basins	acres	0.0	0.0	2.0	0.0	0.0	1.7

Source: Buckeye Water Resources Department

Cost Factors

Buckeye's Water Resources Department provided unit costs for wastewater system components based on recent and planned construction costs.

Figure WW7: Cost Factors

System Component	Unit	Unit Cost
WRFs, < 5 mgd	mgd	$25,000,000
Lift Stations	mgd	$1,500,000
WRF Land	acres	$60,000
Collection Lines, ≥ 15"	lin. ft.	$760
Reclaimed Lines	lin. ft.	$760
Recharge Basins	acres	$60,000

Source: Buckeye Water Resources Department

System Value

This section includes the system value for each service area based on existing wastewater system components shown in Figure WW6 and unit costs shown in Figure WW7.

Central Service Area

Existing wastewater facilities in the central service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing wastewater system value in the central service area equals $198,760,600.

Figure WW8: System Value

Central				
System Component	Unit	Existing	Unit Cost	System Value
WRFs, < 5 mgd	mgd	4.5	$25,000,000	$112,500,000
Lift Stations	mgd	1.5	$1,500,000	$2,250,000
WRF Land	acres	52.0	$60,000	$3,120,000
Collection Lines, ≥ 15"	lin. ft.	105,219.0	$760	$79,966,440
Reclaimed Lines	lin. ft.	1,216.0	$760	$924,160
Recharge Basins	acres	0.0	$60,000	$0
Total				$198,760,600

Source: Buckeye Water Resources Department

Sundance Service Area

Existing wastewater facilities in the Sundance service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing system value in the Sundance service area equals $109,212,010.

Figure WW9: System Value

Sundance				
System Component	Unit	Existing	Unit Cost	System Value
WRFs, < 5 mgd	mgd	3.5	$25,000,000	$87,500,000
Lift Stations	mgd	2.8	$1,500,000	$4,200,000
WRF Land	acres	5.4	$60,000	$321,000
Collection Lines, ≥ 15"	lin. ft.	22,619.8	$760	$17,191,010
Reclaimed Lines	lin. ft.	0.0	$760	$0
Recharge Basins	acres	0.0	$60,000	$0
Total				$109,212,010

Source: Buckeye Water Resources Department

Tartesso West Service Area

Existing wastewater facilities in the Tartesso West service area are summarized below, and unit costs for system components are based on recent and planned construction costs provided by Water Resources Department staff. The existing system value in the Tartesso West service area equals $59,944,440.

Figure WW10: System Value

Tartesso West				
System Component	Unit	Existing	Unit Cost	System Value
WRFs, < 5 mgd	mgd	1.2	$25,000,000	$30,000,000
Lift Stations	mgd	0.0	$1,500,000	$0
WRF Land	acres	44.0	$60,000	$2,640,000
Collection Lines, ≥ 15"	lin. ft.	35,769.0	$760	$27,184,440
Reclaimed Lines	lin. ft.	0.0	$760	$0
Recharge Basins	acres	2.0	$60,000	$120,000
Total				$59,944,440

Source: Buckeye Water Resources Department

Central – Plan-Based

Shown below, the analysis divides system value by WRF capacity to calculate the cost per gallon of wastewater facilities. The cost is $44.17 per gallon in the central service area, and Buckeye will use wastewater facilities development fees to construct growth-related water facilities in the central service area.

Figure WW11: Cost per Gallon

Central			
System Component	System Value	WRF Capacity (mgd)	Cost per Gallon
WRFs, < 5 mgd	$112,500,000	4.50	$25.00
Lift Stations	$2,250,000	4.50	$0.50
WRF Land	$3,120,000	4.50	$0.69
Collection Lines, ≥ 15"	$79,966,440	4.50	$17.77
Reclaimed Lines	$924,160	4.50	$0.21
Recharge Basins	$0	4.50	$0.00
Total	$198,760,600		$44.17

Sundance – Plan-Based

Shown below, the analysis divides system value by WRF capacity to calculate the cost per gallon of wastewater facilities. The cost is $31.20 per gallon in the Sundance service area, and Buckeye will use wastewater facilities development fees to construct growth-related water facilities in the Sundance service area.

Figure WW12: Cost per Gallon

Sundance			
System Component	System Value	WRF Capacity (mgd)	Cost per Gallon
WRFs, < 5 mgd	$87,500,000	3.50	$25.00
Lift Stations	$4,200,000	3.50	$1.20
WRF Land	$321,000	3.50	$0.09
Collection Lines, ≥ 15"	$17,191,010	3.50	$4.91
Reclaimed Lines	$0	3.50	$0.00
Recharge Basins	$0	3.50	$0.00
Total	$109,212,010		$31.20

Tartesso West – Cost Recovery

Buckeye currently collects wastewater facilities development fees in the Tartesso West service area to reimburse the developer for costs related to the existing wastewater facilities. The remaining cost of these wastewater facilities is $5,668,690, and available WRF capacity is 0.19 mgd. The cost is $29.96 per gallon in the Tartesso West service area, and Buckeye will use wastewater facilities development fees to reimburse the developer for existing wastewater facilities in the Tartesso West service area.

Figure WW13: Cost per Gallon

Tartesso West			
System Component	Remaining Cost	Available Capacity (mgd)	Cost per Gallon
Wastewater Facilities	$5,668,690	0.19	$29.96
Total	$5,668,690		$29.96

Development Fee Report – Plan-Based

The cost to prepare the Wastewater Facilities IIP and related Development Fee Report equals $33,640. Buckeye plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of future average day wastewater flow, the cost is $0.01 per gallon.

Figure WW14: Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$27,500	Residential	82%	Population	45,138	$0.50
		Nonresidential	18%	Jobs	11,709	$0.42
Library	$9,000	Residential	98%	Population	35,466	$0.25
		Nonresidential	2%	Jobs	11,709	$0.02
Parks and Recreational	$18,400	Residential	98%	Population	35,466	$0.51
		Nonresidential	2%	Jobs	11,709	$0.03
Police	$27,500	Residential	83%	Population	45,138	$0.51
		Nonresidential	17%	Vehicle Trips	47,030	$0.10
Street	$27,500	All Development	100%	VMT	631,502	$0.04
Water	$39,840	All Development	100%	Max Day Gallons	10,846,001	$0.01
Wastewater	$33,640	All Development	100%	Avg Day Gallons	2,285,458	$0.01
Total	$183,380					

PROJECTED DEMAND FOR SERVICES AND COSTS

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)(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."*

Projected Flow

Shown below, Figure WW15 includes projections of average day flow over the next 10 years. Based on projections provided by Buckeye's Water Resources Department, future development generates additional average day flow of 4.57 mgd over the next 10 years. This includes 2.37 mgd in the central service area, 1.57 mgd in the Sundance service area, and 0.63 mgd in the Tartesso West service area.

Figure WW15: Projected Flow

Year		Average Day Flow (mgd)			
		Central	Sundance	Tartesso	Total
Base	2024	2.25	1.90	0.63	4.77
1	2025	2.49	2.05	0.69	5.23
2	2026	2.72	2.21	0.75	5.69
3	2027	2.96	2.37	0.82	6.14
4	2028	3.20	2.52	0.88	6.60
5	2029	3.43	2.68	0.94	7.06
6	2030	3.67	2.84	1.01	7.52
7	2031	3.91	3.00	1.07	7.97
8	2032	4.14	3.15	1.13	8.43
9	2033	4.38	3.31	1.19	8.89
10	2034	4.62	3.47	1.26	9.34
10-Yr Increase		2.37	1.57	0.63	4.57

Source: Buckeye Water Resources Department

Shown below, Figure WW16 includes projected WRF capacity utilization for each service area in 2034. Based on projected average day flow and existing capacity, projected WRF capacity utilization includes a deficit of 0.12 mgd of capacity in the central service area, excess of 0.03 mgd of capacity in the Sundance service area, and a deficit of 0.06 mgd in the Tartesso service area.

Figure WW16: Projected WRF Capacity Utilization

Projected Flow	Central	Sundance	Tartesso West	Total
Existing Capacity (mgd)	4.50	3.50	1.20	9.20
– Average Day Flow (mgd), 2034	(4.62)	(3.47)	(1.26)	(9.34)
Available Capacity (mgd)	(0.12)	0.03	(0.06)	(0.14)
÷ Existing Capacity (mgd)	4.50	3.50	1.20	9.20
Percent Available Capacity	(2.60%)	0.90%	(4.80%)	(1.60%)

Source: Buckeye Water Resources Department

Wastewater Facilities Costs

The figure shown below includes planned capital expenditures during the next 10 years.

Figure WW17: Wastewater Facilities Costs

Description	Project Type	Fiscal Year	Cost
Central Water Reclamation Facility Expansion (1.5 MGD)	CIP	2025-2029	$37,500,000
Water Resource Operations Facility (Wastewater Share)	CIP	2024-2027	$6,150,000
Central WRF Effluent Management	CIP	2026-2034	$65,000,000
Turner Road Lift Station	Development	2025	$1,500,000
Development Fee Report	Study Cost	2024-2029	$17,437
Subtotal, Central			$110,167,437
Sundance Water Reclamation Facility Expansion	CIP	2026-2030	$27,000,000
Sundance Reimbursement	Dev Agreement	2024-2034	$35,133,058
Development Fee Report	Study Cost	2024-2029	$11,579
Subtotal, Sundance			$62,144,637
Tartesso West Water Reclamation Facility Reimbursement	Dev Agreement	2024-2034	$5,668,690
Development Fee Report	Study Cost	2024-2029	$4,624
Subtotal, Tartesso West			$5,673,314
Total			$177,985,388

Source: Buckeye Water Resources Department

Wastewater Facilities Development Fees

Revenue Credit/Offset

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

Central Service Area

Figure WW18 includes infrastructure components and cost factors for wastewater facilities development fees in the central service area. The cost per service unit is $43.49 per gallon.

Wastewater facilities fees for residential development are assessed according to average day gallons per housing unit. The fee of $7,524 for a low/medium density unit is calculated using a cost per service unit of $43.49 per gallon multiplied by a demand unit of 173 average day gallons per housing unit.

Wastewater facilities fees are assessed to nonresidential development according to meter size and type. The base 1.0-inch meter is equivalent to a low/medium density unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in Buckeye's Water Engineering Design Standards. The 1.5-inch disc meter fee of $12,790 is calculated using a cost per service unit of $43.49 per gallon, multiplied by 173 average day gallons, multiplied by a capacity ratio of 1.7. For meters larger than 1.5 inches, the fee is calculated using a cost per service unit of $43.49 per gallon multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater demand.

Figure WW18: Wastewater Facilities Development Fees

Fee Component	Cost per Gallon
WRF	$25.00
Lift Station	$0.50
WRF Land	$0.00
Collection Line, ≥ 15"	$17.77
Reclaimed Line	$0.21
Recharge Basin	$0.00
Development Fee Report	$0.01
Total	$43.49

Residential Fees per Unit - Central				
Residential Land Use	Average Day Gallons[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	173	$7,524	$4,214	$3,310
High Density (≥8 DU/Acre)	135	$5,871	n/a	n/a
Age Restricted (≤8 DU/Acre)	108	$4,697	$2,634	$2,063

Nonresidential Fees per Meter - Central					
Meter Size	Meter Type	Capacity Ratio[1]	Proposed Fees[2]	Current Fees	Difference
1.0-inch	Disc	1.0	$7,524	$4,214	$3,310
1.5-inch	Disc	1.7	$12,790	$7,163	$5,627
1.5-inch	Turbine	2.9	$21,819	$12,219	$9,600

Current Fees represent Central Buckeye fees.

1. Buckeye Water Resources Department
2. Meters larger than 1.50 inches calculated using $43.49 per gallon multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Sundance Service Area

Figure WW19 includes infrastructure components and cost factors for wastewater facilities development fees in the Sundance service area. The cost per service unit is $31.21 per gallon.

Wastewater facilities fees for residential development are assessed according to average day gallons per housing unit. The fee of $5,399 for a low/medium density unit is calculated using a cost per service unit of $31.21 per gallon multiplied by a demand unit of 173 average day gallons per housing unit.

Wastewater facilities fees are assessed to nonresidential development according to meter size and type. The base 1.0-inch meter is equivalent to a low/medium density unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in Buckeye's Water Engineering Design Standards. The 1.5-inch disc meter fee of $9,179 is calculated using a cost per service unit of $31.21 per gallon, multiplied by 173 average day gallons, multiplied by a capacity ratio of 1.7. For meters larger than 1.5 inches, the fee is calculated using a cost per service unit of $31.21 per gallon multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater demand.

Figure WW19: Wastewater Facilities Development Fees

Fee Component	Cost per Gallon
WRF	$25.00
Lift Station	$1.20
WRF Land	$0.09
Collection Line, ≥ 15"	$4.91
Reclaimed Line	$0.00
Recharge Basin	$0.00
Development Fee Report	$0.01
Total	$31.21

Residential Fees per Unit - Sundance				
Residential Land Use	Average Day Gallons[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	173	$5,399	$5,915	($516)
High Density (≥8 DU/Acre)	135	$4,213	n/a	n/a
Age Restricted (≤8 DU/Acre)	108	$3,371	$3,697	($326)

Nonresidential Fees per Meter - Sundance					
Meter Size	Meter Type	Capacity Ratio[1]	Proposed Fees[2]	Current Fees	Difference
1.0-inch	Disc	1.0	$5,399	$5,915	($516)
1.5-inch	Disc	1.7	$9,179	$10,056	($877)
1.5-inch	Turbine	2.9	$15,658	$17,154	($1,496)

1. Buckeye Water Resources Department
2. Meters larger than 1.50 inches calculated using $31.21 per gallon multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Tartesso West Service Area

Figure WW20 includes infrastructure components and cost factors for wastewater facilities development fees in the Tartesso West service area. The cost per service unit is $29.97 per gallon.

Wastewater facilities fees for residential development are assessed according to average day gallons per housing unit. The fee of $7,672 for a low/medium density unit is calculated using a cost per service unit of $29.97 per gallon multiplied by a demand unit of 256 average day gallons per housing unit.

Wastewater facilities fees are assessed to nonresidential development according to meter size and type. The base 1.0-inch meter is equivalent to a low/medium density unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in Buckeye's Water Engineering Design Standards. The 1.5-inch disc meter fee of $13,043 is calculated using a cost per service unit of $29.97 per gallon, multiplied by 256 average day gallons, multiplied by a capacity ratio of 1.7. For meters larger than 1.5 inches, the fee is calculated using a cost per service unit of $29.97 per gallon multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater demand.

Figure WW20: Wastewater Facilities Development Fees

Fee Component	Cost per Gallon
Wastewater Facilities	$29.96
Development Fee Report	$0.01
Total	$29.97

Residential Fees per Unit - Tartesso West				
Residential Land Use	Average Day Gallons[1]	Proposed Fees	Current Fees	Difference
Low/Med Density (<8 DU/Acre)	256	$7,672	$7,670	$2
High Density (≥8 DU/Acre)	200	$5,994	n/a	n/a
Age Restricted (≤8 DU/Acre)	160	$4,795	$4,794	$1

Nonresidential Fees per Meter - Tartesso West					
Meter Size	Meter Type	Capacity Ratio[1]	Proposed Fees[2]	Current Fees	Difference
1.0-inch	Disc	1.0	$7,672	$7,670	$2
1.5-inch	Disc	1.7	$13,043	$13,040	$3
1.5-inch	Turbine	2.9	$22,250	$22,244	$6

1. Buckeye Gravity Sewer Design Standards, Section 4-1.202
2. Meters larger than 1.50 inches calculated using $29.97 per gallon multiplied by average day gallons from (1) City of Buckeye Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

WASTEWATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure WW21 is based on projected average day water flow in Figure WW15 and the updated wastewater 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. Projected development fee revenue over the next 10 years equals $103,037,921 in the central service area, $49,103,919 in the Sundance service area, and $5,673,314 in the Tartesso West service area – Buckeye will end collection of wastewater facilities fees in the Tartesso West service area at the time of full reimbursement. Due to existing development agreements, projected development fee revenue may be offset by development fee credits.

Figure WW21: Wastewater Facilities Development Fees Revenue

Fee Component	Central	Sundance	Tartesso West
Wastewater Facilities	$110,150,000	$62,133,058	$5,668,690
Development Fee Report	$17,437	$11,579	$4,624
Total	$110,167,437	$62,144,637	$5,673,314

		Central $43.49 per gallon	Sundance $31.21 per gallon	Tartesso West $29.97 per gallon
Year		MGD	MGD	MGD
Base	2023	2.25	1.90	0.63
Year 1	2024	2.49	2.05	0.69
Year 2	2025	2.72	2.21	0.75
Year 3	2026	2.96	2.37	0.82
Year 4	2027	3.20	2.52	0.82
Year 5	2028	3.43	2.68	0.82
Year 6	2029	3.67	2.84	0.82
Year 7	2030	3.91	3.00	0.82
Year 8	2031	4.14	3.15	0.82
Year 9	2032	4.38	3.31	0.82
Year 10	2033	4.62	3.47	0.82
10-Year Increase		2.37	1.57	0.19
Projected Revenue		$103,037,921	$49,103,919	$5,673,314

Projected Fee Revenue	$157,815,155
Total Expenditures	$177,985,388

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."*

REVENUE PROJECTIONS

Buckeye does not have a higher-than-normal construction excise tax rate; therefore, the required offset described above is not applicable. Shown in Figure A1, Buckeye provided the required forecast of non-development fee revenue from identified sources that can be attributed to future development over a period of five years. These funds are available for capital investments; however, the City of Buckeye directs these revenues to non-development fee eligible capital needs including maintenance, repair, and replacement.

Figure A1: Revenue Projections

NOTE TO STAFF: WE NEED DEVELOP THIS BEFORE STARTING THE DEVELOPMENT FEE ADOPTION PROCESS.

APPENDIX B: PROFESSIONAL SERVICES

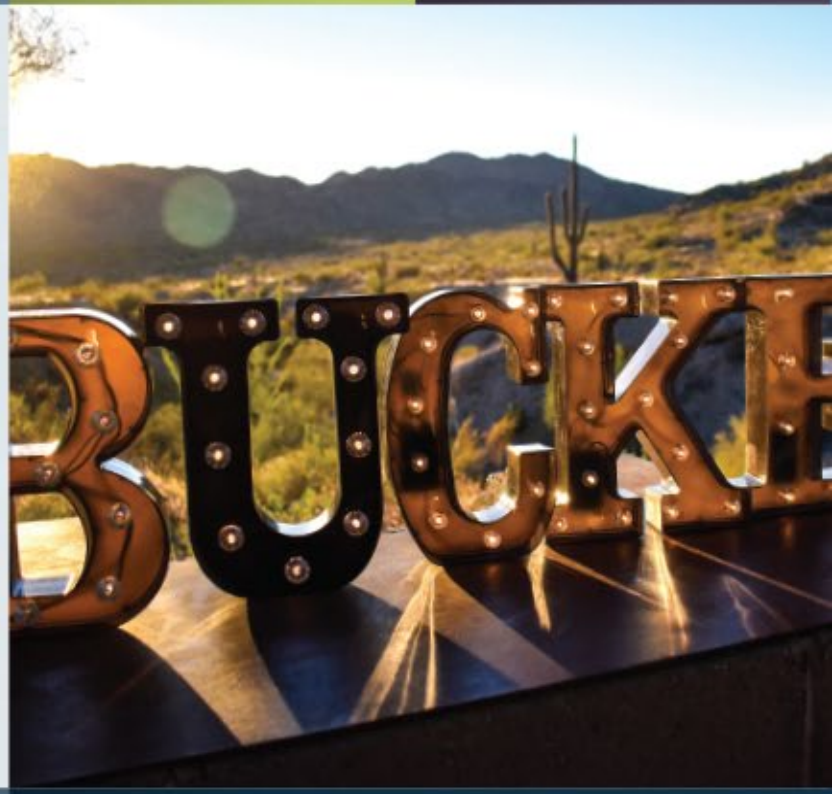
As stated in Arizona's development fee enabling legislation, "a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural 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	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	$27,500	Residential	82%	Population	45,138	$0.50
		Nonresidential	18%	Jobs	11,709	$0.42
Library	$9,000	Residential	98%	Population	35,466	$0.25
		Nonresidential	2%	Jobs	11,709	$0.02
Parks and Recreational	$18,400	Residential	98%	Population	35,466	$0.51
		Nonresidential	2%	Jobs	11,709	$0.03
Police	$27,500	Residential	83%	Population	45,138	$0.51
		Nonresidential	17%	Vehicle Trips	47,030	$0.10
Street	$27,500	All Development	100%	VMT	631,502	$0.04
Water	$39,840	All Development	100%	Max Day Gallons	10,846,001	$0.01
Wastewater	$33,640	All Development	100%	Avg Day Gallons	2,285,458	$0.01
Total	$183,380					

City of Buckeye Finance Department

Public Hearing
Land Use Assumptions
Infrastructure Improvement Plan



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DEVELOPMENT IMPACT FEE UPDATE

- Pays for Growth related infrastructure
- Regulated by State Statute
- Updated at least every five years
- TischlerBise, Inc.

BUCKEYE, AZ

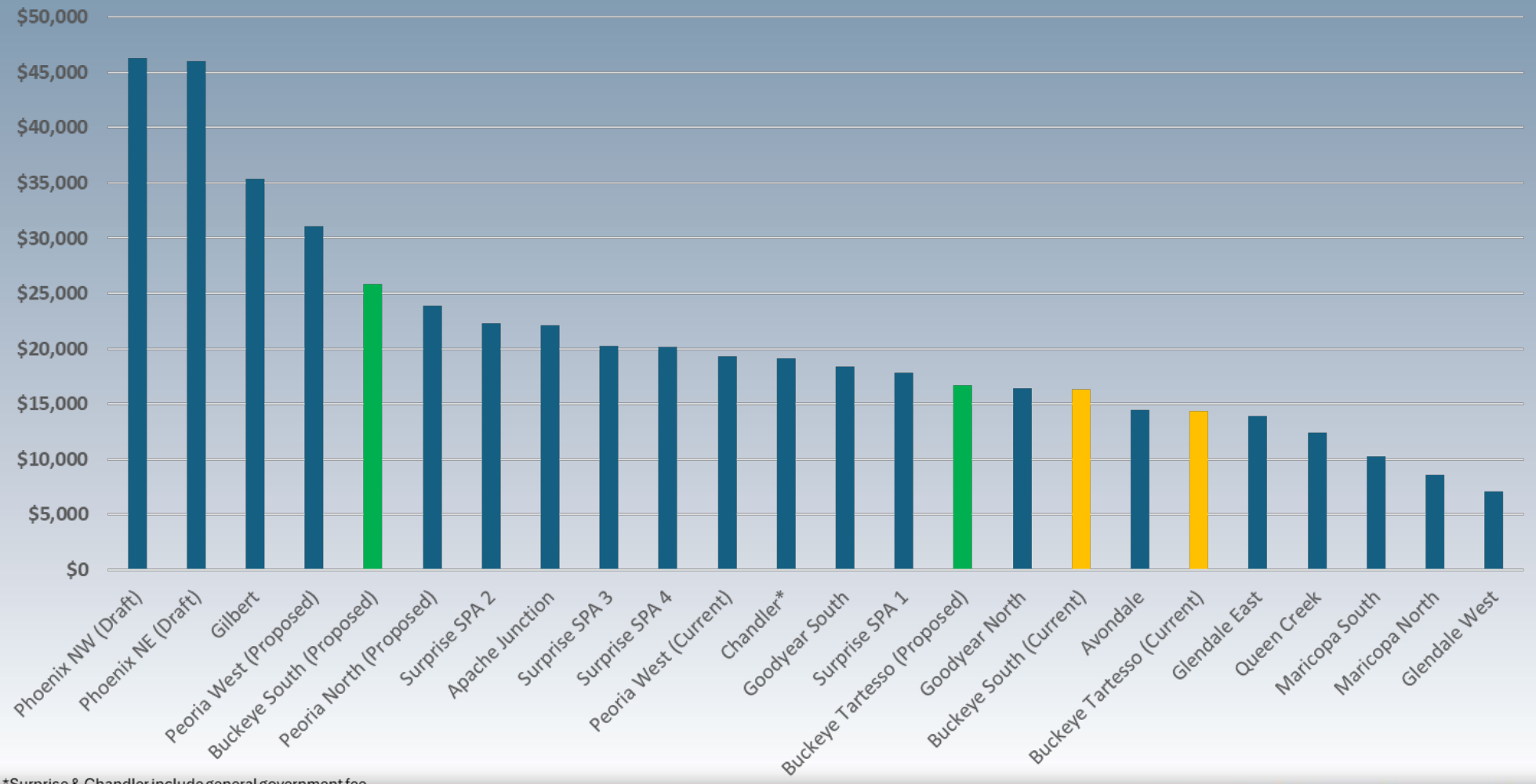
DEVELOPMENT IMPACT FEE UPDATE

- New fees effective May 2025
- Underlying reports (May - October)
  - Land Use Assumptions (LUA)
  - Infrastructure Improvements Plan (IIP)
- Fee adoption (November - February)

Public Hearing for LUA and IIP

BUCKEYE, AZ

Single Family Residential Comparison



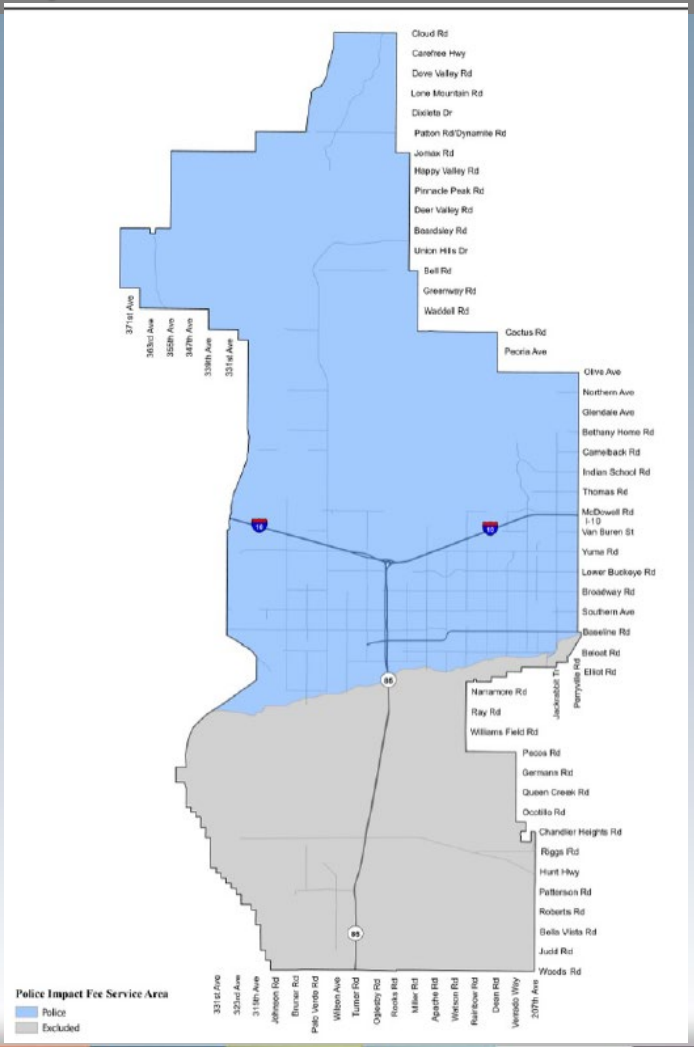
*Surprise & Chandler include general government fee

Public Hearing for LUA and IIP

BUCKEYE, AZ

DEVELOPMENT IMPACT FEE UPDATE

Citywide Service Area



Land Use Assumptions (LUA)

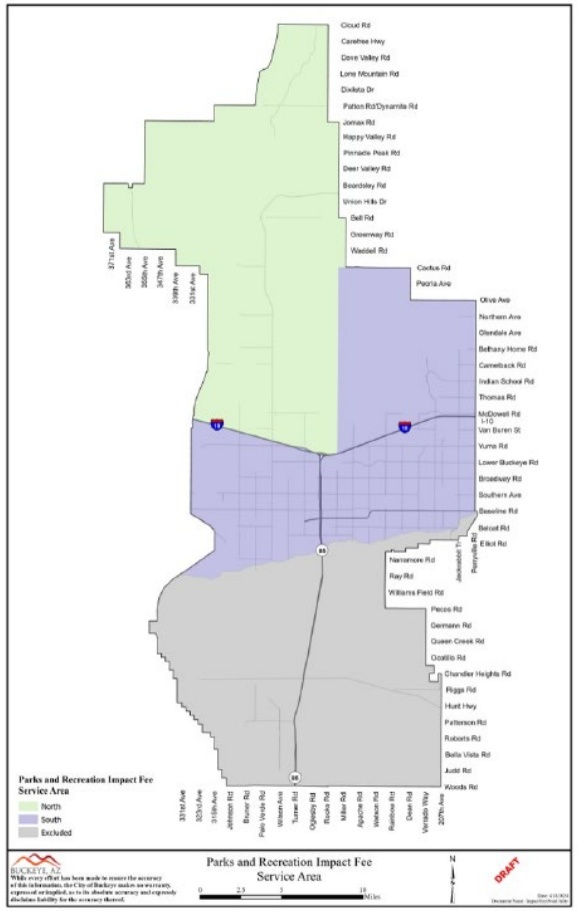
- Growth forecast
- Multiple data sources
  - Maricopa Association of Governments (MAG)
  - Recent buildings trends
  - Planned / entitled developments

Public Hearing for LUA and IIP

BUCKEYE, AZ

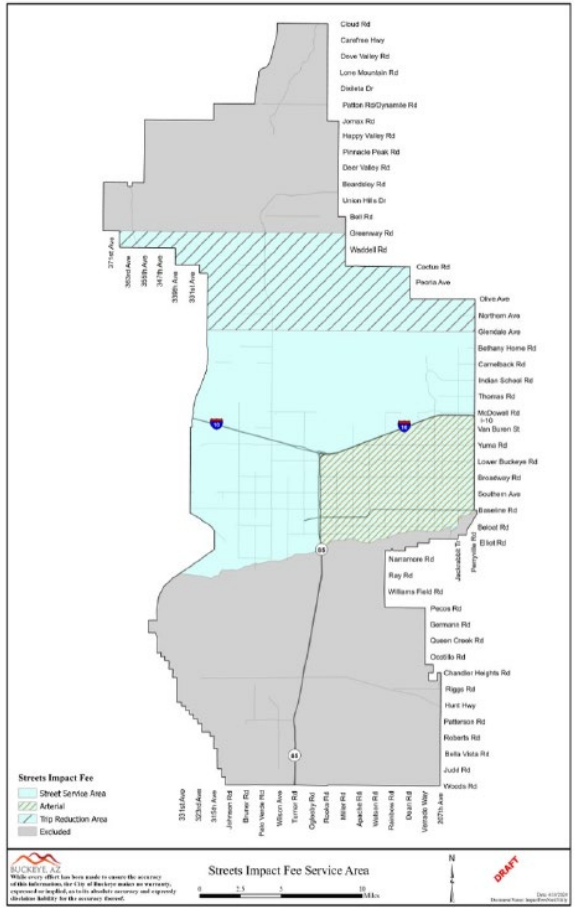
Parks and Recreation

Figure PR2: Parks and Recreational Facilities Service Area



Streets

Figure S1: Street Facilities Service Area

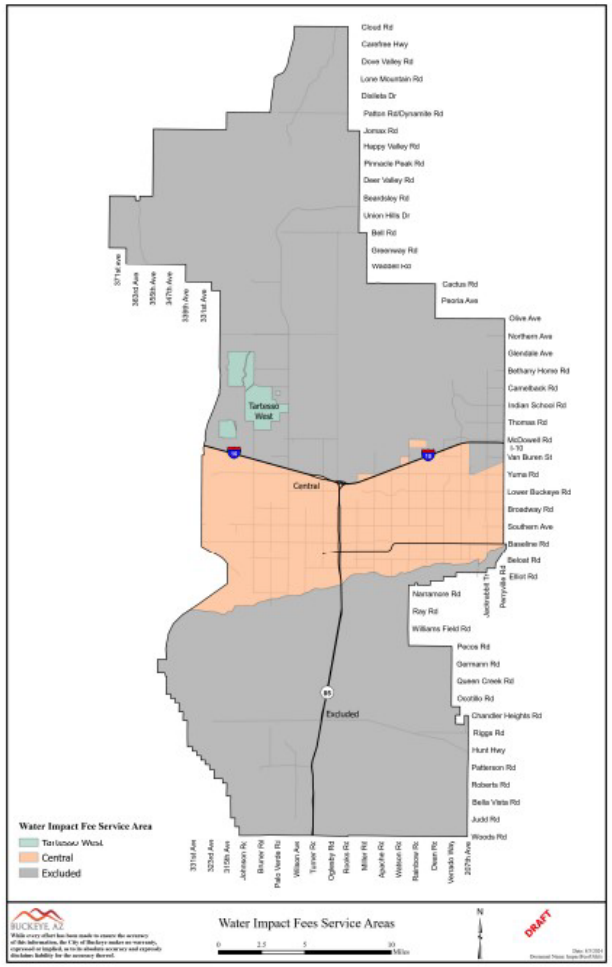


Public Hearing for LUA and IIP

BUCKEYE, AZ

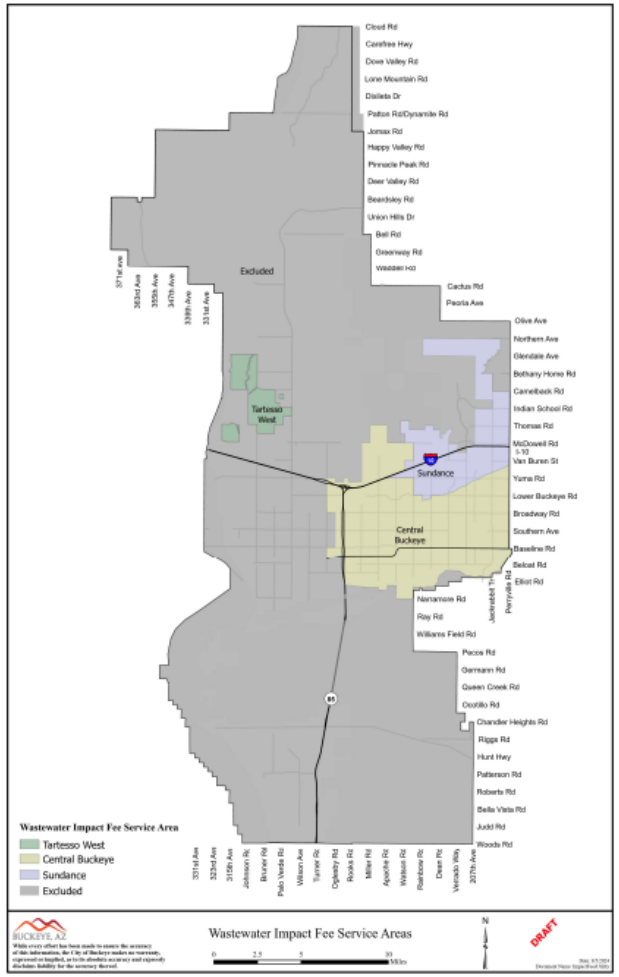
Water

Figure LU6: Water Facilities Service Area



Wastewater

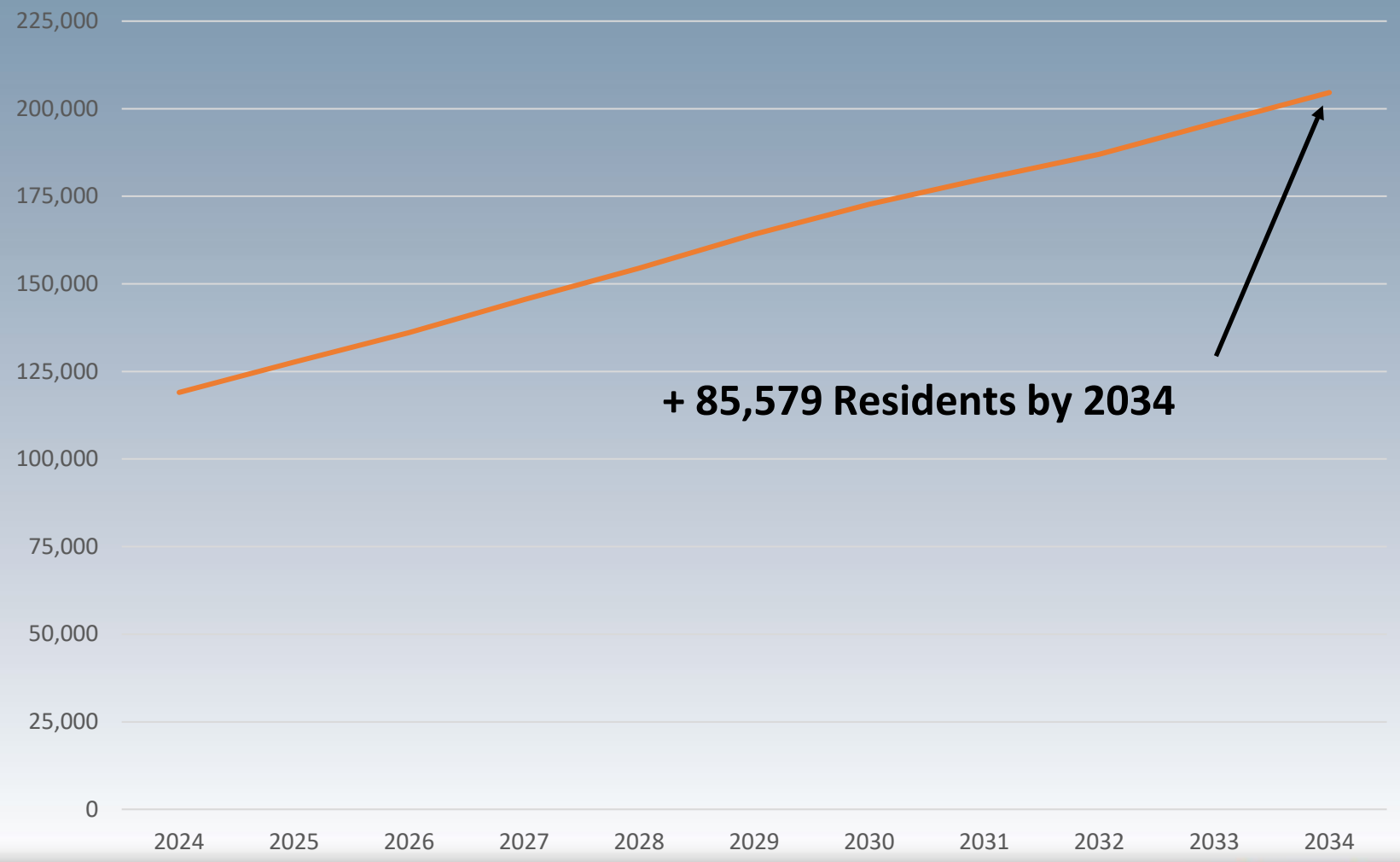
Figure LU7: Wastewater Facilities Service Area



Public Hearing for LUA and IIP

BUCKEYE, AZ

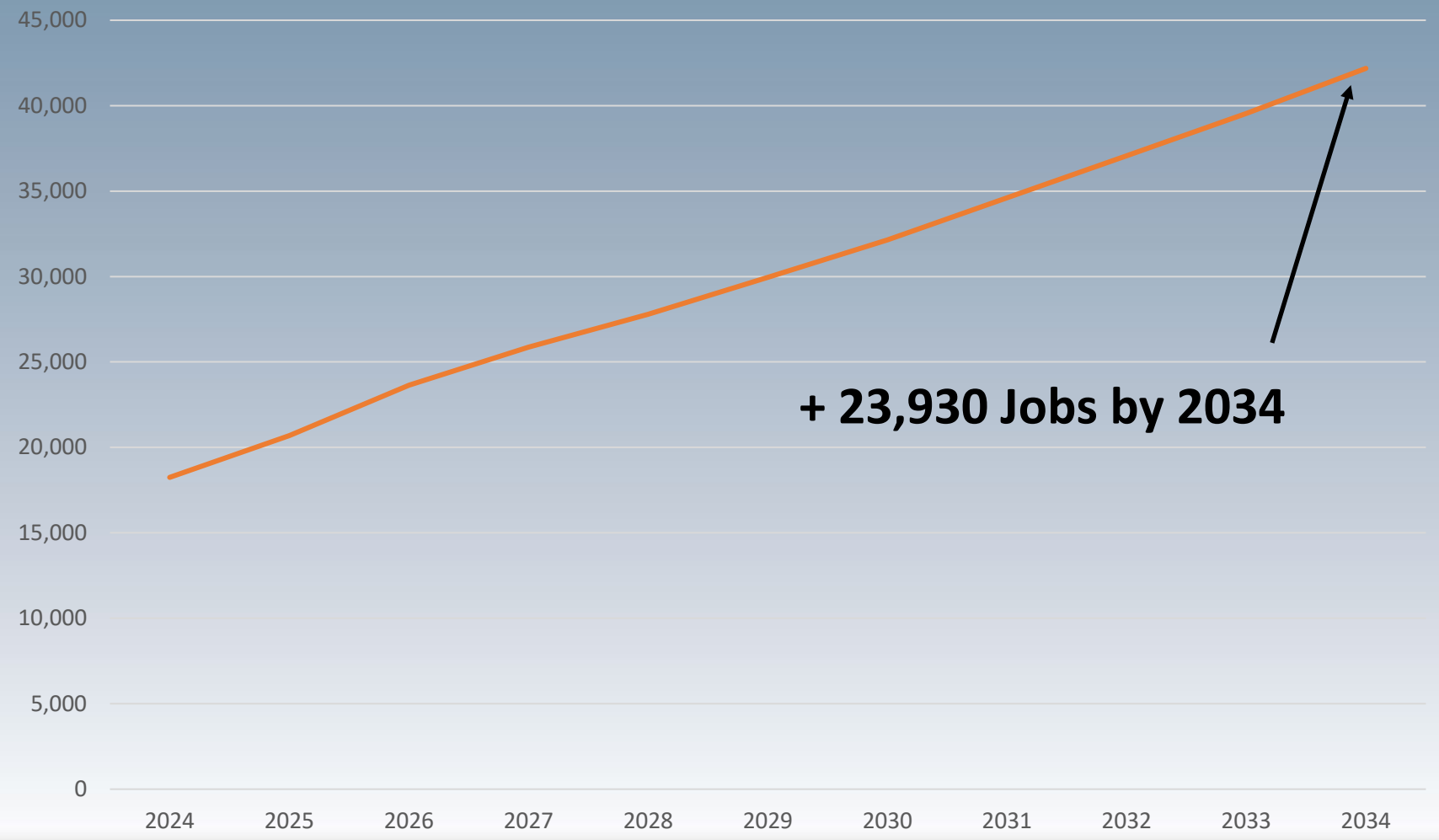
Estimated Citywide Population



Public Hearing for LUA and IIP

BUCKEYE, AZ

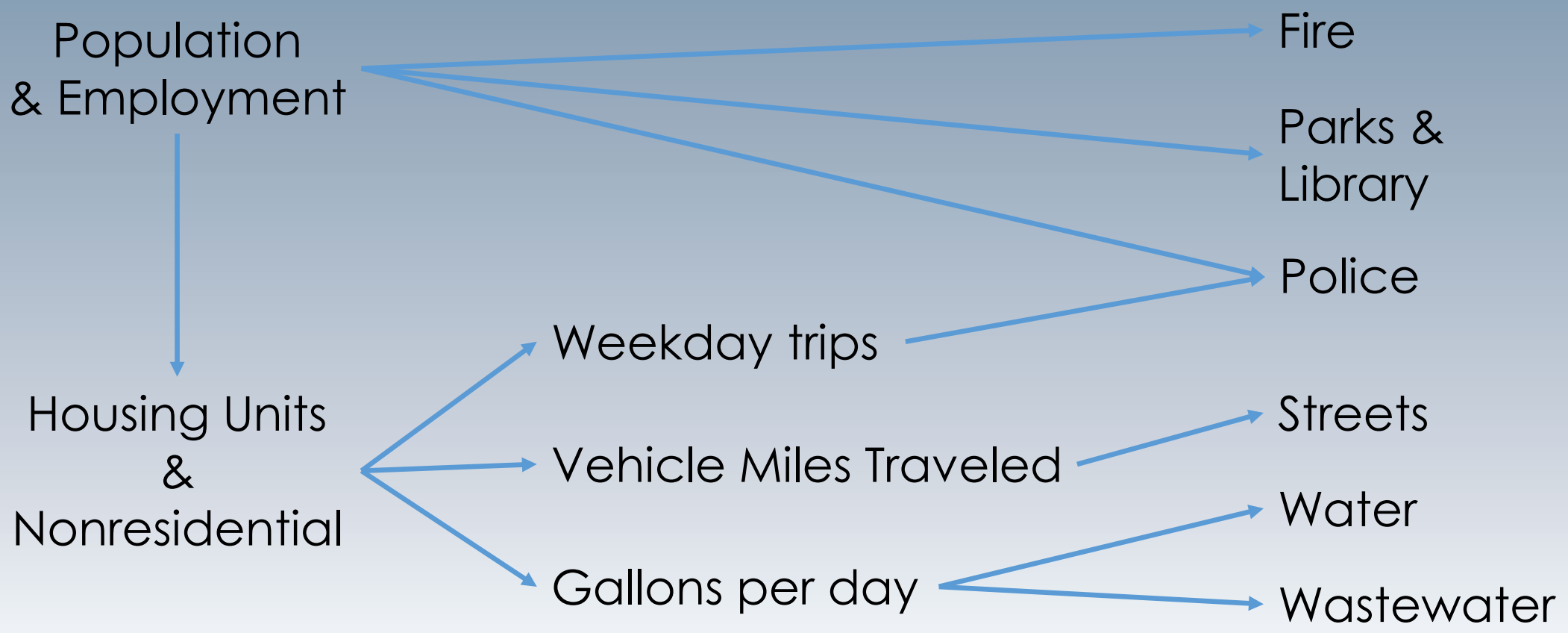
Estimated Citywide Employment



Public Hearing for LUA and IIP

BUCKEYE, AZ

LUA sets anticipated demands for infrastructure



Public Hearing for LUA and IIP

BUCKEYE, AZ

Infrastructure Improvement Plan

- Forecasts of necessary infrastructure costs
- Allocates costs by unit
  - Housing unit
  - Non-Residential square feet
  - Meter size
  - Usage in gallons

Public Hearing for LUA and IIP

BUCKEYE, AZ

Infrastructure Improvement Plan Changes from Previous Report

- Fire
  - Additional fire station service areas
  - Added fire facilities component
- Parks and Recreational
  - **Citywide:** Removed regional park land and regional trails
  - **North:** Removed community park land and added community park amenities.
  - **South:** Removed Pool fee.

Public Hearing for LUA and IIP

BUCKEYE, AZ

Infrastructure Improvement Plan Changes from Previous Report

- Streets
  - Additional service areas
  - Added arterial component
- Water and Wastewater
  - Charged by meter size up to 1.5 inches
  - Charged per gallon for meters larger than 1.5 inches

Public Hearing for LUA and IIP

BUCKEYE, AZ

Water and Wastewater Fee Calculation

- **By meter size up to 1.5 inches**
- **Per gallon based on**
  - Engineering standards for the project
  - Submitted water use study
  - Potential flow of requested meter size

Public Hearing for LUA and IIP

BUCKEYE, AZ

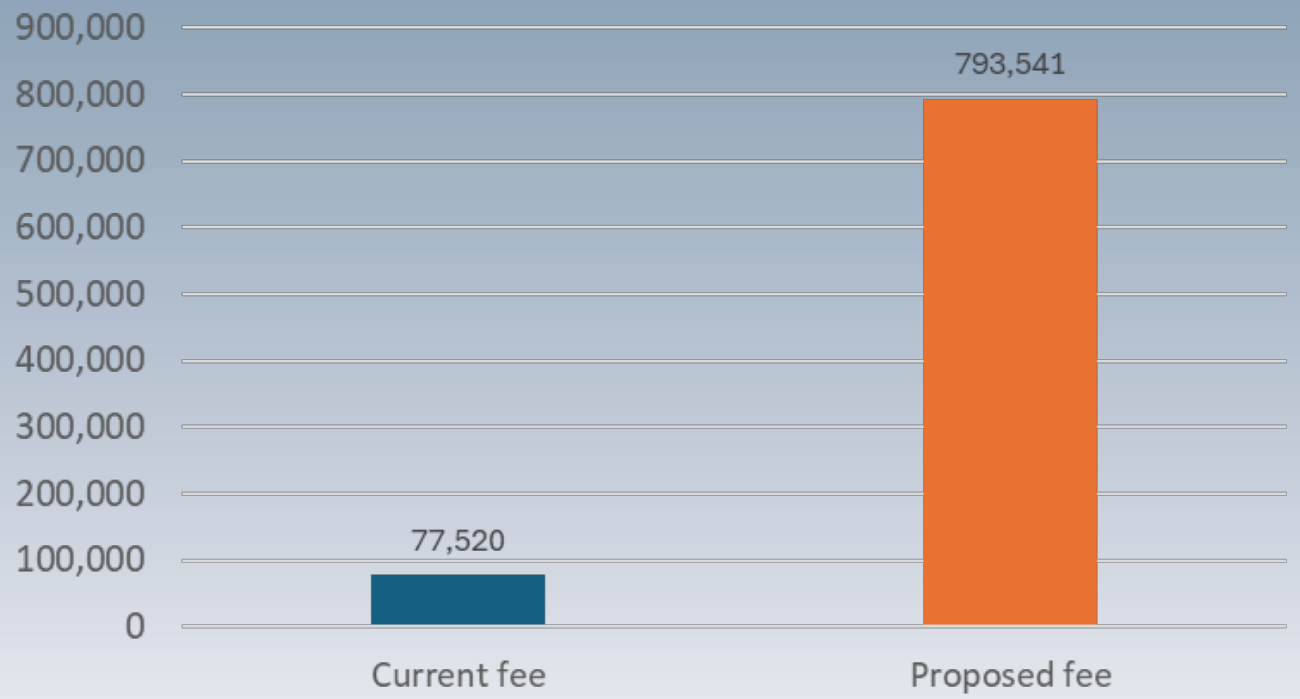
Water Fee Calculation – Non-Residential

	Current		Proposed
Gallons Usage Per Day per EDU	651 Gallons	**Maximum Day Usage**	3,616.2 Gallons
Capacity Ratio of Meter	6.4	**Lot Size**	12.52 Acres
Calculated Daily Usage	4,166.4 Gallons	**Calculated Daily Usage**	45,268 Gallons

Public Hearing for LUA and IIP

BUCKEYE, AZ

Water Fee Calculation in Gallons: 3” Inch



Public Hearing for LUA and IIP

BUCKEYE, AZ

Proposed Changes

Fee	Last Date	Proposed Change	Reason
Pool Fees	October 3,2024	Pool fees have been eliminated from the revised fee structure	
Norther Area Amenities Cost Allocation	October 3,2024	The cost distribution in northern area has been adjusted, extending from 10 years to 15 years	To better align with projected growth and infrastructure needs
Water Usage Adjustments	October 3,2024	The Average Daily Water consumption for Single-Family and Multi-Family homes has been reduced from 113 gallons per person to 94 gallons per person	Reflecting more accurate demand projections
Wastewater flow adjustments	October 3,2024	The Average Daily wastewater flow for residential Development has been decreased from 80 gallons per person to 54 gallons per person	Aligning with updated usage trends

Fee Comparison – South / Central Service Area

Single Family Residential

Category	Proposed	Current	% Change	$$ Change
Fire	$1,762	$1,060	66.23%	$702
Library	$605	$298	109.34%	$316
Parks	$3,119	$1,915	62.87%	$1,204
Police	$1,657	$842	96.79%	$815
Streets	$1,597	$300	432.33%	$1,297
Total Non-Utilities	**$8,740**	**$4,406**	**98.37%**	**$4,334**
Water	$9,536	$7,675	24.25%	$1,861
Wastewater	$7,524	$4,214	78.55%	$3,310
Total Utilities	**$17,060**	**$11,889**	**43.49%**	**$5,171**
Total Impact Fees	**$25,800**	**$16,295**	**58.33%**	**$9,505**

Fee Comparison – South / Central Service Area

Multi-Family Residential – 252 units

Category	Proposed	Current	% Change	$$ Change
Fire	$346,752	$208,656	66.18%	$138,096
Library	$118,944	$56,700	109.78%	$62,244
Parks	$614,124	$376,992	62.90%	$237,132
Police	$326,340	$165,816	96.81%	$160,524
Streets	$287,784	$43,596	560.12%	$244,188
Total Non-Utilities: Cost Per Unit $6,939	**$1,693,944**	**$851,760**	**98.88%**	**$842,184**
Water	$1,877,400	$55,262	3297.27%	$1,822,138
Wastewater	$1,479,492	$20,225	7215.16%	$1,459,267
Total Utilities: Cost Per Unit $17,726	**$3,356,892**	**$75,487**	**4346.98%**	**$3,281,405**
Total Impact Fees: Cost Per Unit $24,665	**$5,050,836**	**$927,247**	**444.71%**	**$4,123,589**

Fee Comparison – South / Central Service Area

BUCKEYE, AZ

Commercial – 123,000 Sq ft

Category	Proposed	Current	% Change	$$ Change
Fire	$184,746	$143,664	28.60%	$41,082
Library	$6,519	$11,808	-44.79%	($5,289)
Parks	$31,611	$70,479	-55.15%	($38,868)
Police	$300,612	$162,729	84.73%	$137,883
Streets	$254,856	$41,451	514.84%	$213,405
Total Non-Utilities	**$778,344**	**$430,131**	**80.96%**	**$348,213**
Water	$793,513	$77,520	923.62%	$715,993
Wastewater	$816,568	$30,337	2591.66%	$786,231
Total Utilities	**$1,610,081**	**$107,857**	**1392.78%**	**$1,502,224**
Total Impact Fee	**$2,388,425**	**$537,988**	**343.96%**	**$1,850,437**

Fee Comparison – South / Central Service Area

BUCKEYE, AZ

Industrial – 261,000 Sq ft

Category	Proposed	Current	% Change	$$ Change
Fire	$62,379	$44,370	40.59%	$18,009
Library	$2,349	$3,654	-35.71%	($1,305)
Parks	$10,701	$21,663	-50.60%	($10,962)
Police	$44,892	$24,012	86.96%	$20,880
Streets	$36,801	$6,786	442.31%	$30,015
Total Non-Utilities	**$157,122**	**$100,485**	**56.36%**	**$56,637**
Water	$2,151,264	$31,469	6,736.14%	$2,119,795
Wastewater	$1,475,877	$10,112	14,495.30%	$1,465,765
Total Utilities	**$3,627,141**	**$41,581**	**8,623.07%**	**$3,585,560**
Total Impact Fee	**$3,784,263**	**$142,066**	**2,563.74%**	**$3,642,197**

Fee Comparison – South / Central Service Area

BUCKEYE, AZ

Office – 62,500 Sq ft

Category	Proposed	Current	% Change	$$ Change
Fire	$143,875	$93,688	55.77%	$51,688
Library	$5,125	$7,563	-32.23%	($2,438)
Parks	$24,563	$45,438	-41.13%	($18,688)
Police	$67,813	$32,313	109.87%	$35,500
Streets	$55,938	$9,125	513.02%	$46,813
Total Non-Utilities	**$297,314**	**$187,125**	**58.89%**	**$109,187**
Water	$302,708	$31,469	861.92%	$280,400
Wastewater	$260,766	$10,112	2478.78%	$331,169
Total Utilities	**$563,474**	**$41,581**	**1255.12%**	**$611,570**
Total Impact Fee	**$860,788**	**$228,706**	**276.37%**	**$724,446**

Adoption Timeline

BUCKEYE, AZ

LUA and IIP Fee Adoption

• Notice of Intention	✓ August 1, 2024
• Stakeholder Outreach	✓ October 2023-October 2024
• Public Hearing	➢ October 15, 2024
• Adoption of LUA and IIP	➢ November 19, 2024

Adoption Timeline

BUCKEYE, AZ

Development Fee Adoption

• Notice of Intention	➢ November 20, 2024
• Public Hearing	➢ January 7, 2025
• Adoption of Development Fees	➢ February 18, 2025
• Effective date of Fees	➢ May 5, 2025

Public Hearing for LUA and IIP

BUCKEYE, AZ

- Receive Public Comment
- Close Public hearing
- Council discussion, no action tonight
- Adoption of LUA and IIP on November 19, 2024

Public Hearing for LUA and IIP

BUCKEYE, AZ

Questions?

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 5.B. DS - Ordinance No. 20-24 - Building and Life Safety Codes Update
DATE PREPARED: 10/15/24	**DISTRICT NO.:** All
STAFF LIAISON: Brian Craig, Development Services Director, bcriag@buckeyeaz.gov, (623) 692-7616	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Ordinance No. 20-24 declaring as a public record that certain document on file with the City Clerk entitled the “City of Buckeye October 2024 Building and Life Safety Codes Update;” adopting the same by reference; amending Chapter 15 Building Regulations, Article 15-2, Building Codes as set forth in the “City of Buckeye October 2024 Building and Life Safety Codes Update;” declaring as public records the National Electrical Code, 2023 Edition published by the National Fire Protection Association and the following 2024 International Codes published by the International Code Council and on file with the City Clerk: Building, Residential, Mechanical, Plumbing, Fuel Gas, Existing Building, and Fire; adopting the same by reference as amended by the City Code and the “City of Buckeye October 2024 Building and Life Safety Codes Update;” establishing effective dates for compliance with the updated codes; providing for repeal of conflicting ordinances and provisions; providing for severability; and setting forth penalties for violations.

SUMMARY

PROJECT DESCRIPTION:
City Staff is recommending an update to the existing Building and Fire Codes in order to 1) align the City with planned updates in other Arizona communities; 2) address specific concerns expressed by the development community; and, 3) amend certain local amendments in order to bring the local codes closer to base code for uniformity. This request is to adopt the "City of Buckeye October 2024 Building and Life Safety Codes Update," the 2023 National Electrical Code published by the National Fire Protection Association and the following 2024 Codes published by the International Code Council: Building, Residential, Mechanical, Plumbing, Fuel Gas, Existing Building, and Fire, all as amended.

The International Energy Conservation Code will remain as the 2018 edition due to the code book not being ready for final publication.

Local development stakeholders were engaged to review the planned update and amendments. Staff presented the proposed update at the Buckeye Quarterly Development Partnering Meetings in December, 2023 and March, 2024 in draft form. Then in June, 2024 Staff presented the final version intended for adoption. Staff specifically shared the proposed update and amendments with the Homebuilders Association of Central Arizona and the Arizona Multi-Housing Association.

The update includes the removal of a local amendment requiring fire sprinklers for all non-residential structures. If approved, the requirement will be uniform to the base International Fire Code, which requires fire sprinklers as a function of several factors, including but not limited to: project area, construction materials used, occupancy of the space, and availability of fire pressure in nearby fire hydrants.

FUTURE ACTION:
City staff will administer the City of Buckeye Building and Fire Code Update and enforce the provisions in accordance with the Ordinance.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
October 2024 Building and Life Safety Codes Update.no markup.docx
October 2024 Building and Life Safety Codes Update.legislative.docx
Buckeye 2024 IRC Building Code Amendment Support Letter.pdf
Ordinance_No._20-24_Building_and_Fire_Code (2).docx
2024 Building Fire Code update 10_15_2024.pdf

CITY OF BUCKEYE OCTOBER 2024

BUILDING AND LIFE SAFETY CODES UPDATE

UPDATES TO THE CITY OF BUCKEYE CODE OF ORDINANCES, CHAPTER 15 "BUILDING REGULATIONS" AMENDING THE CITY'S BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL, FUEL GAS, EXISTING BUILDING, AND FIRE CODES

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-1 – Building Code, to read as follows:

CHAPTER 15 – BUILDING REGULATIONS

Article 15-2—BUILDING CODES

Section 15-2-1 Building Code

A. Building Code Adopted. That certain document designated and marked as the International Building Code, 2024 Edition, as published by the International Code Council, three paper copies or one paper copy and one electronic copy of which are on file in the office of the City Clerk, is hereby adopted by reference as the City's uniform building code as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform building code or cause or permit the same to be done, contrary to or in violation of any provisions of the City's uniform building code as hereby adopted by the City Council.

B. City of Buckeye Amendments to the 2024 International Building Code.

CHAPTER 1 ADMINISTRATION, is hereby amended as follows:

101.1 Title. Insert the words "City of Buckeye" as the name of jurisdiction. Also add, "The administrative provisions of Chapter 1 of this Code shall apply to all the adopted technical codes. When there is a conflict between these provisions and those of another technical code, these provisions shall apply. Where there is an administrative provision contained in another technical code and not in this code, then the administrative provision of the technical code shall apply."

101.2 Scope. **Exception**: Delete the words **"this code or" of the last sentence of the exception.**

101.2.1 Appendices. Delete in its entirety and insert in lieu thereof the following:

101.2.1 Appendices. The following Appendices are hereby adopted:

Appendix B: Board of Appeals;

Appendix C: Agricultural Buildings;

Appendix F: Rodent Proofing;

Appendix I: Patio Covers, and;

Appendix J: Grading

101.4 Referenced codes. Shall be deleted in its entirety and revised to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each reference. If another code is referenced elsewhere in this code and has not been adopted, then that section shall be considered invalid. The administrative requirements specified in this Code shall supersede those in other adopted codes when there is a conflict.

Exception: Administrative requirements in the City of Buckeye Fire Code.

Any references to the International Fuel Gas Code shall be deleted and the words "Fuel Gas Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Mechanical Code shall be deleted and the words "Mechanical Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Plumbing Code shall be deleted and the words "Plumbing Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Property Maintenance Code shall be deleted and the words "Property Maintenance Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Fire Code shall be deleted and the words "Fire Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Energy Conservation Code shall be deleted and the words "Energy Conservation Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Existing Building Code shall be deleted and the words "Existing Building Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

101.4.1 Fuel Gas. The provisions of the Fuel Gas Code adopted by the City of Buckeye and amended from time to time shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the Mechanical Code adopted by the City of Buckeye and amended from time to time shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings

and appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.3 Plumbing. The provisions of the Plumbing Code adopted by the City of Buckeye and amended from time to time shall apply to the installation alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all applicable aspects of a medical gas system. Private Sewage Disposal Facilities shall be regulated by the Maricopa County Department of Environmental Services Department.

101.4.4 Property Maintenance. The provisions of the Property Maintenance Code adopted by the City of Buckeye and amended from time to time shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures and shall be managed by the City of Buckeye Code Enforcement Division.

101.4.5 Fire Prevention. The provisions of the Fire Code adopted by the City of Buckeye and amended from time to time shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire or explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation and shall be managed by the City of Buckeye Fire Department.

101.4.6 Energy. The provisions of the Energy Conservation Code adopted by the City and amended from time to time shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing Buildings. The provisions of the Existing Building Code adopted by the City and amended from time to time shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

103.3 Deputies. Delete the last sentence.

104.2 Add new subsection to read as follows:

104.3.2 Licenses required for non-residential projects.

All projects shall utilize Arizona state-licensed commercial contractors.

Exception: R-3 occupancies

105.2 Work exempt from permit, Building. Amend as follows:

Amend items 1, and 2, and add items 14 through 20.

1. Delete 120 square feet and insert 200 square feet.
2. Residential fences, other than swimming pool barriers, not over 7 feet high. Excludes perimeter, common area subdivision fences.

14. Shade cloth structures for playgrounds etc. not exceeding 200 square feet and with a minimum of 10 foot separation from other structures.

15. Residential (R3) re-roofing with the same type of material as the original roofing and provided not more than one layer of asphalt shingles are applied over an existing asphalt shingle roof.

16 Ground or roof supported structures, such as radio and television antenna towers and flagpoles which do not exceed 200 pounds (90 kg) in weight or 30 feet (13,700 mm) in height above the ground surface.

17. Installation of nonstructural weatherproof exterior covering over an existing weatherproof covering on an existing structure so long as the new covering will not affect the fire-resistive classification of the existing structure.

18. Unless part of a rated assembly, minor repair or replacement in kind of non-structural components such as glass or glazing materials, sash, doors and hardware, patching walls or ceilings and replacing pieces of siding, soffits or fascia.

19. Installation or changing of locking or security hardware on R-3 Single family residence egress doors.

20. Contractors' temporary construction offices which are associated with a permitted construction project in compliance with the City of Buckeye Ordinance and are intended to be removed from the site upon completion of the project. Temporary construction offices must be removed from the site prior to the issuance of the Certificate of Occupancy.

Gas: Add number 3

3. Replacement of gas water heating appliances, by a licensed contractor, of equal or less BTU/CFH rating and without modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.

Mechanical: add number 8

8. Repair or replacement in kind, by a licensed contractor, of refrigeration units not over 5 tons (17.5 kW) of refrigeration capacity, when located outdoors. Replacement equipment shall be in the same location and equal to or less than the weight of that which is replaced. Repair or replacement of refrigeration systems located inside a building shall require a permit and compliance with all requirements of this Code for the classification of refrigerant utilized in the new equipment.

Plumbing: Add number 3

3. Replacement of electric water heating appliances, by a licensed contractor, of equal or less amperage rating and without modification to electrical, mechanical, and

plumbing connections necessary to serve the new appliance.

105.3.2 Time limitation of application. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

105.4 Validity of permit. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

105.5 Expiration. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

105.6 Suspension or revocation. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

107.1 General. Delete in its entirety and amend to read as follows:

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional as required by the State of Arizona Board of Technical Registration. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the state of Arizona. Refer to the technical guidelines on the City of Buckeye website.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

Add Section **107.2.1.1 Fire Life Safety Report** (FLSR)**.** Prior to submitting construction drawings for high-rise buildings, covered mall buildings, buildings containing atriums and other structures as determined by the building official, the design team shall prepare and submit a Fire Life Safety Report. This FLSR shall provide a description of the occupancies, design codes, egress, emergency systems, smoke control and other related systems, and a conceptual description of the suppression system. The first submittal of the building construction plans must incorporate the first review comments of the FLSR.

109.1 Payment of fee. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

109.2 Schedule of permit fees. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

109.3 Building permit valuations. Amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time. Any valuation not specifically provided for shall be determined by the Building Official and shall be classified in the use and construction type it most nearly resembles.

The applicant for a permit for a new building or structure or additions or alterations to an existing building or structure shall provide a reasonable estimated permit value at time of application. The value to be used in computing the building permit and building plan review fees shall be, including labor, the total of all construction work for which the permit is being issued, as well as grading, roofing, siding, electrical, plumbing, gas, heating, air conditioning, elevators, fire extinguishing systems, permanent mechanical equipment and systems as well as any other items which will require plan review and/or inspection. When permitted work includes an alteration to an existing structure or includes work outside of the standard calculated fee areas determined by square footage cost tables, the applicant shall provide legitimate actual/contracted project costs to establish the additional non-calculated valuation of the total permitted project. Value for donated and/or discounted materials and labor shall be established at typical market rates. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can provide detailed estimates acceptable to the Building Official. Final building permit valuation shall be set by the Building Official.

Exceptions: The Building Official shall be authorized to omit the cost of land, finish materials such as paint, wallpaper, tile, flooring, interior paneling, except those finish materials requiring fire resistive qualities, solar panels, electric vehicle charging devices, counters, counter tops, cabinets, and residential appliances such as dishwashers, stoves, ovens and microwaves. In addition, the Building Official is authorized to omit the cost of electrical fixtures and plumbing fixtures such as garbage disposals, sinks, lavatories and water closets where their removal or replacement does not require inspection. These exceptions shall not include the replacement of any concealed or exposed electrical, plumbing, gas, ventilation or other mechanical systems required to operate these appliances or the exposed or concealed extension of any of these systems.

109.4 Work commencing before permit issuance. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

109.5 Related fees. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

109.6 Refunds. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

112.2.1 Add new section to 112.2 Temporary connection:

112.2.1 Lock out/tag out safety program.

Prior to the approval of temporary power in any form on a construction site, a letter containing the following information shall be on site at the time of the temporary power inspection. The letter shall be from the contractor or property owner and shall include:

1. Address and permit number
2. Description of equipment being energized
3. The name and phone number of a responsible party or parties.
4. Acknowledgment that the safety plan implemented will be maintained and monitored by the responsible parties.

An original signed and dated letter shall be retained by the City of Buckeye until the project is accepted and under a Certificate of Occupancy.

CHAPTER 2 DEFINITIONS, is hereby amended to read as follows:

202 Definitions. Add the following terms:

ASSISTED LIVING CENTER

ASSISTED LIVING FACILITY

ASSISTED LIVING HOME

CUSTODIAL CARE

DIRECTED CARE SERVICE and

SUPERVISORY CARE SERVICE as defined below:

ASSISTED LIVING CENTER. An assisted living facility that provides resident rooms or residential units to eleven or more residents.

ASSISTED LIVING FACILITY. A residential care institution, including adult foster care, that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuing basis.

ASSISTED LIVING HOME. An assisted living facility that provides resident rooms to ten or fewer residents.

CUSTODIAL CARE. Non-medical care that helps individuals with activities of daily living, preparation of special diets and self-administration of medication not requiring constant attention of medical personnel. Providers of custodial care are not required to undergo medical training.

DIRECTED CARE SERVICE. Care of residents, including personal care services, who are incapable of recognizing danger, summoning assistance, expressing need, or making basic care decisions.

SUPERVISORY CARE SERVICE. General supervision, including daily awareness of resident functioning and continuing needs.

202 Definitions. Amend the following terms:

PERSONAL CARE SERVICE. Delete in its entirety and insert in lieu thereof the following:

PERSONAL CARE SERVICE. Assistance with activities of daily living that can be performed by persons without professional skills or professional training and includes the coordination or provision of intermittent nursing services and administration of medications or treatments.

SWIMMING POOL. Delete in its entirety and insert in lieu thereof the following:

SWIMMING POOL. Private Pool. Any contained body of water used for swimming, recreational bathing or wading purposes that contains eighteen (18) or more inches in depth at any point, and/or eight (8) feet or wider at any point. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, spas or other contained bodies except those exempted by Arizona Revised Statute as amended from time to time.

SWIMMING POOL. Semi-Public or Public. Any contained body of water other than a Private Pool that is regulated by the Arizona Department of Environmental Quality or the agency's designee.

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE, is hereby amended as follows:

308.2 Institutional Group I-1. Delete in its entirety and replace with the following:

308.2 Institutional Group I-1. This occupancy shall include buildings, structures or portions thereof for more than 10 persons who reside on a 24-hour basis in a supervised environment, receive custodial care, and are capable of self-preservation, except as provided for assisted living centers. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living centers

Congregate care facilities

Convalescent facilities

Group homes

Halfway houses

Residential board and custodial care facilities

Social rehabilitation facilities

Any similar facilities developed for similar purposes

308.2.3 Six to 16 persons receiving custodial care. Delete in its entirety and replace with the following:

308.2.3 Six to 10 persons receiving custodial care. A facility such as above, housing not fewer than six and not more than 10 persons receiving such care, shall be classified as Group R-4.

308.3 Institutional Group I-2. Delete in its entirety and replace with the following:

308.3 Institutional Group I-2. This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

Foster care facilities

Detoxification facilities

Hospitals

Assisted Living Facilities

Psychiatric hospitals

308.3.3 Arizona State Department of Health Facilities. All facilities as licensed by the State of Arizona Department of Health, further known, but not limited to, as direct care, personal care, supervisory care and behavioral residential agency, housing at least six and not more than 10 persons shall be considered a Group R-4.

310.4 Residential Group R-3. Amend congregate living facilities to read as follows:

Congregate living facilities (nontransient) with 10 or fewer occupants

310.4.1 Care facilities within a dwelling. Delete in its entirety and replace with the following:

310.4.1 Care facilities within a dwelling. Licensed care facilities for 10 or fewer persons receiving care that are within a single-family dwelling are permitted.

310.5 Residential Group R-4. Delete in its entirety and replace with the following:

310.5 Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation, except as provided for assisted living homes. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living homes

Congregate care facilities

Convalescent facilities

Group homes

Halfway houses

Residential board and custodial care facilities

Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3 or one- and two-family dwellings, except as otherwise provided for in this code.

310.5.1 Condition 1. This occupancy condition shall include facilities licensed to provide supervisory care services, in which occupants are capable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition facilities housing more than 10 persons shall be classified as Group I-2.

310.5.2 Condition 2. This occupancy condition shall include facilities licensed to provide personal or directed care services, in which occupants are incapable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 2 facilities housing more than 10 persons shall be classified as Group I-2.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS, is hereby amended as follows:

Section 502.1 Address identification. Delete in its entirety replace with the following:

New and existing buildings shall be provided with an approved identification in accordance with section 505.1 of the International Fire Code as adopted and amended.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS, is hereby amended as follows:

901.1 Scope. Add the following sentences:

Wherever the words "Building Official" appear in Sections 901 through 911 they shall be deleted and the words "Fire Marshal" shall be inserted in lieu thereof. Code sections preceded by [F] shall be considered to be maintained and administered under the International Fire Code. Where there is a conflict regarding fire suppression systems and/or alarms between this code and the Fire Code, as adopted and amended from time to time, by the City of Buckeye, the Fire Code shall prevail.

901.5 Acceptance tests. Delete the last sentence and amend to read as follows:

901.5 Acceptance tests. It shall be unlawful to use, occupy or furnish any portion of a structure until the fire protection systems of the structure have been tested and approved.

Section 903.2.8.2 is amended as follows:

903.2.8.2 Group R-4, Condition 1.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona Department of economic security.
2. Behavioral Health Group Homes (BHGH) that serve five or fewer residents and are licensed by the State of Arizona Department of health services.

Section 903.2.8.2 is amended as follows:

903.2.8.2 Group R-4, Condition 1.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral Health Group Homes (BHGH) that serve five or fewer residents and are licensed by the state of Arizona department of health services.

Section 903.2.8.3 is amended as follows:

903.2.8.3 Group R-4, Condition 2.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

The sprinkler system shall consist of an electronically supervised valve located between the domestic water riser control valve and the sprinklers, and shall be equipped with an electronically supervised water-flow switch and monitored by an approved monitoring, and shall sound an alarm at a constantly attended location inside the facility. The minimum listed electronic components for the alarm system shall consist of:

1. Auto dialer.
2. Primary and secondary phone line or wireless digital alarm communications. Transmitter with primary and secondary communications ports.
3. Interior horn-strobe and exterior horn-strobe connected to the fire sprinkler riser water-flow switch.
4. Interconnected smoke alarms.
5. Carbon monoxide devices with distinctive signal, which is different from the smoke alarm, signal.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral health group homes (BHGH) that serve five or fewer residents and are licensed by the State of Arizona Department of Health services.

Section 903.2.8.3 is amended as follows:

903.2.8.3 Group R-4, Condition 2.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

The sprinkler system shall consist of an electronically supervised valve located between the domestic water riser control valve and the sprinklers, and shall be equipped with an electronically supervised water-flow switch and monitored by an approved monitoring, and shall sound an alarm at a constantly attended location inside the facility. The minimum listed electronic components for the alarm system shall consist of:

1. Auto dialer.
2. Primary and secondary phone line or wireless digital alarm communications. transmitter with primary and secondary communications ports.
3. Interior horn-strobe and exterior horn-strobe connected to the fire sprinkler riser water-flow switch.
4. Interconnected smoke alarms.
5. Carbon monoxide devices with distinctive signal, which is different from the smoke alarm, signal.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral Health Group Homes (BHGH) that serve five or fewer residents and are licensed by the State of Arizona department of health services.

Section 903.3.1.1.1 Exempt Locations is amended as follows:

903.3.1.1.1 Exempt locations. Automatic Sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic file detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion.

3. Dedicated rooms within buildings, containing only electrical equipment, generators, transformers, or similar equipment, and used for no other purpose, which are separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

Section 912.2 Location is amended as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be not more than 100 feet from the closest in service fire hydrant, or as approved by the fire code official.

CHAPTER 10 MEANS OF EGRESS, is hereby amended as follows:

Section 1004.9, Posting of occupant load. Delete the last sentence and add the following:

The sign shall be printed in letters and numbers not less than ¾ inch brush stroke by 2 inches on a contrasting background and read: "As determined by City of Buckeye - Maximum Occupant Load _____". Posted signs shall be maintained by the owner or authorized agent. The number of people occupying the room or space shall not exceed the maximum occupant load posted on the sign as determined by the Building Official.

Section 1017.2.2.1 is added to read as follows:

1017.2.2.1 Group F-1 and S-1 with a storage area greater than 500,000 square feet (46,451 m2). When storage areas in Group F-1 and S-1 occupancies are greater than 500,000 square feet, a technical report prepared by an Arizona professional shall be submitted for review and approval by the fire code official. Additional fire protection or life safety systems, or both, may be required by the Fire Marshal.

CHAPTER 11 ACCESSIBILITY, is amended as follows:

Section 1102.1 Design. Amend by adding the following:

1102.1 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this Code, ICC A117.1 as adopted and amended by the governing authority, the 2010 ADA Standards for accessible design, as adopted and amended by the governing authority; the Arizonans With Disabilities Act" (Arizona Revised Statutes, Title 41, Chapter 9, Article 8) as amended, and the "Arizonans With Disabilities Act Implementing Rules" (Arizona Administrative Code, Title 10, Chapter 3, Article 4), which rules incorporate the Federal "Americans With Disabilities Act Accessibility Guidelines For Buildings And Facilities." The requirements herein shall apply to new construction and alterations and are not required in buildings or portions of existing buildings that do not meet the standards and specifications unless expressly required by the International Existing Building Code as adopted, Federal or State Law.

1103.2.5 Construction Sites. Amend by adding the following:

1103.2.5.1 Temporary sales offices/trailers Temporary sales offices/trailers are required to be accessible. There shall be accessible parking and an accessible route from the accessible parking aisle to the sales office/trailer and throughout the public portion of the sales office/trailer including the design center. Accessible toilet rooms shall be provided according to this code.

Section 1206, "SOUND TRANSMISSION". Add new section to read as follows:

1206.4 Sound attenuation. All residential buildings or portions of buildings where the public is received, office areas and where normal noise level is low for first occupancy, including libraries, schools and churches, pursuant to building permits issued after December 31, 2001 in order to achieve a maximum interior noise level of forty-five (45) decibels in areas within the noise contours described in ARS section 28-8461, paragraph 9, subdivision (a), (b) or (c), as applicable.

These sound attenuation requirements do not apply to ancillary buildings used in agricultural land use.

If the gross floor area of a structure or project is expanded by less than fifty (50) percent, the requirements of this section apply only to the area of expansion. If the gross floor area of a structure or project is expanded by fifty (50) percent or more, the requirements of this section apply to the entire structure, except for single family, mobile home, manufactured housing unit or duplex dwellings or any multifamily property used for residential purposes.

The Building Official may approve as an alternative, a certification by an architect or engineer registered pursuant to Title 32, Chapter 1 to achieve a maximum interior noise level of forty-five (45) decibels at time of final construction.

CHAPTER 31 SPECIAL CONSTRUCTION, is hereby amended to read as follows:

Section 3109-Swimming Pools, Spas and Hot Tubs

3109.1 Shall be amended as follows:

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 3109.2 through 3109.7

3109.1.1 Construction Fencing Required

A temporary enclosure shall be installed for in ground swimming pools and spas from the time that construction occurs up to the time that the permanent barrier is completed. The temporary enclosure shall be a minimum of 4 feet (1219 mm) in height, shall have no openings that will allow passage of a 4-inch (102 mm) sphere and shall be equipped with a positive latching device on any openings.

3109.2 Outdoor Swimming Pools and Spas

Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 3109.2.1 through 3109.7.

3109.2.1 Barrier Height and Clearances

Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 60 inches (1524 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.

4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

3109.2.2 Openings

Openings in the barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.

3109.2.3 Solid Barrier Surfaces

Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

3109.2.4 Mesh Fence as a Barrier

Mesh fences, other than chain link fences in accordance with Section 3109.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.

2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.

3. The fence shall be designed and constructed so that it does not allow passage of a 4 inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall be not greater than 4 inches (102 mm) from grade or decking.

4. An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye type latch incorporating a spring-actuated retaining lever such as a safety gate hook.

5. Where a hinged gate is used with a mesh fence, the gate shall comply with Section 3109.3.

6. Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.

7. Mesh fences shall not be installed on top of on-ground residential pools.

3109.2.4.1 Setback for Mesh Fences

The inside of a mesh fence shall be not closer than 20 inches (508 mm) to the nearest edge of the water of a pool or spa.

3109.2.5 Closely Spaced Horizontal Members

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1 ¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.

3109.2.5 Closely Spaced Horizontal Members

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.

3109.2.6 Widely Spaced Horizontal Members

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 1 3/4 inches (44 mm).

3109.2.7 Chain Link Dimensions

The maximum opening formed by a chain link fence shall be not more than 1 3/4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1 3/4inches (44 mm).

3109.2.8 Diagonal Members

Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). The angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.

3109.2.9 Clear Zone

The required barrier height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier, free of structures, equipment or similar objects.

3109.3 Doors and Gates

Doors and gates in barriers shall comply with the requirements of Sections 3109.3.1 through 3109.3.3 and shall be equipped to accommodate a locking device. Pedestrian access doors and gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

3109.3.1 Utility or Service Doors and Gates

Doors and gates not intended for pedestrian use, such as utility or service doors and gates, shall remain locked when not in use.

3109.3.2 Double or Multiple Doors and Gates

Double doors and gates or multiple doors and gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-closing and self-latching device.

3109.3.3 Latch Release

For doors and gates in barriers, the door and gate latch release mechanisms shall be in accordance with the following:

1. Where the door and gate latch release mechanisms are accessed from the outside of the barrier and are not of the self-locking type, such mechanism shall be located above the finished floor or ground surface in accordance with the following:

1.1 at public pools and spas, not less than 52 inches (1219 mm) and not greater than 54 inches (1372 mm).

1.2 At residential pools and spas, not less than 54 inches (1372 mm).

2. Where door and gate latch release mechanisms are of the self-locking type such as where the lock is operated by means of a key, an electronic opener or the entry of a combination into an integral combination lock, the lock operation control and the latch release mechanism shall be located above the finished floor or ground surface in accordance with the following:

2.1 At public pools and spas, not less than 34 inches and not greater than 48 inches (1219 mm).

2.2 At residential pools and spas, at not greater than 54 inches (1372 mm).

3. At private pools, where the only latch release mechanism of a self-latching device for a gate is located on the pool and spa side of the barrier, the release mechanism shall be located at a point that is at least 3 inches (76 mm) below the top of the gate.

3109.3.4 Barriers Adjacent to Latch Release Mechanisms

Where a latch release mechanism is located on the inside of a barrier, opening in the door, gate and barrier within 18 inches (457 mm) of the latch shall not be greater than ½ inch (12.7 mm) in any dimension.

3109.4 Structure Wall as Barrier

Where a wall of a dwelling or structure serves as part of the barrier and where doors, gates or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.

2. In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.

3. In dwellings that are required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.

5. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.

6. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree or protection that is not less than the protection afforded by Item 1 or 2.

3109.5 Onground Residential pool Structure as a Barrier

An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 3109.2 and the pool manufacturer allows the wall to serve as a barrier.

2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 3109.2.

3. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 3109.

4. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.

5. Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.

3109.6 Natural Barriers
In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge not less than 18 inches (457 mm), a barrier is not required between the natural body of water shoreline and the pool or spa when approved by the Building Inspector.

3109.7 Natural Topography
Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural barrier approved by the Building Inspector shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections 3109.2 through 3109.5.

3109.8 Means of Egress
Outdoor public pools provided with barriers shall have means of egress as required by Chapter 10 of the International Building Code.

Section 3113 Relocatable and Factory Buildings. Delete Section 3113.1 through 3113.4 in its entirety and replace with the following.

3113.1 General.

Factory-built buildings, manufactured homes and mobile homes shall comply with applicable laws of the state of Arizona and this Code. The provisions of this section for factory-built buildings, manufactured homes and mobile homes take precedence over other code provisions which are inconsistent therewith. the general provisions of this Code shall apply in all areas where there are not specific provisions in this section.

3113.1.1 Arizona Law.

The construction of factory-built buildings and manufactured homes is regulated by the State of Arizona, Arizona Revised Statutes ARS 41-4001 et seq, and is not included in this Code.

3113.1.2 Manufactured Home Installation.

The installation of manufactured homes and mobile homes, including connection to utilities, is regulated by the State of Arizona and is not included in this Code, except that a City of Buckeye on-site permit is required for zoning code administration purposes. Connection to a city water or sewer tap requires a separate permit from the planning and development services department.

3113.1.3 Factory-Built Building Installation.

The installation of factory-built buildings including their foundations and direct connection to sewer, water, gas or electric utilities, is regulated by the State of Arizona and is not included in this Code, except that a City of Buckeye on-site permit is required for compliance with zoning code requirements and with building code requirements pertaining to location on property and setback from other buildings or structures on the property. A City of Buckeye building permit is required for all on-site construction (except foundations) including connection to or alteration of existing on-site sewer, water, gas or electrical systems, and for construction of all site improvements required by the zoning code such as design review elements, signs, parking, landscaping, site amenities and disabled accessibility. connection to a city water or sewer tap requires a separate permit from the planning and development services department.

3113.1.4 Alterations and Additions.

Repairs, alterations and site-built additions to factory-built buildings, mobile homes and manufactured homes are regulated by this Code and by the City of Buckeye zoning ordinance and require City of Buckeye permits.

3113.1.5 Occupancy and Use.

Occupancy and use of a factory built-building, manufactured home or mobile home is prohibited without first obtaining inspection approval and a certificate of occupancy from the building official, to verify compliance with the City of Buckeye zoning ordinance and other applicable city codes and ordinances.

3113.2 Definitions. For the purpose of this section, the following definitions shall apply:

Factory built building is a residential or non-residential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an

off-site location to be assembled on-site, except it does not include a manufactured home, recreational vehicle or mobile home (A.R.S. § 41-4001).

Manufactured home is a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act.

Mobile home is a structure built prior to JUNE 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities except that it does not include recreational vehicles or factory-built buildings.

On-site permit is the permit issued by the building official which authorizes the placement of a factory-built building, manufactured home or mobile home on a site. The on-site permit shall authorize only the placement, foundation or unit tie-down, and specific connections to utility services which are authorized by a permit issued by the State of Arizona office of manufactured housing. all other work on the site shall require a building permit issued by the building official in accordance with Section 105 of this Code. Connection to a city water or sewer tap requires a separate permit from the planning and development services department.

3113.3 Installation Requirements.

No factory-built building, manufactured home or mobile home shall be moved onto or installed on any lot or site in the City of Buckeye except in compliance with these provisions.

3113.3.1 State Insignia Required.

No person, firm or corporation shall move onto any site any factory-built building or manufactured home building unless such building bears a current, valid insignia of approval of the State of Arizona.

3113.3.2 State Permit Required.

No person, firm or corporation shall move onto any site any factory-built building, manufactured home or mobile home unless and until a permit for such installation has been obtained from the State of Arizona.

3113.3.3 On-Site Permit Required.

No person firm or corporation shall move onto any site, or relocate on any site, any factory built building, manufactured home or mobile home until an on-site permit has been issued by the City of Buckeye building official.

A site plan shall be submitted to the building official which shows all utility connections and all other information necessary to ascertain compliance with the separation and area restrictions of other sections of this Code and with all provisions of the City of Buckeye zoning ordinance. If the building official is satisfied that the work described by the documents submitted conform to this section and other applicable law, the on-site permit shall be issued to the owner of the site or his authorized agent.

3113.3.4 Building Permit Required.

The person, firm or corporation obtaining the on-site permit shall also apply for and obtain a building permit from the building official when one or more of the following conditions apply:

1. For all on-site construction which connects to or alters existing buildings or existing on-site sewer, water, gas or electrical systems.
2. For all on-site construction which is required by or regulated by the City of Buckeye zoning ordinance, such as for design review elements, signs, parking, landscaping, site amenities and accessibility.
3. For all construction or alteration which is not part of the state-approved factory-built building, manufactured home, or mobile home including all interior fit-up, tenant improvement or remodeling work which is not specifically included in such state permit.
4. When a City of Buckeye inspection is requested by the installer for work otherwise included in the State of Arizona installation permit, including but not limited to requests for utility clearance inspections.

3113.4 Repairs, Alterations, and Additions.

No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed without first having obtained a permit from the building official for the specific work to be performed. all such work shall comply with the requirements of this Code.

3113.5 Fire Protection.

Factory-built buildings, manufactured homes or mobile homes shall be protected pursuant to the City of Buckeye Fire Code.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 -BUILDING CODES by amending Section 15-2-2 – Residential Code, to read as follows:

CHAPTER 15 – BUILDING REGULATIONS

Article 15-2 – BUILDING CODES

Section 15-2-2 Residential Code

A. Residential Code Adopted. That certain document designated and marked as the 2024 International Residential Code, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the City Clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the City's uniform code as hereby adopted by the City Council.

B. City of Buckeye Amendments to the 2024 International Residential Code.

CHAPTER 1 SCOPE AND ADMINISTRATION

R101.1 Title. Insert “City of Buckeye” as the name of jurisdiction.

R101.2 Scope. Add the following subsection:

R101.2.1 Residential photovoltaic systems. Residential Photovoltaic Systems shall be installed per the 2023 National Electric Code as adopted by the City of Buckeye and amended from time to time.

Renumber R101.2.1 to R101.2.2 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance. The following appendices are adopted:

APPENDIX BA MANUFACTURED HOUSING USED AS DWELLINGS

APPENDIX BB TINY HOUSES

APPENDIX BF PATIO COVERS

APPENDIX BG SOUND TRANSMISSION

APPENDIX BO EXISTING BUILDINGS AND STRUCTURES

R102 Applicability, is hereby amended as follows:

R102.6 Existing structures. Any references to the International Property Maintenance Code shall be deleted and the words "Property Maintenance Code as adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

R105 Permits, is hereby amended as follows:

R105.2 Work exempt from permit. Delete in its entirety and amend to read as follows: “Refer to section 105.2 of the Building Code as adopted by the City of Buckeye and amended from time to time.”

R105.3.2 Time limitation of application. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R105.4 Validity of permit. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R105.5 Expiration. Delete in its entirety and amend to read as follows: Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R105.6 Suspension or revocation. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R106.1 Delete in its entirety and amend to read as follows:

R106.1 Submittal Documents.

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional as required by the State of Arizona Board of Technical Registration. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the state of Arizona. Refer to the technical guidelines on the City of Buckeye website.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

R108 Fees. Fees is hereby amended as follows:

Section 108.3 Building permit valuations. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.5 Refunds. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section R108.6 Work commencing before permit issuance. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R109 Inspections. Inspections is hereby amended as follows:

Section R109.1.5 Other inspections. Add the following subsection:

R109.1.5.2 Lath or gypsum board inspection. Inspection of the lath or gypsum board shall be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

R110 Certificate of Occupancy, is hereby amended to read as follows:

R110.1 Use and change of occupancy. Add the following words to the end of the sentence: "as adopted by the City of Buckeye and amended from time to time."

CHAPTER 2 DEFINITIONS, is hereby amended to read as follows:

[RB] FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. To the closest interior lot line.
2. To the centerline of a street, an alley or public way.
3. To an imaginary line between two buildings on the lot.
4. The distance shall be measured at a right angle from the face of the wall framing.

CHAPTER 3 BUILDING PLANNING, is hereby amended to read as follows:

Table R301.2(1), is hereby modified to read as follows:

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load[o]	Speed[d] (mph)	Seismic Design Category[f]	Subject To Damage From			Winter Design Temp[e]	Ice Shield Under-Lay-ment Re-quired[h]	Flood Hazards[g]	Air Freezing Index
			Weathering[a]	Frost Line Depth[b]	Ter-mite[c]				
N/A	115 mph Exposure C	B	Moder-ate	N/A	Moder-ate to Heavy	34°F		Jurisdiction Specific	

(Footnotes in Table R301.2(1) remain unchanged)

R309 AUTOMATIC FIRE SPRINKLER SYSTEMS. Delete in its entirety and replace with the following:

R309 AUTOMATIC FIRE SPRINKLER SYSTEMS.

R309.1 Automatic fire sprinkler systems for townhouses and one- and two-family dwellings. Fire sprinklers shall be required per the International Fire Code as adopted by the City of Buckeye and amended from time to time.

R317.5 Fire sprinklers. Delete in its entirety and replace with the following:

R317.5 Fire sprinklers. Fire sprinklers shall be required per the International Fire Code as adopted by the City of Buckeye and amended from time to time.

R319.1 Emergency escape and rescue opening required. Is hereby amended to read as follows:

Delete exception 4.

R325 LIGHT, VENTILATION AND HEATING, is hereby amended as follows:

Add the following Sub-section Section **R325.9 Air Conditioning** to read as follows:

R325.9 Air Conditioning. Every dwelling unit shall be provided air conditioning facilities capable of maintaining room temperatures between at or below 90°F (32°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms. The installation of one or more portable air conditioning units shall be permitted to achieve compliance with this section when their installation is compliant with the electrical code, mechanical code and does not block the only emergency means of egress from a sleeping room. Evaporative coolers shall not be used as the sole means to achieve compliance with this section.

R328 Swimming Pools, Spas and Hot Tubs

R328.1 Is hereby amended as follows; Barriers shall comply with Section 3109 of the International Building Code as amended and adopted.

CHAPTER 11 ENERGY EFFICIENCY, is hereby deleted in its entirety and amended to read as follows:

Chapter 11 [RE] - Energy efficiency. The requirements for energy efficiency shall be governed by the International Energy Conservation Code as adopted and amended from time to time by the City of Buckeye.

CHAPTER 15 EXHAUST SYSTEMS, is hereby amended to read as follows:

M1503.6 Makeup air required is hereby amended to read as follows:

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is nether direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with no fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open.

CHAPTER 24 FUEL GAS, is hereby amended to read as follows:

G2415.12 (IFGC 404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

G2415.12.1 Individual outside appliances. Delete in its entirety.

Section G2417.4.1 Test pressure. Delete in its entirety and replace with the following:

G2417.4.1.4.1 Test pressure. The test pressure to be used shall be no less than 1 ½ times the proposed maximum working pressure, but no less than 3 psig (20 kPa gauge) for 10 minutes, the acceptable air gauge shall be calibrated in 1/10 lb increments. Where the test pressure exceeds 125 psig (862 kPa gauge), irrespective of design pressure, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

Section P2903 Water Supply Systems

Amend Table P2903.2 Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings.

Change;

Lavatory Faucet to read 1.5 gpm at 60psi

Shower Head to read 2.0 gpm at 80psi

Water closet to read 1.28 gallons per flushing cycle

E3606.5 Surge Protection. Delete in its entirety.

E3902.2 Garage and accessory building receptacles is hereby amended as follows:

Add: Exception: Receptacles that are not readily accessible.

E3902.14 Outdoor outlets. Is hereby amended as follows:

Delete the last sentence of exception 3.

E4002.11 Bathtub and Shower Space. Delete in its entirety and replace with the following:

Receptacles shall not be installed within or directly over a bathtub or shower stall.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-3 – Mechanical Code, to read as follows:

Section 15-2-3 Mechanical Code.

A. Mechanical Code Adopted. That certain document designated and marked as the International Mechanical Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the City Clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the City's uniform code as hereby adopted by the City Council.

B. City of Buckeye Amendments to the 2024 International Mechanical Code.

CHAPTER 1 ADMINISTRATION, is hereby amended as follows:

101.1 Title. Insert the words "City of Buckeye" as the name of jurisdiction.

105.4.4 Extensions. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.4 Work commencing before permit issuance. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.2 Schedule of permit fees. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.6 Refunds. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

115.4 Failure to comply. Amend the last sentence as follows: "Any person who shall continue any work on the system after having been served by a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine as established by the City of Buckeye."

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2- 4– Plumbing Code, to read as follows:

Section 15-2-4 Plumbing Code

A. Plumbing Code Adopted. That certain document designated and marked as the International Plumbing Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) electronic copy of which are on file in the office of the City Clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the City's uniform code as hereby adopted by the City Council.

B. City of Buckeye Amendments to the 2024 International Plumbing Code.

CHAPTER 1 SCOPE AND ADMINISTRATION, is hereby amended as follows:

Section 101.1 Plumbing. Insert the words "City of Buckeye" as the name of jurisdiction.

Section 101.2.1 Appendices. Delete the sentence in its entirety and replace with the following:

"The following Appendices of the 2024 International Plumbing Code are adopted by the City of Buckeye:

Appendix E—Sizing of Water Piping System"

Section 105.5.4 Extensions. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.4 Work commencing before permit issuance. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.2 Schedule of permit fees. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.6. Refunds. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 115.4 Failure to comply. Delete in its entirety and replace with the following:

115.4 Failure to comply. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person, who shall continue any work on the system after having been served by a stop work order except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for civil or criminal penalties and fines as established by the City of Buckeye.

CHAPTER 3 GENERAL REGULATIONS, is hereby amended as follows:

Section 305.4 Freezing is amended to read as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (305 mm) below grade.

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS.

Section 410 –Drinking Fountains is amended as follows:

410.2 Change “15” to 50.

CHAPTER 6 WATER SUPPLY AND DISTRIBUTION, is hereby amended as follows:

Table 604.4 Maximum Flow Rates and Consumption for Plumbing Fixtures & Fixture Fittings, is amended as follows:

Table 604.4 Maximum Flow Rates AND Consumption for Plumbing Fixtures & Fixture Fittings

PLUMBING FIXTURE OR FITTING FIXTURE	MAXIMUM FLOW RATE OR QUANTITY[b]
Lavatory, private	1.5 gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head[a]	2.0 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	0.125 gallons per flushing cycle
Water closet	1.28 gallons per flushing cycle[c,]
For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m.	
1 pound per square inch = 6.895 kPa.	
a. A hand-held shower spray is a shower head.	
b. Consumption tolerances shall be determined from referenced standards.	
c. For a dual-flush water closet, the effective flush volume is the composite, average flush volume of two reduced flushes and one full flush.	

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-5 – Electrical Code, to read as follows:

Section 15-2-5 Electrical Code

A. Electrical Code Adopted . That certain document designated and marked as the National Electrical Code, 2023 Edition, as published by the National Fire Protection Association, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the city clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the city's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the city's uniform code as hereby adopted by the city council.

B. City of Buckeye Amendments to the 2023 National Electrical Code.

Article 90 Introduction, is hereby amended as follows:

Section 90.2 Use and Application.

(A)Practical safeguarding. Add the following after the first paragraph:

Any and all electrical work for light, heat, power or any other purposes shall be installed in conformity with the rules and regulations as set forth in the Buckeye Electrical Code, as adopted

and amended from time to time, and in conformity with the rules and regulations as set forth by the Building Official.

(G) Administrative code. Add the following subsection:

(G) Administrative code. The International Building Code, 2024 Edition, Chapter One, as adopted by the City of Buckeye and amended from time to time, shall be considered the Administrative Code for this sub-section.

Article 90.6, Formal interpretations, is amended as follows:

90.6 Formal interpretations. To promote uniformity of interpretation and application of the provisions of this Code, Appendix B: Board of Appeals of the Buckeye Building Code, as adopted by the city and amended from time to time, shall provide established procedures for appeals of interpretation under this Section.

Article 110.7, Wiring integrity is hereby amended by adding the following sentence:

All electrical equipment 1,000 amps or larger must pass a dielectric strength test by a qualified third party before requesting a meter clearance.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-6 – Fuel Gas Code, to read as follows:

Section 15-2-6 Fuel Gas Code

A. Fuel Gas Code Adopted . That certain document designated and marked as the International Fuel Gas Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the city clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the city's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the city's uniform code as hereby adopted by the city council.

B. City of Buckeye Amendments to the 2024 International Fuel Gas Code.

CHAPTER 1 ADMINISTRATION, is hereby amended as follows:

Section 101.1 Title. Insert the words "City of Buckeye" as the name of jurisdiction.

Section 105.5.4 Extensions. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.4 Work commencing before permit issuance. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.2 Schedule of permit fees. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.6 Fee refunds. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 113.4 Violation penalties. Delete in its entirety.

Section 114 Stop work order. Amended to read as follows:

114.4. The last sentence is amended to read:

"Any person who shall continue any work on the system after having been served by a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for civil or criminal penalties and fines as established by the City of Buckeye."

CHAPTER 2 DEFINITIONS, is hereby amended to read as follows:

201.4 Terms not defined. Where terms are not defined through the methods authorized by this chapter, such terms shall have ordinarily accepted meanings such as the context implies.

CHAPTER 4 GAS PIPING INSTALLATIONS, is hereby amended as follows:

IFGC 404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

Section 406.4.1 Test pressure. Delete in its entirety and replace with the following:

406.4.1 Test pressure. The test pressure to be used shall be no less than 1½ times the proposed maximum working pressure, but no less than 3 psig (20 kPa gauge) for 10 minutes, the acceptable air gauge shall be calibrated in 1/10 lb. increments. Where the test pressure exceeds 125 psig (862 kPa gauge), irrespective of design pressure, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-9 – Existing Building Code, to read as follows:

Section 15-2-9 Existing Building Code

A. Existing Building Code Adopted . That certain document designated and marked as the International Existing Building Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the city clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the

city's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the city's uniform code as hereby adopted by the city council.

B. City of Buckeye Amendments to the 2024 International Existing Building Code.

CHAPTER 1 SCOPE AND ADMINISTRATION, is hereby amended to read as follows:

101.1 Title. Insert the words "City of Buckeye" as the name of jurisdiction.

101.2 Scope. Insert the words "when approved by the Building Official" at the end of the sentence.

105.3.2 Time limitation of application. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.2 Schedule of permit fees. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.4 Work commencing before permit issuance. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.6 Refunds Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-10 – Fire Code, to read as follows:

Section 15-2-10 Fire Code

A. Fire Code Adopted. That certain document designated and marked as the International Fire Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the city clerk, is hereby adopted by reference as the City's uniform fire code as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform fire code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the City's uniform fire code as hereby adopted by the City Council.

B. Appeals. Whenever the fire chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Fire Chief to City Council within 30 days from the date of the decision appealed.

C. New Materials, Processes or Occupancies Which May Require Permits. The fire chief or his designee and the fire marshal shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies

for which permits are required in addition to those now enumerated in the International Fire Code. This information shall be posted in a conspicuous place at the fire station and copies thereof shall be distributed to interested persons.

D. Deletions, Modifications, and Amendments. The following Sections of the 2024 Edition of the International Fire Code are amended as follows:

Section 101.1 Title. "City of Buckeye" is inserted as the name of jurisdiction.

Section 101.2.1 Appendices is deleted in its entirety and replaced with the following:

101.2.1 Appendices. The following appendices are adopted by City of Buckeye:

Appendix A: Board of Appeals

Appendix B: Fire Flow Requirements for Buildings

Appendix C: Fire Hydrant Locations and Distribution

Appendix D: Fire apparatus Access Roads

Appendix E: Hazard Categories

Appendix F: Hazard Ranking

Appendix H: Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

Appendix I: Fire Protection Systems—Noncompliant Conditions

Appendix J: Building Information Sign

Appendix K: Construction Requirements for Existing Ambulatory Care Facilities

Appendix L: Requirements for Fire Fighter Air Replenishment Systems

Appendix N: Indoor Trade Show and Exhibitions

Appendix P: Regional Wireless Cooperative, Policies and Procedures

Section 102.10 Administration; applicability; conflicting provisions is amended to read as follows:

102.10 Conflicting provisions. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between this Code and another Code, rule or regulation of the City of Buckeye, the more stringent shall apply.

Section 104.7.4 Code alternatives and modifications is amended by adding the following sentence to the beginning of the Section:

"The designated fire code official may develop guidance and details that are not consistent with the provisions of this code to assist those entities subject to this code comply with the provisions of this code."

Section 109 Inspections is amended by adding the following new subsection:

109.5 Special inspections. The fire code official is authorized to appoint qualified persons or agencies having special technical skills as special inspectors or plan reviewers and accept their inspection, plan review and evaluation of specialized fire protection equipment or systems.

Section 113 Violations is amended by adding the following new subsection:

> **113.4.2 Abatement of environmental, health, fire or life safety hazards by fire code official.** If any person fails to comply with the orders of the Fire Code Official, or if the Fire Code Official is unable to locate the owner, operator, occupant or other person responsible within a reasonable time, the Fire Code Official or any authorized representative may take such steps as are necessary to abate the hazard for the protection and safety of the public. In no event is notice necessary before abatement, when the hazard is a clear and present danger to the public welfare. All costs and attorney fees related to such abatement shall become a lien on the subject property.

Section 202 General definitions is amended to read as follows:

AUTHORIZED EMERGENCY VEHICLE. Is any of the following, per A.R.S. 28-101:

1. A fire department vehicle,
2. A police vehicle,
3. An ambulance or emergency vehicle of a municipal department or public service corporation that is designated or authorized by the department or a local authority, or
4. Any other ambulance, fire truck or rescue vehicle that is authorized by the department in its sole discretion and that meets liability insurance requirements prescribed by the department."

CUSTODIAL CARE. Non-medical care that helps an individual with his or her activities of daily living, preparation of special diets and self-administration of medication not requiring constant attention of medical personnel. Providers of custodial care are not required to undergo medical training.

FIRE HAZARD. Is any thing or act which increases or could cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which could obstruct, delay, hinder or interfere with the operation of the fire department or the egress of occupants in the event of fire.

PERSONAL CARE SERVICE is deleted in its entirety and replaced with the following:

> **PERSONAL CARE SERVICE.** Assistance with activities of daily living that can be performed by persons without professional skills or professional training and includes the coordination or provision of intermittent nursing services and administration of medications or treatments.

OCCUPANCY CLASSIFICATION.

Institutional Group I-1. This occupancy shall include buildings, structures or portions thereof for more than 10 persons who reside on a 24-hour basis in a supervised environment, receive

custodial care, and are capable of self-preservation, except as provided for assisted living centers. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living centers

Congregate care facilities

Convalescent facilities

Group homes

Halfway houses

Residential board and custodial care facilities

Social rehabilitation facilities

Six to 16 persons receiving custodial care is deleted in its entirety and replaced with the following:

Six to 10 persons receiving custodial care. A facility such as above, housing not fewer than six and not more than 10 persons receiving such care, shall be classified as Group R-4.

Institutional Group I-2 is deleted in its entirety and replaced with the following:

Institutional Group I-2. This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

Foster care facilities

Detoxification facilities

Hospitals

Assisted Living Centers

Psychiatric hospitals

Arizona State Department of Health Facilities. All facilities as licensed by the State of Arizona Department of Health, further known as, but not limited to, direct care, personal care, supervisory care and behavioral residential agency, housing at least six and not more than 10 persons shall be considered a Group R-4.

Residential Group R-3 "Congregate living facilities" is amended to read as follows:

Congregate living facilities (nontransient) with 10 or fewer occupants

Care facilities within a dwelling is deleted in its entirety and replaced with the following:

Care facilities within a dwelling. Licensed care facilities for 10 or fewer persons receiving care that are within a single-family dwelling are permitted.

Residential Group R-4 is deleted in its entirety and replaced with the following:

Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation, except as provided for assisted living homes. This group shall include, but not be limited to, the following:

Halfway houses

Residential board and custodial care facilities

Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3 or one- and two-family dwellings, except as otherwise provided for in this code.

Condition 1. This occupancy condition shall include facilities licensed to provide supervisory care services, in which occupants are capable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition facilities housing more than 10 persons shall be classified as Group I-2.

Condition 2. This occupancy condition shall include facilities licensed to provide personal or directed care services, in which occupants are incapable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 2 facilities housing more than 10 persons shall be classified as Group I-2.

SINGLE FAMILY DWELLING. A single family dwelling is less than 5000 square feet measured under the roof line, remote and detached from all other structures and property lines and meets all set back requirements as outlined in the current City of Buckeye Development Code or Standards.

NATIONAL INSTITUTE FOR THE CERTIFICATION OF ENGINEERING TECHNOLOGIES. Is hereafter referred to as NICET (1420 King Street, Alexandria, VA, 22314-2915).

SKY LANTERN. Is a device designed to carry an open flame as an airborne light. It is also known as kongming lantern, wish lantern, sky candle, fire balloon, etc.

Section 308.1.1 Where prohibited is amended by adding the following new subsection:

308.1.1.1 Sky lantern. The lighting of, and the release of, sky lanterns shall be prohibited

Section 308.1.4 Location near combustibles. is amended to read as follows and to add the following new subsection:

308.1.4.1 Open-flame cooking devices. Charcoal burners, portable barbecues and other open flame devices shall not be operated on combustible balconies or within 10 feet (3,048 mm) of combustible construction.

Exception:
Single family dwellings.

308.1.4.2 Liquefied- petroleum-gas-fueled cooking devices. No person shall use individual fixed or portable LP-gas burners or barbecues on or under any attached covered patios, balconies, covered walkways, stair or roof overhangs and shall not be located within 10 feet (3,048 mm) of combustible construction. Liquid propane grills are not allowed above the ground floor and LP cylinders shall not be stored in or transported through the building.

> **Exception:**
> Single family dwellings.

Section 503 Fire apparatus access roads is amended by amending subsection 503.1.2. to add the following new subsections:

503.1.2.1 Residential additional access. Residential developments where the number of dwelling units exceeds 20 shall be provided with two separate and approved fire apparatus access roads.

503.1.4 Temporary fire apparatus access roads. Temporary fire apparatus access roads, such as those used for fire department access during construction, must comply with Section 503.1.7.

503.1.5 Required access. Fire apparatus access is required within 150 feet of all points on the exterior of the building.

503.1.6 Width. Temporary fire apparatus access roads shall be a minimum of 20 feet in width.

503.1.7 Surface. The access roadway surface is usable in all weather conditions. Temporary fire apparatus access roads shall be constructed as follows: Minimum 6 inches of native soil compacted to 95% of standard proctor density (ASTM D698), and Minimum 4 inches of aggregate base compacted to 100% of standard proctor density (ASTM D698). The surface of temporary fire apparatus access roads may differ from the above requirements if it is shown that the surface provided is sufficient to support an imposed live load of 75,000 pounds with a maximum axle load of 24,000 pounds.

503.1.8 Stabilization. Curbs are not required for temporary fire apparatus access roads.

Section 503.3 Marking is amended to read as follows:

Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads (fire lanes) to identify such roads or prohibit the obstruction thereof on public and private property. Signs or notices shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All fire lanes shall be marked per item 1 and item 2. :

1. Fire lane signs per City of Buckeye will adhere to the City of Buckeye Fire Department signage requirements detail 31452. .
2. Curb, street or driveway will be painted red to indicate fire lane and labeled "FIRE LANE NO PARKING" in white block letters 3 inches (76.2mm) in height with a 3/4 in. (19.5 mm) stroke, on the vertical face of the curb to indicate a fire lane. Lettering shall not be greater than 75'-0" (15.24m) apart and shall be posted at the beginning and end of the fire lane.

3. It shall be unlawful for any vehicle, equipment or device to park in or block the fire lane. Any vehicle, equipment or device found parked in or blocking a fire lane shall be cited by the police or the fire department.

Exception:
Authorized emergency vehicles.

Section 503.6 Security gates is amended by adding the following new sub-sections:

503.6.1 Fire department access limiting gates. When required by the fire code official, gates limiting access shall be required to provide emergency Access controls for Fire Department entry.

503.6.2 Gate operations. Operation of the gate shall be by pre-emption device and key switch.

503.6.3 Permit required. Gate Access information and scale plans shall be submitted to the Fire Department for a permit.

503.6.4 Minimum installation standards. The installation of preemption devices shall comply with the following:

1. Traffic Preemption opening device shall be on all motorized gates. Model Specified by the Fire Department at time of installation shall be used.
2. Detectors shall be mounted 8 to 10 feet above grade.
3. Detectors shall be located a minimum of 18 inches behind the gate on the property side.
4. Detectors shall be mounted on a separate 4 inch by 4 inch metal post and not on the guidepost. The metal post shall be secured in concrete a minimum of 18 inches below grade.
5. Detectors shall activate at a minimum of 150 feet from the gate.
6. Detectors shall point toward both the approach and the exit path of the emergency vehicle."
7. The sight path of the detector shall be free of visual obstructions such as signs, covered parking, canopies and vegetation.
8. Individual detectors shall be mounted together with the power module in a dual detector mounting box. Detectors shall be approved by the fire department. A list of approved devices will be maintained by the fire department and available to the public.

503.6.5 Gate access roadways. The gates shall be designed so that the access roadway or turning radius (WB50) shall not be obstructed by the operation of the gate. Minimum set back from the public streets shall be a distance determined by the City Engineer and allow the emergency vehicle the ability to safely operate the lock box or panel. Turning radius from the public street shall be WB50.

503.6.6 Keyed access. The lock box, padlock or key switch, must be an approved model utilized by the Buckeye Fire Department.

503.6.7 Access controls. Access controls shall be exterior to the gate and located for activation by the vehicle operator without dismounting from the vehicle. The height of the lock box/control panel shall be sixty (60) inches to sixty six (66) inches, measured from the finished grade line of the street.

503.6.8 Access signage. The control pedestal must be identified with a minimum six (6) inch by ten (10) inch sign with white reflective letters on a red background. This sign must be securely fastened to the pedestal and legible from the approaching vehicle, and read: EMERGENCY FIRE DEPARTMENT ACCESS.

503.6.9 Gate operation. Gates must fully open within fifteen (15) seconds of activation and remain in the open position for thirty minutes or until closed by the Fire Department.

503.6.10 Fail safe operation. Battery back-up for all motorized gates is required, unless the gate fails safe (open) in the event of a power failure.

Section 503.7 Hillside building requirements. Residential developments where the access and operations of emergency services is determined by the Fire Code Official to be impacted by the terrain or other geographical issues may require additional fire protection and safety requirements for construction. These requirements include, but are not limited to:

1. All Structures are to be fully protected by an automatic fire sprinkler system including the attic.
2. On all driveways exceeding 150 feet or of a design that would impair access, a horizontal standpipe will be required.
3. All lots will require an operational platform of 400 square feet and of a design approved by the Fire Code Official.
4. Pullouts constructed of an all-weather surface will be required next to fire hydrants on all private drives or access roadways less than 20 feet in width.
5. Grades exceeding 15% will require flat areas for acceleration and staging.

Section 505.1 Address identification is amended to read as follows:

505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Landscaping or structures cannot obscure addresses or required signage. These numbers shall contrast with their background and shall be weather resistant. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Unless otherwise provided herein, numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained and sized in accordance with the following:

1. One and two-family dwellings and commercial businesses being conducted in a one or two-family dwelling shall require a minimum of 4 inch high numbers or letters with a minimum 5/8 inch stroke width.

2. Triplexes, multifamily dwellings and commercial buildings located less than 75 feet from a public right-of-way (the street on which the property is addressed) shall post a minimum of 12 inch numbers or letters having a minimum 2 inch stroke width.

3. Triplexes, multifamily dwellings and commercial buildings located 75 feet to 200 feet from a public right-of-way (the street on which the property is addressed) shall post a minimum of 16 inch numbers or letters having a minimum 3 inch stroke width.

4. Triplexes, multifamily dwellings and commercial buildings located more than 200 feet from a public right-of-way (the street on which the property is addressed) shall post a minimum of 24 inch numbers or letters having a 4 inch stroke width.

5. Unit or suite numerals and/or letters shall be required on or adjacent to the front door and on the rear door of multi- tenant buildings to be immediately visible. Letters or numerals shall be a minimum of 4 inches in height with a minimum 5/8 inch stroke width in a color contrasting to the door and shall be weather-resistant.

6. An approved address directory shall be installed at properties with more than one principal building, buildings with unit identification numbers, or when, in the opinion of the fire code official, emergency response may be delayed due to the physical layout of the complex. (Example: multi-family buildings, business office condos).

7. Large Office and Warehouse Buildings - Minimum 24 inch high numbers with a 4 inchstroke with contrasting background. Address must be visible from all access directions. Buildings over 500 feet long will have two address locations if more than one access point is visible.

8. In large or complex buildings or structures with 4 or more doors in any one building plane, all doors shall be numbered sequentially around the building or structure with aminimum of 12 inch numbers or letters having a minimum 2 inch stroke width or as required by the fire code official.

9. Exceptions to these requirements shall be approved by the Fire Code Official.

Section 506.1 Where required is amended to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, or where there is an automatic fire sprinkler or fire alarm system, the Fire Official is authorized to require a key box to be installed in an accessible location(s). The key box shall be an approved type and shall contain keys to gain access as required by the Fire Official.

Section 507 Fire Protection Water Supplies is amended by amending Section 507.1 to read as follows, and by adding new subsections 507.1.2, 507.5.2.1, 507.5.7, and 507.8 to read as follows:

507.1 Required water supply. Water supplies for automatic and manual fire suppression and fire hydrants shall be in accordance with Appendix B. When water is not available, or if the flow rate, pressure, or duration of the water available from the City of Buckeye or Private water Company does not meet the minimum requirements of this code, the owner shall be responsible for installing the entire infrastructure required to meet the fire flow, pressure, and duration requirements of this code.

507.1.2 Failure to provide water supply. Failure to provide the required water supply necessary for fire protection shall be considered a hazard to life or property and is subject to enforcement under Section 110 of this code.

507.2.1 Inspection of private water supply systems. Private water supply system installations and modifications shall be subject to field inspection and tests by the Fire Department.

507.5.7 Height. Fire hydrants shall be installed so that the centerline of the lowest outlet is not less than 18 inches above grade and the highest outlet does not exceed 30 inches above grade.

507.5.8 Color of hydrants. The color of hydrants shall be fire hydrant yellow. Private fire hydrants shall have the bonnet painted reflective white. Hydrants not intended for fire department use shall have the bonnet painted black.

Section 510 Emergency Responder Radio Coverage is amended by adding the following new subsections to read as follows:

510.01 Purpose. The purpose of this article is to provide minimum standards to insure a reasonable degree of reliability for emergency services communications from within certain buildings and structures within the City of Buckeye to and from emergency communications centers. It is the responsibility of the emergency service provider to get the signal to and from the building site.

510.02 Scope. The provisions of this article shall apply to new buildings and structures of construction greater than fifty thousand (50,000) square feet or modifications made within any twelve (12) month period and exceed fifty percent (50%) of the value of the existing building(s) or structure(s), or the use of the property is expanded or enlarged by fifty percent (50%), which have not received a final inspection prior to the adoption of these provisions; and All basements or sub-level parking structures over ten thousand (10,000) square feet where the design occupant load is greater than fifty (50), regardless of the

occupancy. For the purpose of this section, area separation walls cannot be used to define separate buildings.

Section 510.03 Radio coverage. Except as otherwise provided in this article, no person shall erect construct or modify any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for firefighters and police officers and other public safety personnel. A final inspection shall not be approved for any building or structure that fails to comply with this requirement.

Section 510.04 Regional Wireless Cooperative. In addition to the requirements of section 510, compliance with appendix "P ' is required

Add Section 510.3.3 Permit and approval. The City's Telecommunications unit with consideration of the appropriate police, fire and emergency medical department services, at the time the building permit is issued, shall determine the frequency range or ranges that must be supported. For the purpose of this section, adequate radio coverage shall constitute a successful communications test between the building and the communications centers for all appropriate emergency service providers for the building.

Section 901 General is amended by adding the following new sub-sections to read as follows:

901.2.2 Plan certification for fire alarm systems and occupant notification. All fire alarm and occupant notification system plans submitted to the fire department for review and approval shall bear a qualified registrants seal or review certification of a minimum level III NICET in Fire Alarms.

901.2.3 Plan certification for fire sprinkler systems. All fire sprinkler plans submitted to the fire department for review and approval shall bear a qualified registrant's seal or review certification of a minimum level III NICET in fire sprinklers in accordance with fire department Interpretation and Applications Manual.

901.2.4 Plan certification for all other fire protection systems. Plan certification for all other fire protection systems will be accompanied by a certification of competence when required.

901.2.5 On-site plans. Plans and specifications shall be submitted to the fire department for review and approval prior to construction. One set of fire department approved plans shall be on the job site for each inspection.

Section 901.5.1 Occupancy is amended to read as follows:

901.5.1 It shall be unlawful to use, occupy or furnish any portion of a structure until the fire protection systems of the structure have been tested and approved.

Section 901.7 Systems out of service is amended by adding the following sentence at the end of the section: "No required fire sprinkler system or fire alarm system shall be placed out of service for more than 8 hours in any one day without written authorization by the fire code official."

Section 903.2 Where required is amended to read as follows:

903.2 Where required. Exceptions shall be amended as follows.

Exceptions:
The following accessory structures shall be exempt from fire sprinkler requirements:

.

1. Detached non-combustible carports or parking structures for residential and commercial developments with covered parking. Each non-combustible carport shall not exceed 15,000 square feet, and shall be separated from other parking structures by a minimum of ten (10) feet, and 10 feet minimum from a building.
2. Barns and agricultural buildings for private, residential, non-commercial use, not exceeding 1,500 square feet (139.35m^2) with no habitable areas.
3. Detached storage sheds for private, residential, non-commercial use, not exceeding 1,500 square feet (139.35m^2).
4. Detached 1, 2, and 3 car garages (without habitable spaces) accessory to a single family R3 occupancy

5 Non-combustible detached wash racks and canopies with flame retardant sunscreen.

6 Open shade horse stalls of non-combustible construction for private, residential, non-commercial use, not exceeding 5,000 square feet (464.52m^2) and no storage of combustible products, vehicles, or agricultural equipment.

7. Telecommunications building:
    a. A minimum of 20 feet shall be provided from the structure(s) to the closest building on the site.
    b. A minimum of 20 feet shall be provided from the structure(s) to the property line.
    c. A fire hydrant shall be located a maximum of 350 feet from the structure or an approved distance approved by the Fire Marshal.
    d. Clear and unobstructed 20 foot fire apparatus access shall be provided to the structure(s).
    e. Recommended a basic fire alarm with smoke detection tied into the SCADA system, for early detection and notification.
    f. An approved Fire Suppression System may be required based on location and or single source infrastructure coverage area.
    g. The storage or use of flammable liquids or any other hazardous materials in the structure is prohibited.
    h. Independent structure of noncombustible construction will be limited to 200 square foot or less.
8. Special use non-combustible structures as approved by the chief.

9. Shade cloth structures constructed for nursery or agricultural purposes.

10. Shade cloth structures for playgrounds etc. not exceeding 400 square feet and with a minimum 10 foot separation from other structures.

Section 903.2.8 Group R is amended to read as follows:

903.2.8 Group R. An automatic sprinkler system shall be installed throughout all Group R occupancies in accordance with NFPA 13, 13-R, or 13D Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

All structures and housing units by their design, construction or location, that present access issues for Fire Department response and are required to be protected throughout with an approved automatic sprinkler system.

Exception:
Detached Single Family Dwellings less than 5000 square feet measured under the roof line, remote and detached from all other structures and property lines and meets all set back requirements as outlined in the current City of Buckeye development rules or standards.

Section 903.2.8.2 is amended as follows:

903.2.8.2 Group R-4, Condition 1.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral Health Group Homes (BHGH) that serve five or fewer residents and are licensed by the State of Arizona department of health services.

Section 903.2.8.3 is amended as follows:

903.2.8.3 Group R-4, Condition 2.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

The sprinkler system shall consist of an electronically supervised valve located between the domestic water riser control valve and the sprinklers, and shall be equipped with an electronically supervised water-flow switch and monitored by an approved monitoring, and shall sound an alarm at a constantly attended location inside the facility. the minimum listed electronic components for the alarm system shall consist of:

1. Auto dialer.

2. Primary and secondary phone line or wireless digital alarm communications. Transmitter with primary and secondary communications ports.
3. Interior horn-strobe and exterior horn-strobe connected to the fire sprinkler riser water-flow switch.
4. Interconnected smoke alarms.
5. Carbon monoxide devices with distinctive signal, which is different from the smoke alarm, signal.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral health group homes (bhgh) that serve five or fewer residents and are licensed by the State of Arizona department of health services.

Section 903.3.1.1.1 Exempt Locations is amended as follows:

903.3.1.1.1 Exempt locations. Automatic Sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion.

3. Dedicated rooms within buildings, containing only electrical equipment, generators, transformers, or similar equipment, and used for no other purpose, which are separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

Section 903.4.1 Monitoring is amended by adding the following new subsection:

903.4.1.2. **Fire sprinkler monitoring systems**. A minimum of 1 listed all-weather horn strobe will be required at the front of a building in the common area, the notification device shall be audible in all occupied suites.

Section 907.2.7 Group M is amended by adding the following new subsection**:**

907.2.7.1.2. **Fire sprinkler monitoring systems**. A minimum of 1 listed all-weather horn strobe will be required at the front of a building in the common area, the notification device shall be audible in all occupied suites.

Section 912.2 Location is amended as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hoses connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of

fire department connections shall be not more than 100 feet from the closest in service fire hydrant, or as approved by the fire code official.

Section 1017.2.2 Groups F-1 and S-1 increase is amended by adding the following new sub-section:

1017.2.2.1 Group F-1 and S-1 with a storage area greater than 500,000 square feet (46,451 m^2). When storage areas in Group F-1 and S-1 occupancies are greater than 500,000 square feet a technical report prepared by an Arizona professional shall be submitted for review and approval by the fire code official. Additional fire protection or life safety systems, or both, may be required by the Fire Marshal.

Chapter 12 Energy Systems

Add section **1201.4 Recognized standard.** The City of Buckeye will enforce the latest edition of UL 9540 and NFPA 855, Standard for the Installation of Stationary Energy Storage Systems. Other standards may be required as needed by the Fire Code Official

Add section 1207.1.5.2 **Annunciator panel.** The approved annunciator panel shall visibly indicate any hazardous temperature or other conditions. The location of the annunciator panel shall be approved by the fire code official.

Add section 1207.6.2.4 **Spill control barrier.** Each rack of batteries, or group of racks shall be provided with a liquid-tight 4-inch (102 mm) spill control barrier that extends at least 1-inch (25 mm) beyond the battery rack in all directions.

*Add section 1207.*11.8.1 **Toxic and highly toxic gas.** Energy storage systems that have the potential to release toxic or highly toxic gas during charging, discharging and normal use conditions shall not be installed within Group R-3 or R-4 occupancies.

Section 2301.4 Indoor motor fuel-dispensing facilities is amended to read as follows:

2301.4 Indoor service stations. Motor vehicle fuel-dispensing stations located inside buildings are prohibited within the entire City of Buckeye.

Exception:

Single family residences for alternative fuels when installed with applicable standards.

Sub-section "2301.4.1 Protection of floor openings in indoor motor fuel dispensing facilities is deleted.

Section 3307.1 Required access. is amended to read as follows:

Add to the end of the paragraph. During construction, approved signs shall be located to direct emergency responders into and through the construction site as required by the Fire Code Official

Section 5001.5.1 Hazardous materials management plan is amended to read as follows:

5001.5.1 Hazardous materials management plan. When required by the fire code official, each application for a permit shall include a Hazardous Materials Management Plan (HMMP). The HMMP shall include a facility site plan and include the information set forth below. HMMP

shall be submitted annually or more often if the hazardous material amounts change by greater than 10% in any single category or overall. HMMP shall be submitted electronically in a format acceptable to the Buckeye Fire Department. The submittal shall be required to determine Fire Code Permitting criteria for storage, use, and/or handling of hazardous materials within the City of Buckeye. Any electronic submittal is acceptable as long as the data will import or interface with the software program currently being used by the Fire Department. Electronic reporting shall be required for all new and existing facilities upon permit renewal.

1. Storage and use areas.
2. Maximum amount of each material stored or used in each area.
3. Range of container sizes.
4. Locations of emergency isolation and mitigation valves and devices.
5. Product conveying piping containing liquids or gases, other than utility-owned fuel gas lines and low pressure fuel gas lines.
6. On and off positions of valves for valves that are of the self-indicating type.
7. Storage plan showing the intended storage arrangement, including the location and dimensions of aisles.
8. The location and type of emergency equipment. The plans shall be legible and drawn approximately to scale. Separate distribution systems are allowed to be shown on separate pages.

Section 5001.5.2 Hazardous materials inventory statement is amended to read as follows:

5001.5.2 Hazardous materials inventory statement (HMIS). Where required by the fire code official, an application for a permit shall include an HMIS, such as SARA (Superfund Amendments and Reauthorization Act of 1986) Title III, Tier II Report, or other approved statement. The HMIS shall include the information set forth below. A HMIS shall be submitted annually or more often if the hazardous material amounts change by greater than 10% in any single category or overall. HMIS shall be submitted electronically in a format acceptable to the City of Buckeye Fire Department. The submittal shall be required to determine Fire Code Permitting criteria for storage, use, and/or handling of hazardous materials within the City of Buckeye. Any electronic submittal is acceptable as long as the data will import or interface with the software program currently being used by the Fire Department. Electronic reporting shall be required for all new and existing facilities upon permit renewal.

1. Manufacturer's name.
2. Chemical name, trade names, hazardous ingredients.
3. Hazard classification.
4. MSDS or equivalent.
5. United Nations (UN), North America (NA) or the Chemical Abstract Service identification number.

6. Maximum quantity stored or used on site at one time.
7. Storage conditions related to the storage type, temperature and pressure.

Section 5505 Use, Dispensing and Handling is amended by adding the following new subsection:

5505.4.4 Trans-filling of liquid oxygen. In addition to the requirements of this section, when transfilling of liquefied oxygen is performed inside buildings for respiration purposes, the maximum aggregate quantity of all containers shall be limited to 72 pounds (32.7 kg). Trans-filling shall be on bare concrete floors with no combustible seams. The room shall be separated from the means of egress by one-hour fire barriers. The room shall have ventilation to handle off gassing of the containers. Refer to pamphlet CGA P-2.6, 1995 edition, and NFPA 99 2005 Edition. Trans-filling of Liquid Oxygen to be used for Respiration, for the requirements within health care, residential care, and assisted living facilities.

Section 5704.2.13.1.4 Tanks abandoned in place is amended to read as follows:

5704.2.13.1.4 Tanks abandoned in place. The abandonment of tanks in place shall be prohibited within the entire City of Buckeye.

Appendix P

Regional Wireless Cooperative policies and procedures latest revision.

CITY OF BUCKEYE OCTOBER 2024

BUILDING AND LIFE SAFETY CODES UPDATE

UPDATES TO THE CITY OF BUCKEYE CODE OF ORDINANCES, CHAPTER 15 "BUILDING REGULATIONS" AMENDING THE CITY'S BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL, FUEL GAS, EXISTING BUILDING, AND FIRE CODES

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-1 – Building Code, to read as follows:

CHAPTER 15 – BUILDING REGULATIONS

Article 15-2—BUILDING CODES

Section 15-2-1 Building Code

A. Building Code Adopted. That certain document designated and marked as the International Building Code, 2024 Edition, as published by the International Code Council, three paper copies or one paper copy and one electronic copy of which are on file in the office of the City Clerk, is hereby adopted by reference as the City's uniform building code as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform building code or cause or permit the same to be done, contrary to or in violation of any provisions of the City's uniform building code as hereby adopted by the City Council.

B. City of Buckeye Amendments to the 2024 International Building Code.

CHAPTER 1 ADMINISTRATION, is hereby amended as follows:

101.1 Title. Insert the words "City of Buckeye" as the name of jurisdiction. Also add, "The administrative provisions of Chapter 1 of this Code shall apply to all the adopted technical codes. When there is a conflict between these provisions and those of another technical code, these provisions shall apply. Where there is an administrative provision contained in another technical code and not in this code, then the administrative provision of the technical code shall apply."

101.2 Scope. **Exception**: Delete the words **"this code or" of the last sentence of the exception.**

101.2.1 Appendices. Delete in its entirety and insert in lieu thereof the following:

101.2.1 Appendices. The following Appendices are hereby adopted:

Appendix B: Board of Appeals;

Appendix C: Agricultural Buildings;

Appendix F: Rodent Proofing;

Appendix I: Patio Covers, and;

Appendix J: Grading

101.4 Referenced codes. Shall be deleted in its entirety and revised to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each reference. If another code is referenced elsewhere in this code and has not been adopted, then that section shall be considered invalid. The administrative requirements specified in this Code shall supersede those in other adopted codes when there is a conflict.

Exception: Administrative requirements in the City of Buckeye Fire Code.

Any references to the International Fuel Gas Code shall be deleted and the words "Fuel Gas Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Mechanical Code shall be deleted and the words "Mechanical Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Plumbing Code shall be deleted and the words "Plumbing Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Property Maintenance Code shall be deleted and the words "Property Maintenance Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Fire Code shall be deleted and the words "Fire Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Energy Conservation Code shall be deleted and the words "Energy Conservation Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Existing Building Code shall be deleted and the words "Existing Building Code adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

101.4.1 Fuel Gas. The provisions of the Fuel Gas Code adopted by the City of Buckeye and amended from time to time shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the Mechanical Code adopted by the City of Buckeye and amended from time to time shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings

and appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.3 Plumbing. The provisions of the Plumbing Code adopted by the City of Buckeye and amended from time to time shall apply to the installation alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all applicable aspects of a medical gas system. Private Sewage Disposal Facilities shall be regulated by the Maricopa County Department of Environmental Services Department.

101.4.4 Property Maintenance. The provisions of the Property Maintenance Code adopted by the City of Buckeye and amended from time to time shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures and shall be managed by the City of Buckeye Code Enforcement Division.

101.4.5 Fire Prevention. The provisions of the Fire Code adopted by the City of Buckeye and amended from time to time shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire or explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation and shall be managed by the City of Buckeye Fire Department.

101.4.6 Energy. The provisions of the Energy Conservation Code adopted by the City and amended from time to time shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing Buildings. The provisions of the Existing Building Code adopted by the City and amended from time to time shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

103.3 Deputies. Delete the last sentence.

104.2 Add new subsection to read as follows:

104.3.2 Licenses required for non-residential projects.

All projects shall utilize Arizona state-licensed commercial contractors.

Exception: R-3 occupancies

105.2 Work exempt from permit, Building. Amend as follows:

Amend items 1, and 2, and add items 14 through 20.

1. Delete 120 square feet and insert 200 square feet.
2. Residential fences, other than swimming pool barriers, not over 7 feet high. Excludes perimeter, common area subdivision fences.

14. Shade cloth structures for playgrounds etc. ot exceeding 200 square feet and with a minimum of 10 foot separation from other structures.

15. Residential (R3) re-roofing with the same type of material as the original roofing and provided not more than one layer of asphalt shingles are applied over an existing asphalt shingle roof.

16 Ground or roof supported structures, such as radio and television antenna towers and flagpoles which do not exceed 200 pounds (90 kg) in weight or 30 feet (13,700 mm) in height above the ground surface.

17. Installation of nonstructural weatherproof exterior covering over an existing weatherproof covering on an existing structure so long as the new covering will not affect the fire-resistive classification of the existing structure.

18. Unless part of a rated assembly, minor repair or replacement in kind of non-structural components such as glass or glazing materials, sash, doors and hardware, patching walls or ceilings and replacing pieces of siding, soffits or fascia.

19. Installation or changing of locking or security hardware on R-3 Single family residence egress doors.

20. Contractors' temporary construction offices which are associated with a permitted construction project in compliance with the City of Buckeye Ordinance and are intended to be removed from the site upon completion of the project. Temporary construction offices must be removed prior to the issuance of the Certificate of Occupancy.

Gas: Add number 3

3. Replacement of gas water heating appliances, by a licensed contractor, of equal or less BTU/CFH rating and without modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.

Mechanical: add number 8

8. Repair or replacement in kind, by a licensed contractor, of refrigeration units not over 5 tons (17.5 kW) of refrigeration capacity, when located outdoors. Replacement equipment shall be in the same location and equal to or less than the weight of that which is replaced. Repair or replacement of refrigeration systems located inside a building shall require a permit and compliance with all requirements of this Code for the classification of refrigerant utilized in the new equipment.

Plumbing: Add number 3

3. Replacement of electric water heating appliances, by a licensed contractor, of equal or less amperage rating and without modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.

105.3.2 Time limitation of application. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

105.4 Validity of permit. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

105.5 Expiration. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

105.6 Suspension or revocation. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

107.1 General. Delete in its entirety and amend to read as follows:

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional as required by the State of Arizona Board of Technical Registration. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the state of Arizona. Refer to the technical guidelines on the City of Buckeye website.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

Add Section **107.2.1.1 Fire Life Safety Report** (FLSR)**.** Prior to submitting construction drawings for high-rise buildings, covered mall buildings, buildings containing atriums and other structures as determined by the building official, the design team shall prepare and submit a Fire Life Safety Report. This FLSR shall provide a description of the occupancies, design codes, egress, emergency systems, smoke control and other related systems, and a conceptual description of the suppression system. The first submittal of the building construction plans must incorporate the first review comments of the FLSR.

109.1 Payment of fee. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

109.2 Schedule of permit fees. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

109.3 Building permit valuations. Amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time. Any valuation not specifically provided for shall be determined by the Building Official and shall be classified in the use and construction type it most nearly resembles.

The applicant for a permit for a new building or structure or additions or alterations to an existing building or structure shall provide a reasonable estimated permit value at time of application. The value to be used in computing the building permit and building plan review fees shall be, including labor, the total of all construction work for which the permit is being issued, as well as grading, roofing, siding, electrical, plumbing, gas, heating, air conditioning, elevators, fire extinguishing systems, permanent mechanical equipment and systems as well as any other items which will require plan review and/or inspection. When permitted work includes an alteration to an existing structure or includes work outside of the standard calculated fee areas determined by square footage cost tables, the applicant shall provide legitimate actual/contracted project costs to establish the additional non-calculated valuation of the total permitted project. Value for donated and/or discounted materials and labor shall be established at typical market rates. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can provide detailed estimates acceptable to the Building Official. Final building permit valuation shall be set by the Building Official.

Exceptions: The Building Official shall be authorized to omit the cost of land, finish materials such as paint, wallpaper, tile, flooring, interior paneling, except those finish materials requiring fire resistive qualities, solar panels, electric vehicle charging devices, counters, counter tops, cabinets, and residential appliances such as dishwashers, stoves, ovens and microwaves. In addition, the Building Official is authorized to omit the cost of electrical fixtures and plumbing fixtures such as garbage disposals, sinks, lavatories and water closets where their removal or replacement does not require inspection. These exceptions shall not include the replacement of any concealed or exposed electrical, plumbing, gas, ventilation or other mechanical systems required to operate these appliances or the exposed or concealed extension of any of these systems.

109.4 Work commencing before permit issuance. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

109.5 Related fees. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

109.6 Refunds. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

112.2.1 Add new section to 112.2 Temporary connection:

112.2.1 Lock out/tag out safety program.

Prior to the approval of temporary power in any form on a construction site, a letter containing the following information shall be on site at the time of the temporary power inspection. The letter shall be from the contractor or property owner and shall include:

1. Address and permit number
2. Description of equipment being energized
3. The name and phone number of a responsible party or parties.
4. Acknowledgment that the safety plan implemented will be maintained and monitored by the responsible parties.

An original signed and dated letter shall be retained by the City of Buckeye until the project is accepted and under a Certificate of Occupancy.

CHAPTER 2 DEFINITIONS, is hereby amended to read as follows:

202 Definitions. Add the following terms:

ASSISTED LIVING CENTER

ASSISTED LIVING FACILITY

ASSISTED LIVING HOME

CUSTODIAL CARE

DIRECTED CARE SERVICE and

SUPERVISORY CARE SERVICE as defined below:

ASSISTED LIVING CENTER. An assisted living facility that provides resident rooms or residential units to eleven or more residents.

ASSISTED LIVING FACILITY. A residential care institution, including adult foster care, that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuing basis.

ASSISTED LIVING HOME. An assisted living facility that provides resident rooms to ten or fewer residents.

CUSTODIAL CARE. Non-medical care that helps individuals with activities of daily living, preparation of special diets and self-administration of medication not requiring constant attention of medical personnel. Providers of custodial care are not required to undergo medical training.

DIRECTED CARE SERVICE. Care of residents, including personal care services, who are incapable of recognizing danger, summoning assistance, expressing need, or making basic care decisions.

SUPERVISORY CARE SERVICE. General supervision, including daily awareness of resident functioning and continuing needs.

202 Definitions. Amend the following terms:

PERSONAL CARE SERVICE. Delete in its entirety and insert in lieu thereof the following:

PERSONAL CARE SERVICE. Assistance with activities of daily living that can be performed by persons without professional skills or professional training and includes the coordination or provision of intermittent nursing services and administration of medications or treatments.

SWIMMING POOL. Delete in its entirety and insert in lieu thereof the following:

SWIMMING POOL. Private Pool. Any contained body of water used for swimming, recreational bathing or wading purposes that contains eighteen (18) or more inches in depth at any point, and/or eight (8) feet or wider at any point. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, spas or other contained bodies except those exempted by Arizona Revised Statute as amended from time to time.

SWIMMING POOL. Semi-Public or Public. Any contained body of water other than a Private Pool that is regulated by the Arizona Department of Environmental Quality or the agency's designee.

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE, is hereby amended as follows:

308.2 Institutional Group I-1. Delete in its entirety and replace with the following:

308.2 Institutional Group I-1. This occupancy shall include buildings, structures or portions thereof for more than 10 persons who reside on a 24-hour basis in a supervised environment, receive custodial care, and are capable of self-preservation, except as provided for assisted living centers. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living centers

Congregate care facilities

Convalescent facilities

Group homes

Halfway houses

Residential board and custodial care facilities

Social rehabilitation facilities

Any similar facilities developed for similar purposes

308.2.3 Six to 16 persons receiving custodial care. Delete in its entirety and replace with the following:

308.2.3 Six to 10 persons receiving custodial care. A facility such as above, housing not fewer than six and not more than 10 persons receiving such care, shall be classified as Group R-4.

308.3 Institutional Group I-2. Delete in its entirety and replace with the following:

308.3 Institutional Group I-2. This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

Foster care facilities

Detoxification facilities

Hospitals

Assisted Living Facilities

Psychiatric hospitals

308.3.3 Arizona State Department of Health Facilities. All facilities as licensed by the State of Arizona Department of Health, further known, but not limited to, as direct care, personal care, supervisory care and behavioral residential agency, housing at least six and not more than 10 persons shall be considered a Group R-4.

310.4 Residential Group R-3. Amend congregate living facilities to read as follows:

Congregate living facilities (nontransient) with 10 or fewer occupants

310.4.1 Care facilities within a dwelling. Delete in its entirety and replace with the following:

310.4.1 Care facilities within a dwelling. Licensed care facilities for 10 or fewer persons receiving care that are within a single-family dwelling are permitted.

310.5 Residential Group R-4. Delete in its entirety and replace with the following:

310.5 Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation, except as provided for assisted living homes. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living homes

Congregate care facilities

Convalescent facilities

Group homes

Halfway houses

Residential board and custodial care facilities

Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3 or one- and two-family dwellings, except as otherwise provided for in this code.

310.5.1 Condition 1. This occupancy condition shall include facilities licensed to provide supervisory care services, in which occupants are capable of self-preservation by

responding to an emergency situation without physical assistance from staff. Condition facilities housing more than 10 persons shall be classified as Group I-2.

310.5.2 Condition 2. This occupancy condition shall include facilities licensed to provide personal or directed care services, in which occupants are incapable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 2 facilities housing more than 10 persons shall be classified as Group I-2.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS, is hereby amended as follows:

Section 502.1 Address identification. Delete in its entirety replace with the following:

New and existing buildings shall be provided with an approved identification in accordance with section 505.1 of the International Fire Code as adopted and amended.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS, is hereby amended as follows:

901.1 Scope. Add the following sentences:

Wherever the words "Building Official" appear in Sections 901 through 911 they shall be deleted and the words "Fire Marshal" shall be inserted in lieu thereof. Code sections preceded by [F] shall be considered to be maintained and administered under the International Fire Code. Where there is a conflict regarding fire suppression systems and/or alarms between this code and the Fire Code, as adopted and amended from time to time, by the City of Buckeye, the Fire Code shall prevail.

901.5 Acceptance tests. Delete the last sentence and amend to read as follows:

901.5 Acceptance tests. It shall be unlawful to use, occupy or furnish any portion of a structure until the fire protection systems of the structure have been tested and approved.

Section 903.2.8.2 is amended as follows:

903.2.8.2 Group R-4, Condition 1.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona Department of economic security.
2. Behavioral Health Group Homes (BHGH) that serve five or fewer residents and are licensed by the State of Arizona Department of health services.

Section 903.2.8.2 is amended as follows:

903.2.8.2 Group R-4, Condition 1.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral Health Group Homes (BHGH) that serve five or fewer residents and are licensed by the state of Arizona department of health services.

Section 903.2.8.3 is amended as follows:

903.2.8.3 Group R-4, Condition 2.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

The sprinkler system shall consist of an electronically supervised valve located between the domestic water riser control valve and the sprinklers, and shall be equipped with an electronically supervised water-flow switch and monitored by an approved monitoring, and shall sound an alarm at a constantly attended location inside the facility. The minimum listed electronic components for the alarm system shall consist of:

1. Auto dialer.
2. Primary and secondary phone line or wireless digital alarm communications. Transmitter with primary and secondary communications ports.
3. Interior horn-strobe and exterior horn-strobe connected to the fire sprinkler riser water-flow switch.
4. Interconnected smoke alarms.
5. Carbon monoxide devices with distinctive signal, which is different from the smoke alarm, signal.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral health group homes (BHGH) that serve five or fewer residents and are licensed by the State of Arizona Department of Health services.

Section 903.2.8.3 is amended as follows:

903.2.8.3 Group R-4, Condition 2.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

The sprinkler system shall consist of an electronically supervised valve located between the domestic water riser control valve and the sprinklers, and shall be equipped with an electronically supervised water-flow switch and monitored by an approved monitoring, and shall sound an alarm at a constantly attended location inside the facility. The minimum listed electronic components for the alarm system shall consist of:

1. Auto dialer.
2. Primary and secondary phone line or wireless digital alarm communications. transmitter with primary and secondary communications ports.
3. Interior horn-strobe and exterior horn-strobe connected to the fire sprinkler riser water-flow switch.
4. Interconnected smoke alarms.
5. Carbon monoxide devices with distinctive signal, which is different from the smoke alarm, signal.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral Health Group Homes (BHGH) that serve five or fewer residents and are licensed by the State of Arizona department of health services.

Section 903.3.1.1.1 Exempt Locations is amended as follows:

903.3.1.1.1 Exempt locations. Automatic Sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic file detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion.

3. Dedicated rooms within buildings, containing only electrical equipment, generators, transformers, or similar equipment, and used for no other purpose, which are separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

Section 912.2 Location is amended as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be not more than 100 feet from the closest in service fire hydrant, or as approved by the fire code official.

CHAPTER 10 MEANS OF EGRESS, is hereby amended as follows:

Section 1004.9, Posting of occupant load. Delete the last sentence and add the following:

The sign shall be printed in letters and numbers not less than ¾ inch brush stroke by 2 inches on a contrasting background and read: "As determined by City of Buckeye -

Maximum Occupant Load _____". Posted signs shall be maintained by the owner or authorized agent. The number of people occupying the room or space shall not exceed the maximum occupant load posted on the sign as determined by the Building Official.

Section 1017.2.2.1 is added to read as follows:

1017.2.2.1 Group F-1 and S-1 with a storage area greater than 500,000 square feet (46,451 m2). When storage areas in Group F-1 and S-1 occupancies are greater than 500,000 square feet, a technical report prepared by an Arizona professional shall be submitted for review and approval by the fire code official. Additional fire protection or life safety systems, or both, may be required by the Fire Marshal.

CHAPTER 11 ACCESSIBILITY, is amended as follows:

Section 1102.1 Design. Amend by adding the following:

> **1102.1 Design.** Buildings and facilities shall be designed and constructed to be accessible in accordance with this Code, ICC A117.1 as adopted and amended by the governing authority, the 2010 ADA Standards for accessible design, as adopted and amended by the governing authority; the Arizonans With Disabilities Act" (Arizona Revised Statutes, Title 41, Chapter 9, Article 8) as amended, and the "Arizonans With Disabilities Act Implementing Rules" (Arizona Administrative Code, Title 10, Chapter 3, Article 4), which rules incorporate the Federal "Americans With Disabilities Act Accessibility Guidelines For Buildings And Facilities." The requirements herein shall apply to new construction and alterations and are not required in buildings or portions of existing buildings that do not meet the standards and specifications unless expressly required by the International Existing Building Code as adopted, Federal or State Law.

1103.2.5 Construction Sites. Amend by adding the following:

1103.2.5.1 Temporary sales offices/trailers Temporary sales offices/trailers are required to be accessible. There shall be accessible parking and an accessible route from the accessible parking aisle to the sales office/trailer and throughout the public portion of the sales office/trailer including the design center. Accessible toilet rooms shall be provided according to this code.

Section 1206, "SOUND TRANSMISSION". Add new section to read as follows:

1206.4 Sound attenuation. All residential buildings or portions of buildings where the public is received, office areas and where normal noise level is low for first occupancy, including libraries, schools and churches, pursuant to building permits issued after December 31, 2001 in order to achieve a maximum interior noise level of forty-five (45) decibels in areas within the noise contours described in ARS section 28-8461, paragraph 9, subdivision (a), (b) or (c), as applicable.

These sound attenuation requirements do not apply to ancillary buildings used in agricultural land use.

If the gross floor area of a structure or project is expanded by less than fifty (50) percent, the requirements of this section apply only to the area of expansion. If the gross floor area of a structure or project is expanded by fifty (50) percent or more, the requirements of this

section apply to the entire structure, except for single family, mobile home, manufactured housing unit or duplex dwellings or any multifamily property used for residential purposes.

The Building Official may approve as an alternative, a certification by an architect or engineer registered pursuant to Title 32, Chapter 1 to achieve a maximum interior noise level of forty-five (45) decibels at time of final construction.

CHAPTER 31 SPECIAL CONSTRUCTION, is hereby amended to read as follows:

Section 3109-Swimming Pools, Spas and Hot Tubs

3109.1 Shall be amended as follows:

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 3109.2 through 3109.7

3109.1.1 Construction Fencing Required

A temporary enclosure shall be installed for in ground swimming pools and spas from the time that construction occurs up to the time that the permanent barrier is completed. The temporary enclosure shall be a minimum of 4 feet (1219 mm) in height, shall have no openings that will allow passage of a 4-inch (102 mm) sphere and shall be equipped with a positive latching device on any openings.

3109.2 Outdoor Swimming Pools and Spas

Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 3109.2.1 through 3109.7.

3109.2.1 Barrier Height and Clearances

Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 60 inches (1524 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.

4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

3109.2.2 Openings

Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3109.2.3 Solid Barrier Surfaces

Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

3109.2.4 Mesh Fence as a Barrier

Mesh fences, other than chain link fences in accordance with Section 3109.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.

2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.

3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall be not greater than 4 inches (102 mm) from grade or decking.

4. An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye-type latch incorporating a spring-actuated retaining lever such as a safety gate hook.

5. Where a hinged gate is used with a mesh fence, the gate shall comply with Section 3109.3.

6. Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.

7. Mesh fences shall not be installed on top of onground residential pools.

3109.2.4.1 Setback for Mesh Fences

The inside of a mesh fence shall be not closer than 20 inches (508 mm) to the nearest edge of the water of a pool or spa.

3109.2.5 Closely Spaced Horizontal Members

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.

3109.2.6 Widely Spaced Horizontal Members

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 1 3/4 inches (44 mm).

3109.2.7 Chain Link Dimensions

The maximum opening formed by a chain link fence shall be not more than 1 3/4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1 3/4inches (44 mm).

3109.2.8 Diagonal Members

Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). The angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.

3109.2.9 Clear Zone

The required barrier height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier, free of structures, equipment or similar objects.

3109.3 Doors and Gates

Doors and gates in barriers shall comply with the requirements of Sections 3109.3.1 through 3109.3.3 and shall be equipped to accommodate a locking device. Pedestrian access doors and gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

3109.3.1 Utility or Service Doors and Gates

Doors and gates not intended for pedestrian use, such as utility or service doors and gates, shall remain locked when not in use.

3109.3.2 Double or Multiple Doors and Gates

Double doors and gates or multiple doors and gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-closing and self-latching device.

3109.3.3 Latch Release

For doors and gates in barriers, the door and gate latch release mechanisms shall be in accordance with the following:

1. Where door and gate latch release mechanisms are accessed from the outside of the barrier and are not of the self-locking type, such mechanism shall be located above the finished floor or ground surface in accordance with the following:

    1.1. At public pools and spas, not less than 52 inches (1219 mm) and not greater than 54 inches (1372 mm).

    1.2. At residential pools and spas, not less 54 inches (1372 mm).

2. Where door and gate latch release mechanisms are of the self-locking type such as where the lock is operated by means of a key, an electronic opener or the entry of a combination into an integral combination lock, the lock operation control and the latch release mechanism shall be located above the finished floor or ground surface in accordance with the following:

    2.1. At public pools and spas, not less than 34 inches and not greater than 48 inches (1219 mm).

    2.2. At residential pools and spas, at not greater than 54 inches (1372 mm).

3. At private pools, where the only latch release mechanism of a self-latching device for a gate is located on the pool and spa side of the barrier, the release mechanism shall be located at a point that is at least 3 inches (76 mm) below the top of the gate.

3109.3.4 Barriers Adjacent to Latch Release Mechanisms

Where a latch release mechanism is located on the inside of a barrier, openings in the door, gate and barrier within 18 inches (457 mm) of the latch shall not be greater than 1/2 inch (12.7 mm) in any dimension.

3109.4 Structure Wall as a Barrier

Where a wall of a dwelling or structure serves as part of the barrier and where doors, gates or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.

2. In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.

3. In dwellings that are required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.

5. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.

6. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

3109.5 Onground Residential Pool Structure as a Barrier

An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 3109.2 and the pool manufacturer allows the wall to serve as a barrier.

2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 3109.2.

3. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 3109.

4. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.

5. Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.

3109.6 Natural Barriers

In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge not less than 18 inches (457 mm), a barrier is not required between the natural body of water shoreline and the pool or spa when approved by Building Inspector.

3109.7 Natural Topography

Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural barrier approved by the Building Inspector shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections 3109.2 through 3109.5.

3109.8 Means of Egress

Outdoor public pools provided with barriers shall have means of egress as required by Chapter 10 of the International Building Code.

Section 3113 Relocatable and Factory Buildings. Delete Section 3113.1 through 3113.4 in its entirety and replace with the following.

3113.1 General.

Factory-built buildings, manufactured homes and mobile homes shall comply with applicable laws of the state of Arizona and this Code. The provisions of this section for factory-built buildings, manufactured homes and mobile homes take precedence over other code provisions which are inconsistent therewith. the general provisions of this Code shall apply in all areas where there are not specific provisions in this section.

3113.1.1 Arizona Law.

The construction of factory-built buildings and manufactured homes is regulated by the State of Arizona, Arizona Revised Statutes ARS 41-4001 et seq, and is not included in this Code.

3113.1.2 Manufactured Home Installation.

The installation of manufactured homes and mobile homes, including connection to utilities, is regulated by the State of Arizona and is not included in this Code, except that a City of Buckeye on-site permit is required for zoning code administration purposes. Connection to a city water or sewer tap requires a separate permit from the planning and development services department.

3113.1.3 Factory-Built Building Installation.

The installation of factory-built buildings including their foundations and direct connection to sewer, water, gas or electric utilities, is regulated by the State of Arizona and is not included in this Code, except that a City of Buckeye on-site permit is required for compliance with zoning code requirements and with building code requirements pertaining to location on property and setback from other buildings or structures on the property. A City of Buckeye building permit is required for all on-site construction (except foundations) including connection to or alteration of existing on-site sewer, water, gas or electrical systems, and for construction of all site improvements required by the zoning code such as design review elements, signs, parking, landscaping, site amenities and disabled accessibility. connection to a city water or sewer tap requires a separate permit from the planning and development services department.

3113.1.4 Alterations and Additions.

Repairs, alterations and site-built additions to factory-built buildings, mobile homes and manufactured homes are regulated by this Code and by the City of Buckeye zoning ordinance and require City of Buckeye permits.

3113.1.5 Occupancy and Use.

Occupancy and use of a factory built-building, manufactured home or mobile home is prohibited without first obtaining inspection approval and a certificate of occupancy from the building official, to verify compliance with the City of Buckeye zoning ordinance and other applicable city codes and ordinances.

3113.2 Definitions. For the purpose of this section, the following definitions shall apply:

Factory built building is a residential or non-residential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except it does not include a manufactured home, recreational vehicle or mobile home (ARS 41-4001).

Manufactured home is a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act.

Mobile home is a structure built prior to JUNE 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities except that it does not include recreational vehicles or factory-built buildings.

On-site permit is the permit issued by the building official which authorizes the placement of a factory-built building, manufactured home or mobile home on a site. The on-site permit

shall authorize only the placement, foundation or unit tie-down, and specific connections to utility services which are authorized by a permit issued by the State of Arizona office of manufactured housing. all other work on the site shall require a building permit issued by the building official in accordance with Section 105 of this Code. Connection to a city water or sewer tap requires a separate permit from the planning and development services department.

3113.3 Installation Requirements.

No factory-built building, manufactured home or mobile home shall be moved onto or installed on any lot or site in the City of Buckeye except in compliance with these provisions.

3113.3.1 State Insignia Required.

No person, firm or corporation shall move onto any site any factory-built building or manufactured home building unless such building bears a current, valid insignia of approval of the State of Arizona.

3113.3.2 State Permit Required.

No person, firm or corporation shall move onto any site any factory-built building, manufactured home or mobile home unless and until a permit for such installation has been obtained from the State of Arizona.

3113.3.3 On-Site Permit Required.

No person firm or corporation shall move onto any site, or relocate on any site, any factory built building, manufactured home or mobile home until an on-site permit has been issued by the City of Buckeye building official.

A site plan shall be submitted to the building official which shows all utility connections and all other information necessary to ascertain compliance with the separation and area restrictions of other sections of this Code and with all provisions of the City of Buckeye zoning ordinance. If the building official is satisfied that the work described by the documents submitted conform to this section and other applicable law, the on-site permit shall be issued to the owner of the site or his authorized agent.

3113.3.4 Building Permit Required.

The person, firm or corporation obtaining the on-site permit shall also apply for and obtain a building permit from the building official when one or more of the following conditions apply:

1. For all on-site construction which connects to or alters existing buildings or existing on-site sewer, water, gas or electrical systems.
2. For all on-site construction which is required by or regulated by the City of Buckeye zoning ordinance, such as for design review elements, signs, parking, landscaping, site amenities and accessibility.
3. For all construction or alteration which is not part of the state-approved factory-built building, manufactured home, or mobile home including all interior fit-up,

tenant improvement or remodeling work which is not specifically included in such state permit.

4. When a City of Buckeye inspection is requested by the installer for work otherwise included in the State of Arizona installation permit, including but not limited to requests for utility clearance inspections.

3113.4 Repairs, Alterations, and Additions.

No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed without first having obtained a permit from the building official for the specific work to be performed. all such work shall comply with the requirements of this Code.

3113.5 Fire Protection.

Factory-built buildings, manufactured homes or mobile homes shall be protected pursuant to the City of Buckeye Fire Code.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 -BUILDING CODES by amending Section 15-2-2 – Residential Code, to read as follows:

CHAPTER 15 – BUILDING REGULATIONS

Article 15-2 – BUILDING CODES

Section 15-2-2 Residential Code

A. Residential Code Adopted. That certain document designated and marked as the 2024 International Residential Code, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the City Clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the City's uniform code as hereby adopted by the City Council.

B. City of Buckeye Amendments to the 2024 International Residential Code.

CHAPTER 1 SCOPE AND ADMINISTRATION

R101.1 Title. Insert "City of Buckeye" as the name of jurisdiction.

R101.2 Scope. Add the following subsection:

R101.2.1 Residential photovoltaic systems. Residential Photovoltaic Systems shall be installed per the 2023 National Electric Code as adopted by the City of Buckeye and amended from time to time.

Renumber R101.2.1 to R101.2.2 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance. The following appendices are adopted:

APPENDIX BA MANUFACTURED HOUSING USED AS DWELLINGS

APPENDIX BB TINY HOUSES

APPENDIX BF PATIO COVERS

APPENDIX BG SOUND TRANSMISSION

APPENDIX BO EXISTING BUILDINGS AND STRUCTURES

R102 Applicability, is hereby amended as follows:

R102.6 Existing structures. Any references to the International Property Maintenance Code shall be deleted and the words "Property Maintenance Code as adopted by the City of Buckeye and amended from time to time" shall be inserted in lieu thereof.

R105 Permits, is hereby amended as follows:

R105.2 Work exempt from permit. Delete in its entirety and amend to read as follows: “Refer to section 105.2 of the Building Code as adopted by the City of Buckeye and amended from time to time”.

R105.3.2 Time limitation of application. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R105.4 Validity of permit. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R105.5 Expiration. Delete in its entirety and amend to read as follows: Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R105.6 Suspension or revocation. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R106.1 Delete in its entirety and amend to read as follows:

R106.1 Submittal Documents.

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional as required by the State of Arizona Board of Technical Registration. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered

design professional licensed by the state of Arizona. Refer to the technical guidelines on the City of Buckeye website.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

R108 Fees. Fees is hereby amended as follows:

Section 108.3 Building permit valuations. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.5 Refunds. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section R108.6 Work commencing before permit issuance. Delete in its entirety and amend to read as follows:

Shall be in conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

R109 Inspections. Inspections is hereby amended as follows:

Section R109.1.5 Other inspections. Add the following subsection:

R109.1.5.2 Lath or gypsum board inspection. Inspection of the lath or gypsum board shall be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

R110 Certificate of Occupancy, is hereby amended to read as follows:

R110.1 Use and change of occupancy. Add the following words to the end of the sentence: "as adopted by the City of Buckeye and amended from time to time."

CHAPTER 2 DEFINITIONS, is hereby amended to read as follows:

[RB] FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. To the closest interior lot line.
2. To the centerline of a street, an alley or public way.
3. To an imaginary line between two buildings on the lot.
4. The distance shall be measured at a right angle from the face of the wall framing.

CHAPTER 3 BUILDING PLANNING, is hereby amended to read as follows:

Table R301.2(1), is hereby modified to read as follows:

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load[o]	Speed[d] (mph)	Seismic Design Category[f]	Subject To Damage From			Winter Design Temp[e]	Ice Shield Under-Lay-ment Re-quired[h]	Flood Hazards[g]	Air Freez ing Index
			Weathering[a]	Frost Line Depth[b]	Ter-mite[c]				
N/A	115 mph Exposure C	B	Moder-ate	N/A	Moder-ate to Heavy	34°F		Jurisdiction Specific	

(Footnotes in Table R301.2(1) remain unchanged)

R309 AUTOMATIC FIRE SPRINKLER SYSTEMS. Delete in its entirety and replace with the following:

R309 AUTOMATIC FIRE SPRINKLER SYSTEMS.

R309.1 Automatic fire sprinkler systems for townhouses and one- and two-family dwellings. Fire sprinklers shall be required per the International Fire Code as adopted by the City of Buckeye and amended from time to time.

R317.5 Fire sprinklers. Delete in its entirety and replace with the following:

R317.5 Fire sprinklers. Fire sprinklers shall be required per the International Fire Code as adopted by the City of Buckeye and amended from time to time.

R319.1 Emergency escape and rescue opening required. Is hereby amended to read as follows:

Delete exception 4.

R325 LIGHT, VENTILATION AND HEATING, is hereby amended as follows:

Add the following Sub-section Section **R325.9 Air Conditioning** to read as follows:

R325.9 Air Conditioning. Every dwelling unit shall be provided air conditioning facilities capable of maintaining room temperatures between at or below 90°F (32°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms. The installation of one or more portable air conditioning units shall be permitted to achieve compliance with this section when their installation is compliant with the electrical code,

mechanical code and does not block the only emergency means of egress from a sleeping room. Evaporative coolers shall not be used as the sole means to achieve compliance with this section.

R328 Swimming Pools, Spas and Hot Tubs

R328.1 Is hereby amended as follows; Barriers shall comply with Section 3109 of the International Building Code as amended and adopted.

CHAPTER 11 ENERGY EFFICIENCY, is hereby deleted in its entirety and amended to read as follows:

Chapter 11 [RE] - Energy efficiency. The requirements for energy efficiency shall be governed by the International Energy Conservation Code as adopted and amended from time to time by the City of Buckeye.

CHAPTER 15 EXHAUST SYSTEMS, is hereby amended to read as follows:

M1503.6 Makeup air required is hereby amended to read as follows:

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is nether direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with no fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open.

CHAPTER 24 FUEL GAS, is hereby amended to read as follows:

G2415.12 (IFGC 404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

G2415.12.1 Individual outside appliances. Delete in its entirety.

Section G2417.4.1 Test pressure. Delete in its entirety and replace with the following:

G2417.4.1.4.1 Test pressure. The test pressure to be used shall be no less than 1 ½ times the proposed maximum working pressure, but no less than 3 psig (20 kPa gauge) for 10 minutes, the acceptable air gauge shall be calibrated in 1/10 lb increments. Where the test pressure exceeds 125 psig (862 kPa gauge), irrespective of design pressure, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

Section P2903 Water Supply Systems

Amend Table P2903.2 Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings.

Change;

Lavatory Faucet to read 1.5 gpm at 60psi

Shower Head to read 2.0 gpm at 80psi

Water closet to read 1.28 gallons per flushing cycle

E3606.5 Surge Protection. Delete in its entirety.

E3902.2 Garage and accessory building receptacles. is hereby amended as follows:

Add: Exception: Receptacles that are not readily accessible.

E3902.14 Outdoor outlets. is hereby amended as follows:

Delete the last sentence of exception 3

E4002.11 Bathtub and Shower Space. Delete in its entirety and replace with the following:

Receptacles shall not be installed within or directly over a bathtub or shower stall

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-3 – Mechanical Code, to read as follows:

Section 15-2-3 Mechanical Code.

A. Mechanical Code Adopted. That certain document designated and marked as the International Mechanical Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the City Clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the City's uniform code as hereby adopted by the City Council.

B. City of Buckeye Amendments to the 2024 International Mechanical Code.

CHAPTER 1 ADMINISTRATION, is hereby amended as follows:

101.1 Title. Insert the words "City of Buckeye" as the name of jurisdiction.

105.4.4 Extensions. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.4 Work commencing before permit issuance. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.2 Schedule of permit fees. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.6 Refunds. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

115.4 Failure to comply. Amend the last sentence as follows: "Any person who shall continue any work on the system after having been served by a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine as established by the City of Buckeye."

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2- 4– Plumbing Code, to read as follows:

Section 15-2-4 Plumbing Code

A. Plumbing Code Adopted. That certain document designated and marked as the International Plumbing Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) electronic copy of which are on file in the office of the City Clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the City's uniform code as hereby adopted by the City Council.

B. City of Buckeye Amendments to the 2024 International Plumbing Code.

CHAPTER 1 SCOPE AND ADMINISTRATION, is hereby amended as follows:

Section 101.1 Plumbing. Insert the words "City of Buckeye" as the name of jurisdiction.

Section 101.2.1 Appendices. Delete the sentence in its entirety and replace with the following:

"The following Appendices of the 2024 International Plumbing Code are adopted by the City of Buckeye:

Appendix E—Sizing of Water Piping System"

Section 105.5.4 Extensions. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.4 Work commencing before permit issuance. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.2 Schedule of permit fees. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.6. Refunds. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 115.4 Failure to comply. Delete in its entirety and replace with the following:

115.4 Failure to comply. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person, who shall continue any work on the system after having been served by a stop work order except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for civil or criminal penalties and fines as established by the City of Buckeye.

CHAPTER 3 GENERAL REGULATIONS, is hereby amended as follows:

Section 305.4 Freezing is amended to read as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (305 mm) below grade.

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS.

Section 410 –Drinking Fountains is amended as follows:

410.2 Change “15” to 50.

CHAPTER 6 WATER SUPPLY AND DISTRIBUTION, is hereby amended as follows:

Table 604.4 Maximum Flow Rates and Consumption for Plumbing Fixtures & Fixture Fittings, is amended as follows:

Table 604.4 Maximum Flow Rates AND Consumption for Plumbing Fixtures & Fixture Fittings

PLUMBING FIXTURE OR FITTING FIXTURE	MAXIMUM FLOW RATE OR QUANTITY[b]
Lavatory, private	1.5 gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head[a]	2.0 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	0.125 gallons per flushing cycle
Water closet	1.28 gallons per flushing cycle[c,]
For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m.	
1 pound per square inch = 6.895 kPa.	
a. A hand-held shower spray is a shower head.	
b. Consumption tolerances shall be determined from referenced standards.	
c. For a dual-flush water closet, the effective flush volume is the composite, average flush volume of two reduced flushes and one full flush.	

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-5 – Electrical Code, to read as follows:

Section 15-2-5 Electrical Code

A. Electrical Code Adopted . That certain document designated and marked as the National Electrical Code, 2023 Edition, as published by the National Fire Protection Association, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the city clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the city's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the city's uniform code as hereby adopted by the city council.

B. City of Buckeye Amendments to the 2023 National Electrical Code .

Article 90 Introduction, is hereby amended as follows:

Section 90.2 Use and Application.

(A)Practical safeguarding. Add the following after the first paragraph:

Any and all electrical work for light, heat, power or any other purposes shall be installed in conformity with the rules and regulations as set forth in the Buckeye Electrical Code, as adopted and amended from time to time, and in conformity with the rules and regulations as set forth by the Building Official.

(G)Administrative code. Add the following subsection:

(G)Administrative code. The International Building Code, 2024 Edition, Chapter One, as adopted by the City of Buckeye and amended from time to time, shall be considered the Administrative Code for this sub-section.

Article 90.6, Formal interpretations, is amended as follows:

90.6 Formal interpretations. To promote uniformity of interpretation and application of the provisions of this Code, Appendix B: Board of Appeals of the Buckeye Building Code, as adopted by the city and amended from time to time, shall provide established procedures for appeals of interpretation under this Section.

Article 110.7, Wiring integrity is hereby amended by adding the following sentence:

All electrical equipment 1,000 amps or larger must pass a dielectric strength test by a qualified third party before requesting a meter clearance.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-6 – Fuel Gas Code, to read as follows:

Section 15-2-6 Fuel Gas Code

A. Fuel Gas Code Adopted . That certain document designated and marked as the International Fuel Gas Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the city clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the city's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the city's uniform code as hereby adopted by the city council.

B. City of Buckeye Amendments to the 2024 International Fuel Gas Code.

CHAPTER 1 ADMINISTRATION, is hereby amended as follows:

Section 101.1 Title. Insert the words "City of Buckeye" as the name of jurisdiction.

Section 105.5.4 Extensions. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.4 Work commencing before permit issuance. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.2 Schedule of permit fees. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 108.6 Fee refunds. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Section 113.4 Violation penalties. Delete in its entirety.

Section 114 Stop work order. Amended to read as follows:

114.4. The last sentence is amended to read:

"Any person who shall continue any work on the system after having been served by a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for civil or criminal penalties and fines as established by the City of Buckeye."

CHAPTER 2 DEFINITIONS, is hereby amended to read as follows:

201.4 Terms not defined. Where terms are not defined through the methods authorized by this chapter, such terms shall have ordinarily accepted meanings such as the context implies.

CHAPTER 4 GAS PIPING INSTALLATIONS, is hereby amended as follows:

IFGC 404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

Section 406.4.1 Test pressure. Delete in its entirety and replace with the following:

406.4.1 Test pressure. The test pressure to be used shall be no less than 1½ times the proposed maximum working pressure, but no less than 3 psig (20 kPa gauge) for 10 minutes, the acceptable air gauge shall be calibrated in 1/10 lb. increments. Where the test pressure exceeds 125 psig (862 kPa gauge), irrespective of design pressure, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-9 – Existing Building Code, to read as follows:

Section 15-2-9 Existing Building Code

A. Existing Building Code Adopted . That certain document designated and marked as the International Existing Building Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the city clerk, is hereby adopted by reference as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the city's uniform code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the city's uniform code as hereby adopted by the city council.

B. City of Buckeye Amendments to the 2024 International Existing Building Code.

CHAPTER 1 SCOPE AND ADMINISTRATION, is hereby amended to read as follows:

101.1 Title. Insert the words "City of Buckeye" as the name of jurisdiction.

101.2 Scope. Insert the words "when approved by the Building Official" at the end of the sentence.

105.3.2 Time limitation of application. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.2 Schedule of permit fees. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.4 Work commencing before permit issuance. Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

108.6 Refunds Delete in its entirety and replace with the following: In conformance with the City of Buckeye Development User Fee Schedule, as amended from time to time.

Amending the City of Buckeye Code of Ordinances, Chapter 15 – BUILDING REGULATIONS, Article 15-2 – BUIILDING CODES by amending Section 15-2-10 – Fire Code, to read as follows:

Section 15-2-10 Fire Code

A. Fire Code Adopted. That certain document designated and marked as the International Fire Code, 2024 Edition, as published by the International Code Council, three (3) paper copies or one (1) paper copy and one (1) electronic copy of which are on file in the office of the city clerk, is hereby adopted by reference as the City's uniform fire code as if fully set forth herein and it is hereby declared to be unlawful to be in violation of any provision of the City's uniform fire code or cause or permit the same to be done, contrary to or in violation of any of the provisions of the City's uniform fire code as hereby adopted by the City Council.

B. Appeals. Whenever the fire chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Fire Chief to City Council within 30 days from the date of the decision appealed.

C. New Materials, Processes or Occupancies Which May Require Permits. The fire chief or his designee and the fire marshal shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the International Fire Code. This information shall be posted in a conspicuous place at the fire station and copies thereof shall be distributed to interested persons.

D. Deletions, Modifications, and Amendments. The following Sections of the 2024 Edition of the International Fire Code are amended as follows:

Section 101.1 Title. "City of Buckeye" is inserted as the name of jurisdiction.

Section 101.2.1 Appendices is deleted in its entirety and replaced with the following:

101.2.1 Appendices. The following appendices are adopted by City of Buckeye:

Appendix A: Board of Appeals

Appendix B: Fire Flow Requirements for Buildings

Appendix C: Fire Hydrant Locations and Distribution

Appendix D: Fire apparatus Access Roads

Appendix E: Hazard Categories

Appendix F: Hazard Ranking

Appendix H: Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

Appendix I: Fire Protection Systems—Noncompliant Conditions

Appendix J: Building Information Sign

Appendix K: Construction Requirements for Existing Ambulatory Care Facilities

Appendix L: Requirements for Fire Fighter Air Replenishment Systems

Appendix N: Indoor Trade Show and Exhibitions

Appendix P: Regional Wireless Cooperative, Policies and Procedures

Section 102.10 Administration; applicability; conflicting provisions is amended to read as follows:

102.10 Conflicting provisions. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between this Code and another Code, rule or regulation of the City of Buckeye, the more stringent shall apply.

Section 104.7.4 Code alternatives and modifications is amended by adding the following sentence to the beginning of the Section:

"The designated fire code official may develop guidance and details that are not consistent with the provisions of this code to assist those entities subject to this code comply with the provisions of this code."

Section 109 Inspections is amended by adding the following new subsection:

109.5 Special inspections. The fire code official is authorized to appoint qualified persons or agencies having special technical skills as special inspectors or plan reviewers and accept their inspection, plan review and evaluation of specialized fire protection equipment or systems.

Section 113 Violations is amended by adding the following new subsection:

> **113.4.2 Abatement of environmental, health, fire or life safety hazards by fire code official.** If any person fails to comply with the orders of the Fire Code Official, or if the Fire Code Official is unable to locate the owner, operator, occupant or other person responsible within a reasonable time, the Fire Code Official or any authorized representative may take such steps as are necessary to abate the hazard for the protection and safety of the public. In no event is notice necessary before abatement, when the hazard is a clear and present danger to the public welfare. All costs and attorney fees related to such abatement shall become a lien on the subject property.

Section 202 General definitions is amended to read as follows:

AUTHORIZED EMERGENCY VEHICLE. Is any of the following, per A.R.S. 28-101:

1. A fire department vehicle,
2. A police vehicle,
3. An ambulance or emergency vehicle of a municipal department or public service corporation that is designated or authorized by the department or a local authority, or
4. Any other ambulance, fire truck or rescue vehicle that is authorized by the department in its sole discretion and that meets liability insurance requirements prescribed by the department."

CUSTODIAL CARE. Non-medical care that helps an individual with his or her activities of daily living, preparation of special diets and self-administration of medication not requiring constant attention of medical personnel. Providers of custodial care are not required to undergo medical training.

FIRE HAZARD. Is any thing or act which increases or could cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which could obstruct, delay, hinder or interfere with the operation of the fire department or the egress of occupants in the event of fire.

PERSONAL CARE SERVICE is deleted in its entirety and replaced with the following:

PERSONAL CARE SERVICE. Assistance with activities of daily living that can be performed by persons without professional skills or professional training and includes the coordination or provision of intermittent nursing services and administration of medications or treatments.

OCCUPANCY CLASSIFICATION.

Institutional Group I-1. This occupancy shall include buildings, structures or portions thereof for more than 10 persons who reside on a 24-hour basis in a supervised environment, receive custodial care, and are capable of self-preservation, except as provided for assisted living centers. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living centers

Congregate care facilities

Convalescent facilities

Group homes

Halfway houses

Residential board and custodial care facilities

Social rehabilitation facilities

Six to 16 persons receiving custodial care is deleted in its entirety and replaced with the following:

Six to 10 persons receiving custodial care. A facility such as above, housing not fewer than six and not more than 10 persons receiving such care, shall be classified as Group R-4.

Institutional Group I-2 is deleted in its entirety and replaced with the following:

Institutional Group I-2. This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

Foster care facilities

Detoxification facilities

Hospitals

Assisted Living Centers

Psychiatric hospitals

Arizona State Department of Health Facilities. All facilities as licensed by the State of Arizona Department of Health, further known as, but not limited to, direct care, personal care, supervisory care and behavioral residential agency, housing at least six and not more than 10 persons shall be considered a Group R-4.

Residential Group R-3 "Congregate living facilities" is amended to read as follows:

Congregate living facilities (nontransient) with 10 or fewer occupants

Care facilities within a dwelling is deleted in its entirety and replaced with the following:

Care facilities within a dwelling. Licensed care facilities for 10 or fewer persons receiving care that are within a single-family dwelling are permitted.

Residential Group R-4 is deleted in its entirety and replaced with the following:

Residential Group R-4. This occupancy shall include buildings, structures or portions thereof for more than five but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. The persons receiving care are capable of self-preservation, except as provided for assisted living homes. This group shall include, but not be limited to, the following:

Halfway houses

Residential board and custodial care facilities

Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3 or one- and two-family dwellings, except as otherwise provided for in this code.

Condition 1. This occupancy condition shall include facilities licensed to provide supervisory care services, in which occupants are capable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition facilities housing more than 10 persons shall be classified as Group I-2.

Condition 2. This occupancy condition shall include facilities licensed to provide personal or directed care services, in which occupants are incapable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 2 facilities housing more than 10 persons shall be classified as Group I-2.

SINGLE FAMILY DWELLING. A single family dwelling is less than 5000 square feet measured under the roof line, remote and detached from all other structures and property lines and meets all set back requirements as outlined in the current City of Buckeye Development Code or Standards.

NATIONAL INSTITUTE FOR THE CERTIFICATION OF ENGINEERING TECHNOLOGIES. Is hereafter referred to as NICET (1420 King Street, Alexandria, VA, 22314-2915).

SKY LANTERN. Is a device designed to carry an open flame as an airborne light. It is also known as kongming lantern, wish lantern, sky candle, fire balloon, etc.

Section 308.1.1 Where prohibited is amended by adding the following new subsection:

308.1.1.1 Sky lantern. The lighting of, and the release of, sky lanterns shall be prohibited

Section 308.1.4 Location near combustibles. is amended to read as follows and to add the following new subsection:

308.1.4.1 Open-flame cooking devices. Charcoal burners, portable barbecues and other open flame devices shall not be operated on combustible balconies or within 10 feet (3,048 mm) of combustible construction.

> **Exception:**
> Single family dwellings.

308.1.4.2 Liquefied- petroleum-gas-fueled cooking devices. No person shall use individual fixed or portable LP-gas burners or barbecues on or under any attached covered patios, balconies, covered walkways, stair or roof overhangs and shall not be located within 10 feet (3,048 mm) of combustible construction. Liquid propane grills are not allowed above the ground floor and LP cylinders shall not be stored in or transported through the building.

> **Exception:**
> Single family dwellings.

Section 503 Fire apparatus access roads is amended by amending subsection 503.1.2. to add the following new subsections:

503.1.2.1 Residential additional access. Residential developments where the number of dwelling units exceeds 20 shall be provided with two separate and approved fire apparatus access roads.

503.1.4 Temporary fire apparatus access roads. Temporary fire apparatus access roads, such as those used for fire department access during construction, must comply with Section 503.1.7.

503.1.5 Required access. Fire apparatus access is required within 150 feet of all points on the exterior of the building.

503.1.6 Width. Temporary fire apparatus access roads shall be a minimum of 20 feet in width.

503.1.7 Surface. The access roadway surface is usable in all weather conditions. Temporary fire apparatus access roads shall be constructed as follows: Minimum 6 inches of native soil compacted to 95% of standard proctor density (ASTM D698), and Minimum 4 inches of aggregate base compacted to 100% of standard proctor density (ASTM D698). The surface of temporary fire apparatus access roads may differ from the above requirements if it is shown that the surface provided is sufficient to support an imposed live load of 75,000 pounds with a maximum axle load of 24,000 pounds.

503.1.8 Stabilization. Curbs are not required for temporary fire apparatus access roads.

Section 503.3 Marking is amended to read as follows:

Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads (fire lanes) to identify such roads or prohibit the obstruction thereof on public and private property. Signs or notices shall be maintained in a

clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All fire lanes shall be marked per item 1 and item 2. :

1. Fire lane signs per City of Buckeye will adhere to the City of Buckeye Fire Department signage requirements detail 31452. .
2. Curb, street or driveway will be painted red to indicate fire lane and labeled "FIRE LANE NO PARKING" in white block letters 3 inches (76.2mm) in height with a 3/4 in. (19.5 mm) stroke, on the vertical face of the curb to indicate a fire lane. Lettering shall not be greater than 75'-0" (15.24m) apart and shall be posted at the beginning and end of the fire lane.
3. It shall be unlawful for any vehicle, equipment or device to park in or block the fire lane. Any vehicle, equipment or device found parked in or blocking a fire lane shall be cited by the police or the fire department.

Exception:
Authorized emergency vehicles.

Section 503.6 Security gates is amended by adding the following new sub-sections:

503.6.1 Fire department access limiting gates. When required by the fire code official, gates limiting access shall be required to provide emergency Access controls for Fire Department entry.

503.6.2 Gate operations. Operation of the gate shall be by pre-emption device and key switch.

503.6.3 Permit required. Gate Access information and scale plans shall be submitted to the Fire Department for a permit.

503.6.4 Minimum installation standards. The installation of preemption devices shall comply with the following:

1. Traffic Preemption opening device shall be on all motorized gates. Model Specified by the Fire Department at time of installation shall be used.
2. Detectors shall be mounted 8 to 10 feet above grade.
3. Detectors shall be located a minimum of 18 inches behind the gate on the property side.
4. Detectors shall be mounted on a separate 4 inch by 4 inch metal post and not on the guidepost. The metal post shall be secured in concrete a minimum of 18 inches below grade.
5. Detectors shall activate at a minimum of 150 feet from the gate.
6. Detectors shall point toward both the approach and the exit path of the emergency vehicle."
7. The sight path of the detector shall be free of visual obstructions such as signs, covered parking, canopies and vegetation.

8. Individual detectors shall be mounted together with the power module in a dual detector mounting box. Detectors shall be approved by the fire department. A list of approved devices will be maintained by the fire department and available to the public.

503.6.5 Gate access roadways. The gates shall be designed so that the access roadway or turning radius (WB50) shall not be obstructed by the operation of the gate. Minimum set back from the public streets shall be a distance determined by the City Engineer and allow the emergency vehicle the ability to safely operate the lock box or panel. Turning radius from the public street shall be WB50.

503.6.6 Keyed access. The lock box, padlock or key switch, must be an approved model utilized by the Buckeye Fire Department.

503.6.7 Access controls. Access controls shall be exterior to the gate and located for activation by the vehicle operator without dismounting from the vehicle. The height of the lock box/control panel shall be sixty (60) inches to sixty six (66) inches, measured from the finished grade line of the street.

503.6.8 Access signage. The control pedestal must be identified with a minimum six (6) inch by ten (10) inch sign with white reflective letters on a red background. This sign must be securely fastened to the pedestal and legible from the approaching vehicle, and read: EMERGENCY FIRE DEPARTMENT ACCESS.

503.6.9 Gate operation. Gates must fully open within fifteen (15) seconds of activation and remain in the open position for thirty minutes or until closed by the Fire Department.

503.6.10 Fail safe operation. Battery back-up for all motorized gates is required, unless the gate fails safe (open) in the event of a power failure.

Section 503.7 Hillside building requirements. Residential developments where the access and operations of emergency services is determined by the Fire Code Official to be impacted by the terrain or other geographical issues may require additional fire protection and safety requirements for construction. These requirements include, but are not limited to:

1. All Structures are to be fully protected by an automatic fire sprinkler system including the attic.
2. On all driveways exceeding 150 feet or of a design that would impair access, a horizontal standpipe will be required.
3. All lots will require an operational platform of 400 square feet and of a design approved by the Fire Code Official.
4. Pullouts constructed of an all-weather surface will be required next to fire hydrants on all private drives or access roadways less than 20 feet in width.
5. Grades exceeding 15% will require flat areas for acceleration and staging.

Section 505.1 Address identification is amended to read as follows:

505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is

plainly legible and visible from the street or road fronting the property. Landscaping or structures cannot obscure addresses or required signage. These numbers shall contrast with their background and shall be weather resistant. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Unless otherwise provided herein, numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained and sized in accordance with the following:

1. One and two-family dwellings and commercial businesses being conducted in a one or two-family dwelling shall require a minimum of 4 inch high numbers or letters with a minimum 5/8 inch stroke width.

2. Triplexes, multifamily dwellings and commercial buildings located less than 75 feet from a public right-of-way (the street on which the property is addressed) shall post a minimum of 12 inch numbers or letters having a minimum 2 inch stroke width.

3. Triplexes, multifamily dwellings and commercial buildings located 75 feet to 200 feet from a public right-of-way (the street on which the property is addressed) shall post a minimum of 16 inch numbers or letters having a minimum 3 inch stroke width.

4. Triplexes, multifamily dwellings and commercial buildings located more than 200 feet from a public right-of-way (the street on which the property is addressed) shall post a minimum of 24 inch numbers or letters having a 4 inch stroke width.

5. Unit or suite numerals and/or letters shall be required on or adjacent to the front door and on the rear door of multi- tenant buildings to be immediately visible. Letters or numerals shall be a minimum of 4 inches in height with a minimum 5/8 inch stroke width in a color contrasting to the door and shall be weather-resistant.

6. An approved address directory shall be installed at properties with more than one principal building, buildings with unit identification numbers, or when, in the opinion of the fire code official, emergency response may be delayed due to the physical layout of the complex. (Example: multi-family buildings, business office condos).

7. Large Office and Warehouse Buildings - Minimum 24 inch high numbers with a 4 inchstroke with contrasting background. Address must be visible from all access directions. Buildings over 500 feet long will have two address locations if more than one access point is visible.

8. In large or complex buildings or structures with 4 or more doors in any one building plane, all doors shall be numbered sequentially around the building or structure with aminimum of 12 inch numbers or letters having a minimum 2 inch stroke width or as required by the fire code official.

9. Exceptions to these requirements shall be approved by the Fire Code Official.

Section 506.1 Where required is amended to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, or where there is an automatic fire sprinkler or fire alarm system, the Fire Official is authorized to require a key box to be installed in an accessible location(s). The key box shall be an approved type and shall contain keys to gain access as required by the Fire Official.

Section 507 Fire Protection Water Supplies is amended by amending Section 507.1 to read as follows, and by adding new subsections 507.1.2, 507.5.2.1, 507.5.7, and 507.8 to read as follows:

507.1 Required water supply. Water supplies for automatic and manual fire suppression and fire hydrants shall be in accordance with Appendix B. When water is not available, or if the flow rate, pressure, or duration of the water available from the City of Buckeye or Private water Company does not meet the minimum requirements of this code, the owner shall be responsible for installing the entire infrastructure required to meet the fire flow, pressure, and duration requirements of this code.

507.1.2 Failure to provide water supply. Failure to provide the required water supply necessary for fire protection shall be considered a hazard to life or property and is subject to enforcement under Section 110 of this code.

507.2.1 Inspection of private water supply systems. Private water supply system installations and modifications shall be subject to field inspection and tests by the Fire Department.

507.5.7 Height. Fire hydrants shall be installed so that the centerline of the lowest outlet is not less than 18 inches above grade and the highest outlet does not exceed 30 inches above grade.

507.5.8 Color of hydrants. The color of hydrants shall be fire hydrant yellow. Private fire hydrants shall have the bonnet painted reflective white. Hydrants not intended for fire department use shall have the bonnet painted black.

Section 510 Emergency Responder Radio Coverage is amended by adding the following new subsections to read as follows:

510.01 Purpose. The purpose of this article is to provide minimum standards to insure a reasonable degree of reliability for emergency services communications from within certain

buildings and structures within the City of Buckeye to and from emergency communications centers. It is the responsibility of the emergency service provider to get the signal to and from the building site.

510.02 Scope. The provisions of this article shall apply to new buildings and structures of construction greater than fifty thousand (50,000) square feet or modifications made within any twelve (12) month period and exceed fifty percent (50%) of the value of the existing building(s) or structure(s), or the use of the property is expanded or enlarged by fifty percent (50%), which have not received a final inspection prior to the adoption of these provisions; and All basements or sub-level parking structures over ten thousand (10,000) square feet where the design occupant load is greater than fifty (50), regardless of the occupancy. For the purpose of this section, area separation walls cannot be used to define separate buildings.

Section 510.03 Radio coverage. Except as otherwise provided in this article, no person shall erect construct or modify any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for firefighters and police officers and other public safety personnel. A final inspection shall not be approved for any building or structure that fails to comply with this requirement.

Section 510.04 Regional Wireless Cooperative. In addition to the requirements of section 510, compliance with appendix "P ' is required

Add Section 510.3.3 Permit and approval. The City's Telecommunications unit with consideration of the appropriate police, fire and emergency medical department services, at the time the building permit is issued, shall determine the frequency range or ranges that must be supported. For the purpose of this section, adequate radio coverage shall constitute a successful communications test between the building and the communications centers for all appropriate emergency service providers for the building.

Section 901 General is amended by adding the following new sub-sections to read as follows:

901.2.2 Plan certification for fire alarm systems and occupant notification. All fire alarm and occupant notification system plans submitted to the fire department for review and approval shall bear a qualified registrants seal or review certification of a minimum level III NICET in Fire Alarms.

901.2.3 Plan certification for fire sprinkler systems. All fire sprinkler plans submitted to the fire department for review and approval shall bear a qualified registrant's seal or review certification of a minimum level III NICET in fire sprinklers in accordance with fire department Interpretation and Applications Manual.

901.2.4 Plan certification for all other fire protection systems. Plan certification for all other fire protection systems will be accompanied by a certification of competence when required.

901.2.5 On-site plans. Plans and specifications shall be submitted to the fire department for review and approval prior to construction. One set of fire department approved plans shall be on the job site for each inspection.

Section 901.5.1 Occupancy is amended to read as follows:

901.5.1 It shall be unlawful to use, occupy or furnish any portion of a structure until the fire protection systems of the structure have been tested and approved.

Section 901.7 Systems out of service is amended by adding the following sentence at the end of the section: "No required fire sprinkler system or fire alarm system shall be placed out of service for more than 8 hours in any one day without written authorization by the fire code official."

Section 903.2 Where required is amended to read as follows:

903.2 Where required. Exceptions shall be amended as follows.

Exceptions:
The following accessory structures shall be exempt from fire sprinkler requirements:

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1. Detached non-combustible carports or parking structures for residential and commercial developments with covered parking. Each non-combustible carport shall not exceed 15,000 square feet, and shall be separated from other parking structures by a minimum of ten (10) feet, and 10 feet minimum from a building.
2. Barns and agricultural buildings for private, residential, non-commercial use, not exceeding 1,500 square feet (139.35m^2) with no habitable areas.
3. Detached storage sheds for private, residential, non-commercial use, not exceeding 1,500 square feet (139.35m^2).
4. Detached 1, 2, and 3 car garages (without habitable spaces) accessory to a single family R3 occupancy

5 Non-combustible detached wash racks and canopies with flame retardant sunscreen.

6 Open shade horse stalls of non-combustible construction for private, residential, non-commercial use, not exceeding 5,000 square feet (464.52m^2) and no storage of combustible products, vehicles, or agricultural equipment.

7. Telecommunications building:
    a. A minimum of 20 feet shall be provided from the structure(s) to the closest building on the site.
    b. A minimum of 20 feet shall be provided from the structure(s) to the property line.
    c. A fire hydrant shall be located a maximum of 350 feet from the structure or an approved distance approved by the Fire Marshal.
    d. Clear and unobstructed 20 foot fire apparatus access shall be provided to the structure(s).
    e. Recommended a basic fire alarm with smoke detection tied into the SCADA system, for early detection and notification.

f. An approved Fire Suppression System may be required based on location and or single source infrastructure coverage area.

g. The storage or use of flammable liquids or any other hazardous materials in the structure is prohibited.

h. Independent structure of noncombustible construction will be limited to 200 square foot or less.

8. Special use non-combustible structures as approved by the chief.

9. Shade cloth structures constructed for nursery or agricultural purposes.

10. Shade cloth structures for playgrounds etc. not exceeding 400 square feet and with a minimum 10 foot separation from other structures.

Section 903.2.8 Group R is amended to read as follows:

903.2.8 Group R. An automatic sprinkler system shall be installed throughout all Group R occupancies in accordance with NFPA 13, 13-R, or 13D Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.

All structures and housing units by their design, construction or location, that present access issues for Fire Department response and are required to be protected throughout with an approved automatic sprinkler system.

Exception:
Detached Single Family Dwellings less than 5000 square feet measured under the roof line, remote and detached from all other structures and property lines and meets all set back requirements as outlined in the current City of Buckeye development rules or standards.

Section 903.2.8.2 is amended as follows:

903.2.8.2 Group R-4, Condition 1.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral Health Group Homes (BHGH) that serve five or fewer residents and are licensed by the State of Arizona department of health services.

Section 903.2.8.3 is amended as follows:

903.2.8.3 Group R-4, Condition 2.

Modified NFPA 13D sprinkler system shall be required to be installed in accordance with Section 903.3.1.3. If any portion of a patio has habitable space directly above the patio, all of the patio ceiling shall be equipped with sprinkler protection.

The sprinkler system shall consist of an electronically supervised valve located between the domestic water riser control valve and the sprinklers, and shall be equipped with an electronically supervised water-flow switch and monitored by an approved monitoring, and shall sound an alarm at a constantly attended location inside the facility. the minimum listed electronic components for the alarm system shall consist of:

1. Auto dialer.
2. Primary and secondary phone line or wireless digital alarm communications. Transmitter with primary and secondary communications ports.
3. Interior horn-strobe and exterior horn-strobe connected to the fire sprinkler riser water-flow switch.
4. Interconnected smoke alarms.
5. Carbon monoxide devices with distinctive signal, which is different from the smoke alarm, signal.

Exceptions:

1. Family foster homes and foster group homes licensed by the State of Arizona department of economic security.
2. Behavioral health group homes (bhgh) that serve five or fewer residents and are licensed by the State of Arizona department of health services.

Section 903.3.1.1.1 Exempt Locations is amended as follows:

903.3.1.1.1 Exempt locations. Automatic Sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion.

3. Dedicated rooms within buildings, containing only electrical equipment, generators, transformers, or similar equipment, and used for no other purpose, which are separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

Section 903.4.1 Monitoring is amended by adding the following new subsection:

903.4.1.2. **Fire sprinkler monitoring systems**. A minimum of 1 listed all-weather horn strobe will be required at the front of a building in the common area, the notification device shall be audible in all occupied suites.

Section 907.2.7 Group M is amended by adding the following new subsection**:**

907.2.7.1.2. **Fire sprinkler monitoring systems**. A minimum of 1 listed all-weather horn strobe will be required at the front of a building in the common area, the notification device shall be audible in all occupied suites.

Section 912.2 Location is amended as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hoses connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be not more than 100 feet from the closest in service fire hydrant, or as approved by the fire code official.

Section 1017.2.2 Groups F-1 and S-1 increase is amended by adding the following new sub-section:

1017.2.2.1 Group F-1 and S-1 with a storage area greater than 500,000 square feet (46,451 m^2). When storage areas in Group F-1 and S-1 occupancies are greater than 500,000 square feet a technical report prepared by an Arizona professional shall be submitted for review and approval by the fire code official. Additional fire protection or life safety systems, or both, may be required by the Fire Marshal.

Chapter 12 Energy Systems

Add section **1201.4 Recognized standard.** The City of Buckeye will enforce the latest edition of UL 9540 and NFPA 855, Standard for the Installation of Stationary Energy Storage Systems. Other standards may be required as needed by the Fire Code Official

Add section 1207.1.5.2 **Annunciator panel.** The approved annunciator panel shall visibly indicate any hazardous temperature or other conditions. The location of the annunciator panel shall be approved by the fire code official.

Add section 1207.6.2.4 **Spill control barrier.** Each rack of batteries, or group of racks shall be provided with a liquid-tight 4-inch (102 mm) spill control barrier that extends at least 1-inch (25 mm) beyond the battery rack in all directions.

*Add section 1207.*11.8.1 **Toxic and highly toxic gas.** Energy storage systems that have the potential to release toxic or highly toxic gas during charging, discharging and normal use conditions shall not be installed within Group R-3 or R-4 occupancies.

Section 2301.4 Indoor motor fuel-dispensing facilities is amended to read as follows:

2301.4 Indoor service stations. Motor vehicle fuel-dispensing stations located inside buildings are prohibited within the entire City of Buckeye.

Exception:

Single family residences for alternative fuels when installed with applicable standards.

Sub-section "2301.4.1 Protection of floor openings in indoor motor fuel dispensing facilities is deleted.

Section 3307.1 Required access. is amended to read as follows:

Add to the end of the paragraph. During construction, approved signs shall be located to direct emergency responders into and through the construction site as required by the Fire Code Official

Section 5001.5.1 Hazardous materials management plan is amended to read as follows:

5001.5.1 Hazardous materials management plan. When required by the fire code official, each application for a permit shall include a Hazardous Materials Management Plan (HMMP). The HMMP shall include a facility site plan and include the information set forth below. HMMP shall be submitted annually or more often if the hazardous material amounts change by greater than 10% in any single category or overall. HMMP shall be submitted electronically in a format acceptable to the Buckeye Fire Department. The submittal shall be required to determine Fire Code Permitting criteria for storage, use, and/or handling of hazardous materials within the City of Buckeye. Any electronic submittal is acceptable as long as the data will import or interface with the software program currently being used by the Fire Department. Electronic reporting shall be required for all new and existing facilities upon permit renewal.

1. Storage and use areas.
2. Maximum amount of each material stored or used in each area.
3. Range of container sizes.
4. Locations of emergency isolation and mitigation valves and devices.
5. Product conveying piping containing liquids or gases, other than utility-owned fuel gas lines and low pressure fuel gas lines.
6. On and off positions of valves for valves that are of the self-indicating type.
7. Storage plan showing the intended storage arrangement, including the location and dimensions of aisles.
8. The location and type of emergency equipment. The plans shall be legible and drawn approximately to scale. Separate distribution systems are allowed to be shown on separate pages.

Section 5001.5.2 Hazardous materials inventory statement is amended to read as follows:

5001.5.2 Hazardous materials inventory statement (HMIS). Where required by the fire code official, an application for a permit shall include an HMIS, such as SARA (Superfund

Amendments and Reauthorization Act of 1986) Title III, Tier II Report, or other approved statement. The HMIS shall include the information set forth below. A HMIS shall be submitted annually or more often if the hazardous material amounts change by greater than 10% in any single category or overall. HMIS shall be submitted electronically in a format acceptable to the City of Buckeye Fire Department. The submittal shall be required to determine Fire Code Permitting criteria for storage, use, and/or handling of hazardous materials within the City of Buckeye. Any electronic submittal is acceptable as long as the data will import or interface with the software program currently being used by the Fire Department. Electronic reporting shall be required for all new and existing facilities upon permit renewal.

1. Manufacturer's name.
2. Chemical name, trade names, hazardous ingredients.
3. Hazard classification.
4. MSDS or equivalent.
5. United Nations (UN), North America (NA) or the Chemical Abstract Service identification number.
6. Maximum quantity stored or used on site at one time.
7. Storage conditions related to the storage type, temperature and pressure.

Section 5505 Use, Dispensing and Handling is amended by adding the following new subsection:

5505.4.4 Trans-filling of liquid oxygen. In addition to the requirements of this section, when transfilling of liquefied oxygen is performed inside buildings for respiration purposes, the maximum aggregate quantity of all containers shall be limited to 72 pounds (32.7 kg). Trans-filling shall be on bare concrete floors with no combustible seams. The room shall be separated from the means of egress by one-hour fire barriers. The room shall have ventilation to handle off gassing of the containers. Refer to pamphlet CGA P-2.6, 1995 edition, and NFPA 99 2005 Edition. Trans-filling of Liquid Oxygen to be used for Respiration, for the requirements within health care, residential care, and assisted living facilities.

Section 5704.2.13.1.4 Tanks abandoned in place is amended to read as follows:

5704.2.13.1.4 Tanks abandoned in place. The abandonment of tanks in place shall be prohibited within the entire City of Buckeye.

Appendix P

Regional Wireless Cooperative policies and procedures latest revision.

HBACA

Home Builders Association of Central Arizona

October 9, 2024

SENT VIA EMAIL

Larry Francis MCP, CBO, CFM
Deputy Building Official
City of Buckeye Development Services
945 N 215th Ave., Suite 137
Buckeye, AZ 85326

Re: 2024 IRC Building Code Update

Dear Deputy Building Official Francis:

Thank you for the opportunity to comment on the 2024 building codes and the City of Buckeye's proposed amendments. The Home Builders Association of Central Arizona (HBACA) is very appreciative of the City's willingness to work with us throughout the code adoption process.

Whenever the HBACA reviews a proposed code update, our primary concern is unnecessary increases in the cost of construction. In those areas where there may potentially be increased costs, we believe that the City's proposed amendments will mitigate many of those concerns. Therefore, the HBACA supports the amendments as proposed in the adoption package.

On behalf of the home builders investing heavily in Buckeye, thank you again for the opportunity to discuss the code adoption package. Please feel free to contact me directly with any questions or concerns.

Sincerely,

James Ashley
Director of Municipal Affairs
Home Builders Association of Central Arizona

CC: Brian Craig, Development Services Director
Mike Izzo, Chief Building Official

7310 N. 16th St., Suite 305, Phoenix, AZ 85020 602.274.6545 fax 602.325.0353 www.hbaca.org

WHEN RECORDED, RETURN TO:

City of Buckeye
ATTN: City Clerk, Lucinda J. Aja
530 East Monroe Avenue
Buckeye, Arizona 85326

ORDINANCE NO. 20-24

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT ON FILE WITH THE CITY CLERK ENTITLED THE "CITY OF BUCKEYE OCTOBER 2024 BUILDING AND LIFE SAFETY CODES UPDATE;" ADOPTING THE SAME BY REFERENCE; AMENDING CHAPTER 15 BUILDING REGULATIONS, ARTICLE 15-2, BUILDING CODES AS SET FORTH IN THE "CITY OF BUCKEYE OCTOBER 2024 BUILDING AND LIFE SAFETY CODES UPDATE;" DECLARING AS PUBLIC RECORDS THE NATIONAL ELECTRICAL CODE, 2023 EDITION PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION AND THE FOLLOWING 2024 INTERNATIONAL CODES PUBLISHED BY THE INTERNATIONAL CODE COUNCIL AND ON FILE WITH THE CITY CLERK: BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, FUEL GAS, EXISTING BUILDING, AND FIRE; ADOPTING THE SAME BY REFERENCE AS AMENDED BY THE CITY CODE AND THE "CITY OF BUCKEYE OCTOBER 2024 BUILDING AND LIFE SAFETY CODES UPDATE;" ESTABLISHING EFFECTIVE DATES FOR COMPLIANCE WITH THE UPDATED CODES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS; PROVIDING FOR SEVERABILITY; AND SETTING FORTH PENALTIES FOR VIOLATIONS.

WHEREAS, that certain document entitled the "City of Buckeye October 2024 Building and Life Safety Codes Update," of which at least three paper copies or one paper copy and one electronic copy are on file in the Office of the City Clerk and open for public inspection during normal business hours, is hereby declared to be a public record and said copies are ordered to remain on file with the City Clerk; and,

WHEREAS, the National Electrical Code, 2023 Edition, published by the National Fire Protection Association and the following 2024 International Codes published by the International Code Council: Building, Residential, Mechanical, Plumbing, Fuel Gas, Existing Building, and Fire, of which at least three paper copies or one paper copy and one electronic copy are on file in the Office of the City Clerk and open for public inspection during normal business hours, are

hereby declared to be public records and said copies are ordered to remain on file with the City Clerk; and,

WHEREAS, the Mayor and City Council are authorized by City Code Chapter 2, Article 2-5, Section 2-5-4 to adopt or amend all ordinances necessary or proper for the carrying into effect of the powers vested in the City; and,

WHEREAS, the City Council desires to adopt the 2023 National Electrical Code published by the National Fire Protection Association and the selected editions of the 2024 International Code Council publications together with selected appendices and amendments (collectively, the "Buckeye Building Regulations") to bring uniformity to construction within the corporate limits of the City of Buckeye; and,

WHEREAS, the City Council adopted sprinkler requirements for detached single-family residences and for residential buildings containing not more than two dwelling units prior to December 31, 2009, and has preserved those requirements since that time; and,

WHEREAS, the City Council desires to amend the City Code of the City of Buckeye, Arizona ("City Code"), Chapter 15 "Building Regulations," to incorporate the provisions of the Buckeye Building Regulations.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council as follows:

Section 1. The foregoing recitals are incorporated as if fully set forth herein.

Section 2. That certain document entitled the "City of Buckeye October 2024 Building and Life Safety Codes Update," of which at least three paper copies or one paper copy and one electronic copy are on file in the Office of the City Clerk and open for public inspection during normal business hours, is hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 3. The National Electric Code, 2023 Edition published by the National Fire Protection Association and the following International Codes published by the International Code Council: Building, Residential, Mechanical, Plumbing, Electrical, Fuel Gas, Existing Building, and Fire, of which at least three paper copies or one paper copy and one electronic copy are on file in the Office of the City Clerk and open for public inspection during normal business hours, are hereby referred to, adopted as amended by the City Code and the "City of Buckeye October 2024 Building and Life Safety Codes Update," and made a part hereof as if fully set out in this Ordinance.

Section 4. The City Code, Chapter 15, "Building Regulations" is hereby amended by deleting, amending, and inserting the sections referenced in the "City of Buckeye October 2024

Building and Life Safety Codes Update." All unmodified sections of the City Code, Chapter 15, "Building Regulations" remain in full force and effect.

Section 5. To the extent they remain unmodified by other laws, provisions requiring fire sprinklers in single family detached residences, or in residential buildings that contain not more than two dwelling units, which were adopted prior to December 31, 2009, are hereby preserved as adopted before such date.

Section 6. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 7. The provisions of this Ordinance and the public records adopted herein shall become effective on January 1, 2025. Any permit applications and plans submitted for the first time to the City for review on or after January 1, 2025 shall comply with the "City of Buckeye October 2024 Building and Life Safety Codes Update" provided however:

(a) Residential standard plans submitted to the City for review and approval prior to January 1, 2025, may be designed under the 2018 edition of the City's Building Codes or the "City of Buckeye October 2024 Building and Life Safety Codes Update."

(b) Residential standard plans submitted to the City and under review as of January 1, 2025, or residential standard plans approved by the City under the 2018 edition of the City's Building Codes shall remain in effect until January 1, 2026.

Section 8. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the "City of Buckeye October 2024 Building and Life Safety Codes Update" adopted herein by reference is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 9. In accordance with Chapter 15, "Building Regulations," Article 15-1, "General Provisions," violations of this Ordinance are subject to the following penalties:

Section 15-1-1 – General Provisions

…

C. Violations; Penalties. Whenever in this chapter of the city code, or in any of the regulatory publications adopted herein by reference, any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such code or regulatory publication the doing of any act is required or the failure to do any act is declared to be unlawful or a misdemeanor, where no specific penalty is provided therefor, the violation of any such provision

of this code or regulatory publication shall be subject to civil and criminal penalties as set forth in subsection 15-1-2(E)(2) of this chapter and/or Article 1-7 of the city code.

D. Additional Fees; Surcharges; Costs; Expenses Permitted. Whenever any fees, assessments, surcharges, costs and/or expenses are imposed against any person as a condition, requirement or penalty of any provision of this chapter, or any of the regulatory publications adopted herein, such fees, assessments, surcharges, costs and/or expenses shall be in amounts as determined by the council and adopted by ordinance, resolution or annual budget.

Section 15-1-2 – Civil Code Enforcement for Violations of City Code

B. Designation of Civil Offense. Violations of the building code and other adopted regulatory publications of the city may be filed under the civil enforcement procedures herein, and are hereby declared to be civil offenses. A person shall not be charged both as a civil and criminal offense for the same violation on the same date, but a subsequent violation against the same property or person may be charged as criminal offense rather than as a civil offense. The city may file a criminal charge against a violator that does not comply with a civil enforcement action pursuant hereto. A criminal charge of violation of any provision of this code shall be subject to penalties as set forth in Article 1-7 of the city code.

Section 1-7-1 – Penalty

A. Whenever in this code or in any ordinance of the city any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful or a misdemeanor, where no specific penalty is provided therefor, the violation of any such provision of this code or any ordinance shall be a class 1 misdemeanor and punishable by a base fine not to exceed $2,500.00 or by imprisonment for a period not to exceed six months, or by both such fine and imprisonment, in accordance with state law. Each day that a violation continues shall be a separate offense punishable as hereinabove described. In all cases where the same offense is made punishable or is created by different clauses or sections of this code the prosecuting officer may elect under which to proceed; but not more than one recovery shall be had against the same person for the same offense; provided, however, that the revocation of a license or permit shall not be considered a recovery or penalty so as to bar any other penalty being enforced.

B. Any person who is found or pleads guilty to a misdemeanor criminal offense in the municipal court and who, as a consequence, is incarcerated in any jail facility, may, as a part of any sentence imposed by the municipal court, be required to reimburse the city for any costs of such incarceration charged to the city by the jail facility in which the person was incarcerated.

C. In addition to any other remedy provided by law, the municipal court may, as a part of any sentence imposed by the municipal court, assess fees, surcharges, costs and expenses against any person who is found or pleads guilty to a civil or misdemeanor criminal offense in such

amounts as may be determined by the council and adopted by ordinance, resolution or annual budget and as may be required by state, federal or local laws.

Section 10. The Mayor, City Manager, City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and City Council of the City of Buckeye, Arizona, this 15th day of October, 2024.

_____
Eric W. Orsborn, Mayor

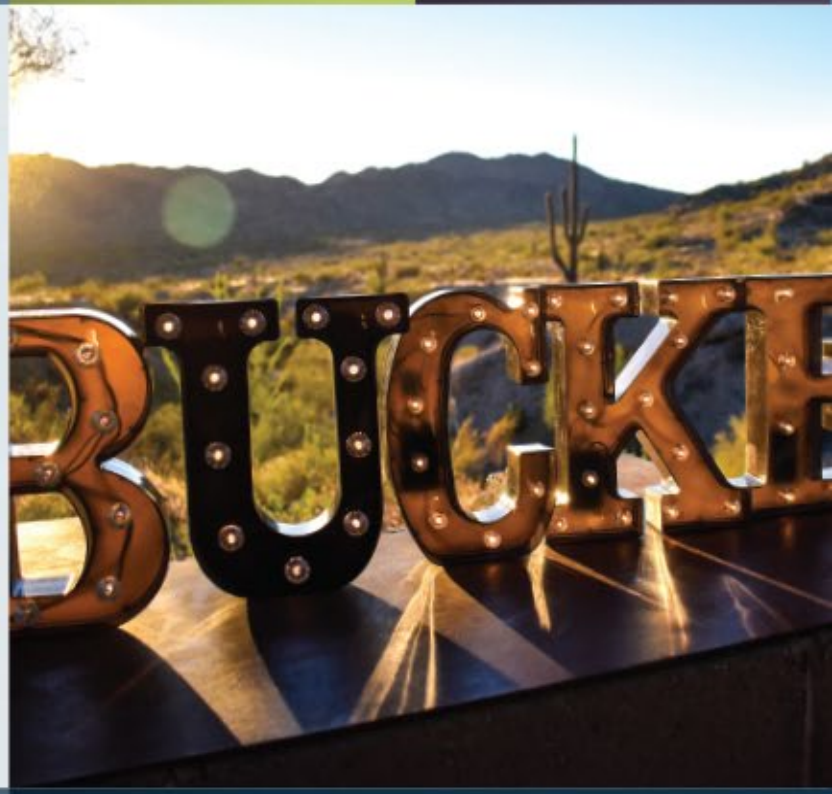
ATTEST:

_____
Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

_____
K. Scott McCoy, City Attorney

Building and Fire Code Update



City Council

October 15, 2024

BUCKEYE, AZ

buckeyeaz.gov

Background

- Last round of Building and Fire Code updates was 2019
- Currently on the 2018 series of ‘I-Codes’ (International Codes)
- Moving to 2024 International codes
  - Energy Conservation Code which will stay 2018
- 2023 National Electrical Code included
- Draft amendments vetted with development community

Public Input Process

- December 2023 – Internal review of new codes kick-off
  - Invite for stakeholder involvement at Q4 2023 Dev. Partnering Group Mtg
- March 2024 – Initial presentation to Development Partnering Group on proposed amendments and timeline
- June 2024 Homebuilders Association of Central Arizona & Arizona Multi-Housing Association outreach
- June 2024 – Development Partnering Group presentation
- July 2024 – Website posting

Valley Jurisdictions Adoption Schedule

Jurisdiction	Tentative Adoption	Standard Plan Expiration
Buckeye	January 1, 2025 (effective)	December 2025
Maricopa County, Tempe, Glendale, & Gilbert	Summer 2025	December 2025
Chandler & Phoenix	July 2025	December 2025
Peoria & Goodyear	Summer 2025	Summer 2026
Surprise	December 2025	December 2026
Avondale	December 2025	Unknown

Fire Code – Fire Sprinkler Local Amendments

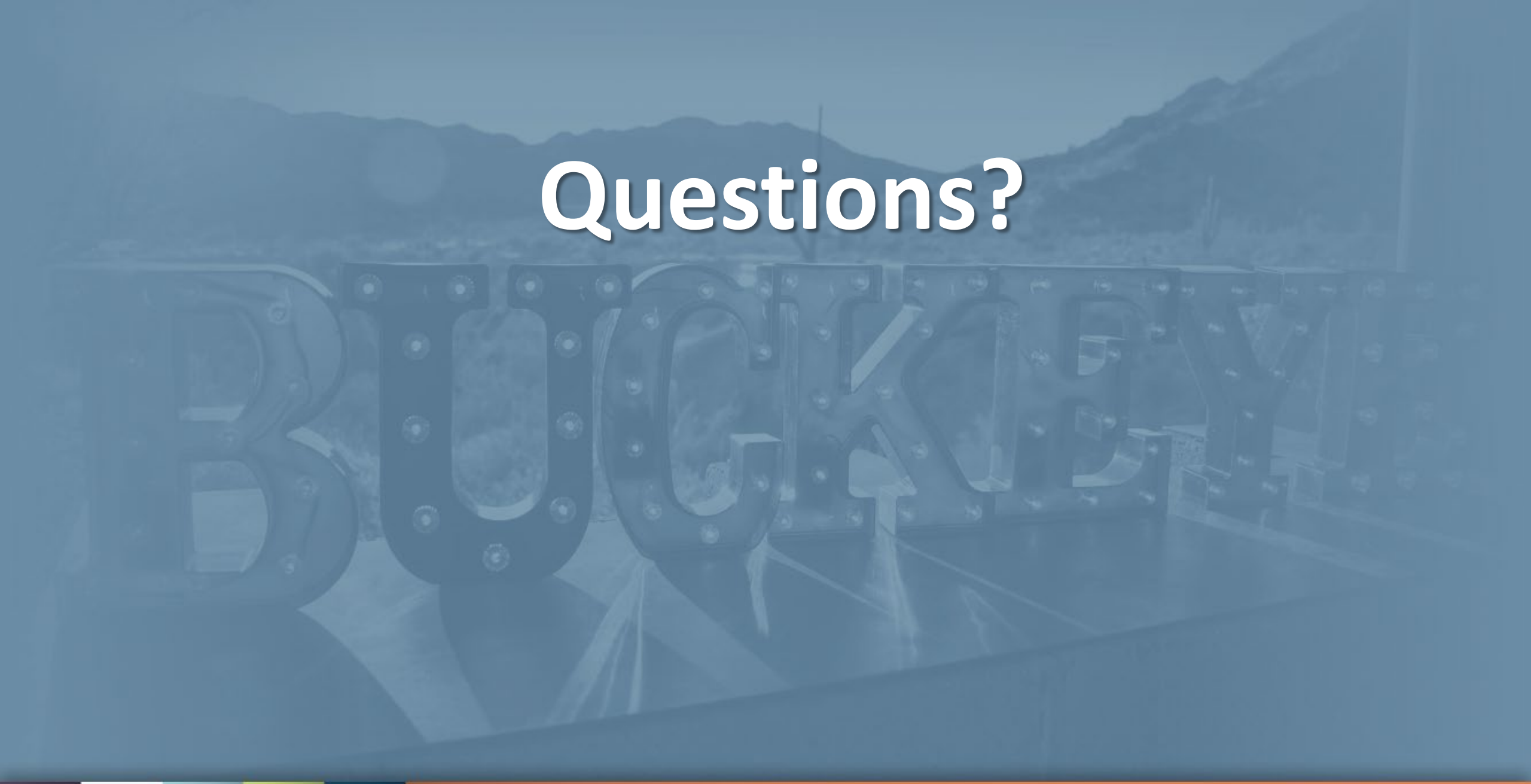
- Removal of the local zero square foot fire sprinkler requirement, returned to base IFC code
- Fire sprinklers are required based on size and use of space, and available fire suppression pressure/flow
- Additional fire sprinkler exemptions with accessory structures

  e.g.: Covered parking un-sprinklered area increase (2,000 > 15,000 s.f.)

Next Steps

- Code update effective January 1, 2025
- 12-month grace period for standard plans through 2025
  - Especially helpful for homebuilders to update existing plan sets already on file with the City
  - Remaining in-fill residential lots in nearly built-out subdivision may be allowed to adhere to 2018 code on individual case by case basis
- Mandatory effective date of January 1, 2026
- 2030 codes are the next intended code cycle (Buckeye, like most jurisdictions adopt every other series of codes)

Questions?



Example 1

- Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in Business, Mercantile, Factory, Storage, and Hazardous based on the square footage below.
- 1. Fire area exceeds 12,000 square feet (1115 m2).
- 2. Fire area is located more than three stories above grade plane.
- 3. The combined area of all fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
- 4. The fire area has an occupant load of 300 or more.

Example 2

- **New Example**: An automatic sprinkler systems hall be provided throughout stories containing Group A-2 Restaurant occupancy and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
- 1. The fire area exceeds 5,000 square feet (464 m2).
- 2. The fire area has an occupant load of 100 or more.
- 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
- *Some Factory and Storage facilities would be limited to 2500 to 5000 square footages in size based on combustible and flammable storage or operation.*

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 5.C. HR - Ordinance No. 23-24 - Updates to City Code Chapter 3 "Administration Code"
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: Cindy Camarata, Human Resources Director, ccamarata@buckeyeaz.gov, (623) 349-6255	
DEPARTMENT: Human Resources	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Ordinance No. 23-24 amending the Buckeye City Code by amending Chapter 3, Administration Code, Article 3-1, Officers in General, Section 3-1-1, Officers, to clarify titles of directors; amending Chapter 3, Administration Code, Article 3-3, Personnel System, Section 3-3-1, Creation and Scope, to clarify those employees eligible to participate in the City's personnel system; amending Chapter 3, Administration Code, Article 3-3, Personnel System, Section 3-3-3, Rules and Regulations, authorizing the adoption of "policies" and "guidelines" instead of "rules" and "regulations"; amending Chapter 3, Administration Code, Article 3-5, Meet and Confer Process, Section 3-5-12, Conflicts, to insert "guidelines" instead of "rules;" providing for repeal of conflicting ordinances; and providing for severability.

SUMMARY

PROJECT DESCRIPTION:
City staff is recommending the approval of Ordinance No. 23-24 to update to the existing City of Buckeye Code Chapter 3, "Administration Code," by removing ambiguity in the current Code language about the titles of Directors; clarifying those employees that are eligible to participate in the City's personnel system; and, transitioning from the use of "rules and regulations" to "policies and guidelines."

The revisions are recommended in conjunction with the separate item proposing revisions to the City of Buckeye Personnel Rules and Policy Manual.
As reflected in the attached legislative form of updates, the revisions are limited to the following Articles and Sections:

Chapter 3, Article 3-1, Section 3-1-1 "Officers"
Chapter 3, Article 3-3, Section 3-3-1 "Creation and Scope"
Chapter 3, Article 3-3, Section 3-3-3 "Rules and Regulations"
Chapter 3, Article 3-5, Section 3-5-12 "Conflicts"

BENEFITS:
The updates are aimed at removing ambiguity and coordinating the Code language with proposed revisions to the City of Buckeye Personnel Rules and Policy Manual.

CURRENT FISCAL YEAR TOTAL COST:
N/A

FISCAL YEAR:
2025

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

Section_3_1_1___Officers.final 10.1.24.docx
Section 3. Updates.legislative.pdf
Ordinance_No._23-24_Administration_Code.docx

Section 3-1-1 Officers

City officers shall include the city manager, city attorney, city magistrate, any deputy city managers, and the heads of all major city departments. Regardless of working title, the heads of major city departments shall have the title of "director." The city manager, city attorney, and city magistrate shall be appointed by and shall serve at the pleasure of the council. All other officers shall be appointed by and shall serve at the pleasure of the city manager.

(Ord. No. 1-11, 2-15-2011; Ord. No. 04-23, § 2(Att. § 1), 1-17-2023)

Article 3-3
PERSONNEL SYSTEM

Sections:

Section 3-3-1 Creation and Scope

There is hereby adopted a personnel system for the employees of the city, the provisions of which shall apply to all employees of the city except elected officials, the city manager, city magistrate and persons engaged under contract to supply services, and volunteer personnel.

(Ord. No. 1-11, 2-15-2011; Ord. No. 04-23, § 2(Att. § 7), 1-17-2023)

Section 3-3-2 Conditions of Employment

No employee or applicant for employment shall be discriminated against on the basis of race, color, national origin, religion, gender, age, disability, marital or familial status, veteran status or political affiliation.

(Ord. No. 1-11, 2-15-2011; Ord. No. 04-23, § 2(Att. § 8), 1-17-2023)

Section 3-3-3 Policies and Guidelines

The council may adopt by resolution policies to give effect to this article, which may be modified or changed from time to time. The city manager shall create and maintain guidelines to implement the policies adopted by council. Policies and guidelines shall follow generally accepted principles of good personnel administration.

(Ord. No. 1-11, 2-15-2011)

Section 3-3-4 Political Contributions

A. No officer, official or employee of the city shall use any influence or pressure upon any employee to obtain any assessment or contribution of money or time, either direct or indirect, for any political campaign or personal gain.

B. The city shall not use its personnel, equipment, materials, buildings or other resources for the purpose of influencing the outcomes of elections. Notwithstanding this section, the city may distribute informational reports on a proposed bond election as provided in state law. Nothing in this section precludes the city from reporting on official actions of the council.

C. No city employee shall use the authority of their positions to influence the vote or political activities of any subordinate employee.

D. Nothing contained in this section shall be construed as denying the civil and political liberties of any employee as guaranteed by the United States and Arizona Constitutions.

(Ord. No. 1-11, 2-15-2011)

Article 3-5
MEET AND CONFER PROCESS

Sections:

Section 3-5-1 Purpose

The purpose of this article is to establish an orderly process by which certain regular, non-probationary employees of the city and their designated representatives can meet and confer with the city manager relating to their wages, hours and working conditions.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-2 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this Section 3-5-2, except where the context of their use clearly indicates a different meaning.

A. "Budget year" means the period for which the council appropriates city funds during its budget process.

B. "Certification" means the designation by the city manager of an employee organization as the exclusive representative of an employee group for the purpose of engaging in the meet and confer process.

C. "Confidential employee" means an employee who (1) as part of his/her regular duties, has access to management information, personnel information affecting employee relations or confidential information used by city management in the meet and confer process, (2) works in the human resources office, or (3) works in the city manager's office.

D. "Decertification" means the removal by the city manager of an employee organization as the exclusive representative of an employee group.

E. "Employee" means a full time or regular part-time employee, but shall exclude contract, temporary, seasonal, and probationary employees.

F. "Employee group" means a defined set of employees who (1) are regularly assigned to one department or division of the city, (2) to the extent they are represented, are represented by employees who have been approved by the city manager for that purpose, and (3) are specifically designated by this article as an employee group.

G. "Employee organization" means an organization in which city employees within an employee group participate and which exists for the purpose, in whole or in part, of engaging in the meet and confer process.

H. "Managerial employee" means any employee who controls, directs, oversees or evaluates a department, division or function of the city, or who formulates and determines policies on behalf of the city, or has a significant role in employee-employer relations on behalf of the city.

I. "Meet and confer process" means the process defined in this article by which certain regular, non-probationary employees of the city and their designated representatives meet and confer with the city manager relating to their wages, hours and working conditions.

J. "Supervisory employee" means an employee having authority to recommend the hire, transfer, suspend, lay off, recall, promote, discharge, assign, reward or discipline other employees, or responsibly to direct them, or to adjust their grievances, or effectively to recommend such action, if in connection with the foregoing the exercise of such authority is not of a merely routine or clerical nature, but requires the use of independent judgment in conformance with the city's personnel rules, policies and administrative procedures.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-3 Employee Groups

The meet and confer process shall be limited to a total of three employee groups. They shall include:

A. All full-time and regular part-time city firefighters, in classifications up to and including the rank of captain, excluding contract, temporary, seasonal, and probationary firefighters.

B. All full-time and regular part-time city police officers, in classifications up to and including the rank of sergeant, excluding contract, temporary, seasonal, and probationary police officers.

C. All other city employees who are not: (1) managerial employees; (2) confidential employees; (3) supervisory employees; (4) judges and elected officials; (5) the city clerk; or (6) any member of a city board or commission.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-4 Certification Process

A. Representation of an employee group for purposes of the meet and confer process shall be determined as follows:

1. An employee organization seeking recognition as the exclusive representative of an employee group shall file with the city manager all of the following:

   a. The name and address of the employee organization.

   b. A copy of its charter, constitution and by-laws, if such documents exist.

   c. The names, titles, addresses and telephone numbers of all of its duly elected officers.

   d. In the event not so designated in the charter, constitution, or by-laws of the employee organization, the name, title, address and telephone number of one duly elected officer who shall have full authority to legally bind the employee organization to any agreement, memorandum of understanding, contract, or other document.

   e. Signatures of at least 50 percent plus one of the employees in the employee group who are requesting a representation election.

f. Signatures of at least 50 percent plus one of the employees in the employee group who are requesting a representation election shall be submitted no earlier than September 1 and no later than October 1 in any budget year.

B. The city manager will verify that the signatures submitted by the employee organization are those of employees currently in the employee group as of the date of submission. If the city manager determines that at least 50 percent plus one of the employees in an employee group have requested an election, a secret ballot representation election will be held in accordance with the provisions of this article.

C. If at least 70 percent of the employees in the employee group who vote in the representation election vote in favor of representation by the employee organization, then the city manager will certify the employee organization as the official and exclusive employee organization for purposes of the meet and confer process.

D. Any employee organization that successfully becomes, or is as of the date of this revision, the authorized representative of an eligible employee group under this chapter shall keep such designation unless decertified.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-5 Decertification Process

Once an employee group selects an employee organization to serve as its exclusive representative for purposes of engaging in the meet and confer process, decertification of that employee organization may be accomplished by a secret ballot election that will be held if the city manager receives cards signed by at least 30 percent of the employees in the employee group requesting a decertification election. If at least 50 percent of the employees who vote in the decertification election vote in favor of decertification, the city manager will decertify the employee organization and it shall no longer represent the employee group.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-6 Elections Procedures

A. Elections will be conducted by secret ballot.

B. If the proper signatures are obtained, the city manager and the employee organization shall mutually agree on an election date that is within 30 calendar days of the date the request for election was submitted. Signatures must be on cards that are signed and dated not more than 90 days before they are submitted to the city manager. No more than one representation election may be held within any employee group during any 12-month period. Notwithstanding the above, representation elections may be held at any other time upon mutual agreement of the city manager and the employee organization.

C. Decertification elections may be held at any time upon receipt by the city manager of sufficient cards calling for a decertification election, as provided above.

D. The city manager will oversee the conduct of elections. The procedures for the elections and matters related to the elections will be specified by the city manager.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-7 Rights of Employees and Employee Organizations

A. Employees have the right to participate on behalf of, or engage in activities on behalf of, an employee organization and have the right to refrain from such activity. Employees will be free from any interference, restraint, or coercion with respect to the exercise of these rights.

B. Violations of employees' rights described in subsection (A) above by city employees will result in disciplinary action up to and including discharge. Violations of employees' rights described in subsection (A) above by officials, officers or agents of an employee organization may result in decertification of the employee organization by the city manager.

C. There can be only one certified employee organization for each employee group for purposes of the meet and confer process. Nothing in this article will prohibit any employee from exercising any rights the employee may have to meet with the city manager or other city official consistent with personnel rules and regulations or any city manager directive.

D. Meeting and conferring will be conducted through the defined process with the city manager. Violation of this process may result in decertification by the city manager.

E. The city manager will authorize a certified employee organization to have its periodic membership dues deducted and collected by the city from the wages of those eligible employees who present a signed document in a form satisfactory to the city manager authorizing such deduction and collection. Dues will be collected and remitted to the certified employee organization on a bi-weekly basis, or whatever basis constitutes the city's payroll period, unless mutually agreed otherwise.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-8 Scope of Meet and Confer

A. The meet and confer process may encompass certain wages, hours, and working conditions which may include: salary or wage rates or other forms of direct monetary compensation and direct cost subjects; paid time off and procedures therefore; leaves of absence; non-healthcare related benefits; compensation studies; employment growth incentives; total hours of work required of an employee on each workday or workweek, including overtime, compensatory time, rest and meal periods and call-in/call-back; health and safety; training; retirement incentives; distribution of information; meet and confer procedures; procedures for employee grievances; and items mutually agreed upon by an employee organization and the city manager.

B. The following are examples of items that will not be included in the meet and confer process: healthcare related benefits, discipline of employees; hiring; discharging; promotions; demotions; determination of the size or composition of the workforce; evaluating employee performance; determining the qualifications and fitness for employment and conditions for continued employment or dismissal; transferring and suspending employees. Thus, any aspect of the hiring, promotion or transfer of employees, performance evaluation, discipline or the types of discipline to be imposed, or the grounds for demotion, discharge, suspension or discipline will not be part of the meet and confer process.

C. The city will maintain the right of determination as to the purpose of each of its departments, agencies, boards and commissions, and set standards of service to be offered to the public and shall exercise complete control and discretion over its organization and operations. For example,

   1. The city will direct its employees, take disciplinary action, relieve its employees from duty because of lack of work or for other legitimate reasons, determine whether goods and services shall be produced

or provided by city employees, purchased or contracted for, and determine the methods, means, and personnel by which the city's operations are to be conducted.

2. The city will determine the overall goals, objectives and policies affecting city programs.
3. The city will determine the size of the city's workforce, its organization, functions, duties, amount of supervision and table of organization and will direct, appoint, employ and assign officers, agents and employees of the city and determine the standards therefore.
4. The city will determine the location of city facilities, including the establishment or relocation of buildings, divisions or subdivisions thereof, and the relocation or closing of offices, departments, divisions or subdivisions, buildings or other facilities.
5. The city will determine the financial policies, including all accounting procedures and all matters pertaining to finance.
6. The city will direct, supervise, control and evaluate the departments, units, programs, functions and services of the city.
7. The city will classify the various positions of the city, develop and determine levels of staffing and training, prescribe duties and standards of productivity therefore.
8. The city will assign and apportion overtime, including the authorization for any full, part time or contract labor.
9. The city will adopt reasonable rules and regulations concerning acceptable conduct.
10. The city will take all necessary actions to maintain uninterrupted service to the community.
11. The city manager may consult with the city's employees, or their authorized representatives, about the direct consequences that decisions on any of the foregoing matters may have on wages, hours, and working conditions.
12. The enumeration of the above rights is illustrative only and is not to be construed as being all-inclusive.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-9 Meet and Confer Process

A. A certified employee organization may submit proposals regarding those items within the scope of the meet and confer process that affect the employee group it represents to the city manager. All proposals submitted to the city manager by the employee organization must be in writing and shall specifically delineate the issues that will be discussed in the meet and confer process. Proposals shall be submitted no later than November 15 preceding the upcoming budget year, unless an extension is granted by the city manager.

B. Generally within 30 days, the city manager will meet with each certified employee group that submits written recommendations in compliance with this procedure, to provide an opportunity to discuss the written recommendations. Up to two additional meetings will be held if requested by either the city manager or the employee group. Additional meetings may be scheduled if deemed necessary by the city manager.

C. If agreement has not been reached by March 15, either party may request a neutral facilitator. If the other party consents to the involvement of a facilitator, arrangements will be made to involve a mediator from the Federal Mediation and Conciliation Service or a non-employee of the city who is mutually agreed upon by the city manager and the representative of the employee organization. All costs associated with the neutral mediator will be equally shared between the city and the employee organization.

D. If agreement has not been reached by April 15, the city will present a final offer to the representative of the employee organization. The employee organization may prepare written comments concerning the final

offer. If the employee organization prepares written comments, such comments must be submitted to the city manager by April 30. The final offer and written comments, if any, will be presented to the council prior to the tentative budget adoption. Any final action by the council upon the issues raised during the meet and confer process will serve as the memorandum of understanding for the following budget year.

E. Upon agreement by the city manager and employee organization as to the issues addressed in the meet and confer process, the city manager will cause to be prepared a memorandum of understanding, which shall be signed by the city manager and the designated representative of the employee organization. The term of the memorandum of understanding may be for a period of up to three years, and shall be identified during the meet and confer process. This memorandum will be presented to mayor and council for their consideration during the budget process. The city manager will also provide a report to the council summarizing the issues discussed during the meet and confer process.

F. The council shall have sole discretion to accept, modify and/or reject the memorandum of understanding and/or any proposal, recommendation and/or report during the budget process.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-10 Resolution of Claims of Breach of a Memorandum of Understanding

A. In the event that a certified employee organization claims that there is a breach of a memorandum of understanding and the employee organization and the city have been unable to informally resolve the matter, the employee organization may use the following exclusive process to resolve the matter:

1. Within ten days of the first occurrence of any event which constitutes all or part of the alleged breach, the employee organization shall give written notice to the city manager. The notice shall specify the provision(s) allegedly breached, the facts and evidence demonstrating or supporting the breach, and the date(s) of the alleged breach.

2. A written response to the alleged breach shall be submitted by the city manager to the employee organization within ten days of the written notice.

3. Within 14 days of the city manager's written response, the employee organization and the city manager shall meet and attempt to resolve the matter.

4. The employee organization and the city manager shall sign a written agreement intended to reflect a resolution of the matter, which shall be approved by the city attorney; however, any resolution that requires council action will only be effective after approval by the council is secured.

B. If the employee organization and the city manager are unable to resolve the matter, or approval as required above is not secured, the employee organization may submit the claim of an alleged breach to arbitration. The employee organization must notify the city manager of the submission to arbitration in writing within 30 days of the city manager and employee organization meeting to resolve the matter. The city manager and representative of the employee organization shall select an arbitrator to hear and decide the matter. Should the employee organization and the city manager be unable to agree upon an arbitrator, an arbitrator with public sector labor experience will be appointed by the Federal Mediation and Conciliation Service.

C. The arbitrator shall set a hearing on the matter within 60 days of selection or appointment. The city attorney or legal counsel appointed by the city attorney shall represent the city at the hearing.

D. The city and the employee organization shall present to the arbitrator their position on the breach and the requested resolution. The arbitrator shall render a decision only by acceptance of one of the presented positions and resolutions. Should the dispute encompass more than one alleged breach, the city manager and employee organization shall agree upon the separate designation of each breach and present its position and resolution of that breach separately, whereupon the arbitrator shall render a separate decision as to

each breach only by acceptance of one of the presented positions and resolutions related to each breach. Should the city manager and employee organization not agree upon the separate designations, the issues shall be submitted to the arbitrator for separate designation, which decision shall be final for the purposes of the arbitration.

E. The decision of the arbitrator will be final and binding on the parties, so long as the decision does not add to, subtract from, or modify the provisions of this article dealing with this subject or the memorandum of understanding; and so long as the decision does not require the city to commit any resources not specifically budgeted by the council.

F. The city and the employee group shall bear equally the costs associated with the arbitrator.

G. The timeframes in this section can be mutually changed by a written agreement of the parties. The employee organization's failure to allege a breach by the date set forth in this section shall be deemed a waiver of any right to allege the breach thereafter.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-11 Solicitation and Distribution

A. Solicitation of members, dues and other internal employee organization business shall be conducted only during non-duty hours and shall not interfere with work.

B. Solicitation of members and dues and other internal employee organization business shall take place in nonworking areas.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-12 Conflicts

A. In the event of a conflict between (1) the city's human resources policies, guidelines and procedures and/or the city manager's directives and (2) a memorandum of understanding that results from a meet and confer process, the city's human resources policies, guidelines and procedures and the city manager's directives will govern; except that any existing provision of a memorandum of understanding will continue to be applicable if the policies, guidelines and procedures or directives are promulgated after the effective date of a memorandum of understanding.

B. In the event of a conflict between (1) other city ordinances and (2) this article, the provisions of this article will prevail.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-13 Delegation

The city manager may delegate any duties and responsibilities under the meet and confer process and may appoint personnel to assist in the performance of those duties and responsibilities.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-1-1 Officers

City officers shall include the city manager, city attorney, city magistrate, any deputy city managers, and the heads of all major city departments. ~~Except for the chief financial officer, city clerk, city engineer, police chief, and fire chief~~Regardless of working title, the heads of major city departments shall have the title of "director." The city manager, city attorney, and city magistrate shall be appointed by and shall serve at the pleasure of the council. All other officers shall be appointed by and shall serve at the pleasure of the city manager.

(Ord. No. 1-11, 2-15-2011; Ord. No. 04-23, § 2(Att. § 1), 1-17-2023)

Article 3-3
PERSONNEL SYSTEM

Sections:

Section 3-3-1 Creation and Scope

There is hereby adopted a personnel ~~meri~~t system for the employees of the city, the provisions of which shall apply to all employees of the city except elected officials, the city manager, city magistrate ~~city officers identified in Section 3-1-1 of this Code,~~ persons engaged under contract to supply ~~expert, professional or technical~~ services, ~~seasonal employees, temporary employees, volunteer firefighters,~~ and volunteer personnel ~~who receive no regular compensation from the city~~.

(Ord. No. 1-11, 2-15-2011; Ord. No. 04-23, § 2(Att. § 7), 1-17-2023)

Section 3-3-2 Conditions of Employment

No employee or applicant for employment shall be discriminated against on the basis of race, color, national origin, religion, gender, age, disability, marital or familial status, veteran status or political affiliation.

(Ord. No. 1-11, 2-15-2011; Ord. No. 04-23, § 2(Att. § 8), 1-17-2023)

Section 3-3-3 ~~Rules~~ Policies and ~~Regulations~~Guidelines

The council may adopt by resolution ~~rules and regulations~~policies to give effect to this article, which may be modified or changed from time to time.~~,~~ The city manager shall create and maintain guidelines to implement the policies adopted by council. ~~but such rules and regulations~~Policies and guidelines shall follow ~~the~~ generally accepted principles of good personnel administration.

(Ord. No. 1-11, 2-15-2011)

Section 3-3-4 Political Contributions

A. No officer, official or employee of the city shall use any influence or pressure upon any employee to obtain any assessment or contribution of money or time, either direct or indirect, for any political campaign or personal gain.

B. The city shall not use its personnel, equipment, materials, buildings or other resources for the purpose of influencing the outcomes of elections. Notwithstanding this section, the city may distribute informational

reports on a proposed bond election as provided in state law. Nothing in this section precludes the city from reporting on official actions of the council.

C. No city employee shall use the authority of their positions to influence the vote or political activities of any subordinate employee.

D. Nothing contained in this section shall be construed as denying the civil and political liberties of any employee as guaranteed by the United States and Arizona Constitutions.

(Ord. No. 1-11, 2-15-2011)

Article 3-5
MEET AND CONFER PROCESS

Sections:

Section 3-5-1 Purpose

The purpose of this article is to establish an orderly process by which certain regular, non-probationary employees of the city and their designated representatives can meet and confer with the city manager relating to their wages, hours and working conditions.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-2 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this Section 3-5-2, except where the context of their use clearly indicates a different meaning.

A. "Budget year" means the period for which the council appropriates city funds during its budget process.

B. "Certification" means the designation by the city manager of an employee organization as the exclusive representative of an employee group for the purpose of engaging in the meet and confer process.

C. "Confidential employee" means an employee who (1) as part of his/her regular duties, has access to management information, personnel information affecting employee relations or confidential information used by city management in the meet and confer process, (2) works in the human resources office, or (3) works in the city manager's office.

D. "Decertification" means the removal by the city manager of an employee organization as the exclusive representative of an employee group.

E. "Employee" means a full time or regular part-time employee, but shall exclude contract, temporary, seasonal, and probationary employees.

F. "Employee group" means a defined set of employees who (1) are regularly assigned to one department or division of the city, (2) to the extent they are represented, are represented by employees who have been approved by the city manager for that purpose, and (3) are specifically designated by this article as an employee group.

G. "Employee organization" means an organization in which city employees within an employee group participate and which exists for the purpose, in whole or in part, of engaging in the meet and confer process.

H. "Managerial employee" means any employee who controls, directs, oversees or evaluates a department, division or function of the city, or who formulates and determines policies on behalf of the city, or has a significant role in employee-employer relations on behalf of the city.

I. "Meet and confer process" means the process defined in this article by which certain regular, non-probationary employees of the city and their designated representatives meet and confer with the city manager relating to their wages, hours and working conditions.

J. "Supervisory employee" means an employee having authority to recommend the hire, transfer, suspend, lay off, recall, promote, discharge, assign, reward or discipline other employees, or responsibly to direct them, or to adjust their grievances, or effectively to recommend such action, if in connection with the foregoing the exercise of such authority is not of a merely routine or clerical nature, but requires the use of independent judgment in conformance with the city's personnel rules, policies and administrative procedures.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-3 Employee Groups

The meet and confer process shall be limited to a total of three employee groups. They shall include:

A. All full-time and regular part-time city firefighters, in classifications up to and including the rank of captain, excluding contract, temporary, seasonal, and probationary firefighters.

B. All full-time and regular part-time city police officers, in classifications up to and including the rank of sergeant, excluding contract, temporary, seasonal, and probationary police officers.

C. All other city employees who are not: (1) managerial employees; (2) confidential employees; (3) supervisory employees; (4) judges and elected officials; (5) the city clerk; or (6) any member of a city board or commission.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-4 Certification Process

A. Representation of an employee group for purposes of the meet and confer process shall be determined as follows:

1. An employee organization seeking recognition as the exclusive representative of an employee group shall file with the city manager all of the following:

   a. The name and address of the employee organization.

   b. A copy of its charter, constitution and by-laws, if such documents exist.

   c. The names, titles, addresses and telephone numbers of all of its duly elected officers.

   d. In the event not so designated in the charter, constitution, or by-laws of the employee organization, the name, title, address and telephone number of one duly elected officer who shall have full authority to legally bind the employee organization to any agreement, memorandum of understanding, contract, or other document.

e. Signatures of at least 50 percent plus one of the employees in the employee group who are requesting a representation election.

f. Signatures of at least 50 percent plus one of the employees in the employee group who are requesting a representation election shall be submitted no earlier than September 1 and no later than October 1 in any budget year.

B. The city manager will verify that the signatures submitted by the employee organization are those of employees currently in the employee group as of the date of submission. If the city manager determines that at least 50 percent plus one of the employees in an employee group have requested an election, a secret ballot representation election will be held in accordance with the provisions of this article.

C. If at least 70 percent of the employees in the employee group who vote in the representation election vote in favor of representation by the employee organization, then the city manager will certify the employee organization as the official and exclusive employee organization for purposes of the meet and confer process.

D. Any employee organization that successfully becomes, or is as of the date of this revision, the authorized representative of an eligible employee group under this chapter shall keep such designation unless decertified.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-5 Decertification Process

Once an employee group selects an employee organization to serve as its exclusive representative for purposes of engaging in the meet and confer process, decertification of that employee organization may be accomplished by a secret ballot election that will be held if the city manager receives cards signed by at least 30 percent of the employees in the employee group requesting a decertification election. If at least 50 percent of the employees who vote in the decertification election vote in favor of decertification, the city manager will decertify the employee organization and it shall no longer represent the employee group.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-6 Elections Procedures

A. Elections will be conducted by secret ballot.

B. If the proper signatures are obtained, the city manager and the employee organization shall mutually agree on an election date that is within 30 calendar days of the date the request for election was submitted. Signatures must be on cards that are signed and dated not more than 90 days before they are submitted to the city manager. No more than one representation election may be held within any employee group during any 12-month period. Notwithstanding the above, representation elections may be held at any other time upon mutual agreement of the city manager and the employee organization.

C. Decertification elections may be held at any time upon receipt by the city manager of sufficient cards calling for a decertification election, as provided above.

D. The city manager will oversee the conduct of elections. The procedures for the elections and matters related to the elections will be specified by the city manager.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-7 Rights of Employees and Employee Organizations

A. Employees have the right to participate on behalf of, or engage in activities on behalf of, an employee organization and have the right to refrain from such activity. Employees will be free from any interference, restraint, or coercion with respect to the exercise of these rights.

B. Violations of employees' rights described in subsection (A) above by city employees will result in disciplinary action up to and including discharge. Violations of employees' rights described in subsection (A) above by officials, officers or agents of an employee organization may result in decertification of the employee organization by the city manager.

C. There can be only one certified employee organization for each employee group for purposes of the meet and confer process. Nothing in this article will prohibit any employee from exercising any rights the employee may have to meet with the city manager or other city official consistent with personnel rules and regulations or any city manager directive.

D. Meeting and conferring will be conducted through the defined process with the city manager. Violation of this process may result in decertification by the city manager.

E. The city manager will authorize a certified employee organization to have its periodic membership dues deducted and collected by the city from the wages of those eligible employees who present a signed document in a form satisfactory to the city manager authorizing such deduction and collection. Dues will be collected and remitted to the certified employee organization on a bi-weekly basis, or whatever basis constitutes the city's payroll period, unless mutually agreed otherwise.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-8 Scope of Meet and Confer

A. The meet and confer process may encompass certain wages, hours, and working conditions which may include: salary or wage rates or other forms of direct monetary compensation and direct cost subjects; paid time off and procedures therefore; leaves of absence; non-healthcare related benefits; compensation studies; employment growth incentives; total hours of work required of an employee on each workday or workweek, including overtime, compensatory time, rest and meal periods and call-in/call-back; health and safety; training; retirement incentives; distribution of information; meet and confer procedures; procedures for employee grievances; and items mutually agreed upon by an employee organization and the city manager.

B. The following are examples of items that will not be included in the meet and confer process: healthcare related benefits, discipline of employees; hiring; discharging; promotions; demotions; determination of the size or composition of the workforce; evaluating employee performance; determining the qualifications and fitness for employment and conditions for continued employment or dismissal; transferring and suspending employees. Thus, any aspect of the hiring, promotion or transfer of employees, performance evaluation, discipline or the types of discipline to be imposed, or the grounds for demotion, discharge, suspension or discipline will not be part of the meet and confer process.

C. The city will maintain the right of determination as to the purpose of each of its departments, agencies, boards and commissions, and set standards of service to be offered to the public and shall exercise complete control and discretion over its organization and operations. For example,

   1. The city will direct its employees, take disciplinary action, relieve its employees from duty because of lack of work or for other legitimate reasons, determine whether goods and services shall be produced

or provided by city employees, purchased or contracted for, and determine the methods, means, and personnel by which the city's operations are to be conducted.

2. The city will determine the overall goals, objectives and policies affecting city programs.
3. The city will determine the size of the city's workforce, its organization, functions, duties, amount of supervision and table of organization and will direct, appoint, employ and assign officers, agents and employees of the city and determine the standards therefore.
4. The city will determine the location of city facilities, including the establishment or relocation of buildings, divisions or subdivisions thereof, and the relocation or closing of offices, departments, divisions or subdivisions, buildings or other facilities.
5. The city will determine the financial policies, including all accounting procedures and all matters pertaining to finance.
6. The city will direct, supervise, control and evaluate the departments, units, programs, functions and services of the city.
7. The city will classify the various positions of the city, develop and determine levels of staffing and training, prescribe duties and standards of productivity therefore.
8. The city will assign and apportion overtime, including the authorization for any full, part time or contract labor.
9. The city will adopt reasonable rules and regulations concerning acceptable conduct.
10. The city will take all necessary actions to maintain uninterrupted service to the community.
11. The city manager may consult with the city's employees, or their authorized representatives, about the direct consequences that decisions on any of the foregoing matters may have on wages, hours, and working conditions.
12. The enumeration of the above rights is illustrative only and is not to be construed as being all-inclusive.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-9 Meet and Confer Process

A. A certified employee organization may submit proposals regarding those items within the scope of the meet and confer process that affect the employee group it represents to the city manager. All proposals submitted to the city manager by the employee organization must be in writing and shall specifically delineate the issues that will be discussed in the meet and confer process. Proposals shall be submitted no later than November 15 preceding the upcoming budget year, unless an extension is granted by the city manager.

B. Generally within 30 days, the city manager will meet with each certified employee group that submits written recommendations in compliance with this procedure, to provide an opportunity to discuss the written recommendations. Up to two additional meetings will be held if requested by either the city manager or the employee group. Additional meetings may be scheduled if deemed necessary by the city manager.

C. If agreement has not been reached by March 15, either party may request a neutral facilitator. If the other party consents to the involvement of a facilitator, arrangements will be made to involve a mediator from the Federal Mediation and Conciliation Service or a non-employee of the city who is mutually agreed upon by the city manager and the representative of the employee organization. All costs associated with the neutral mediator will be equally shared between the city and the employee organization.

D. If agreement has not been reached by April 15, the city will present a final offer to the representative of the employee organization. The employee organization may prepare written comments concerning the final

offer. If the employee organization prepares written comments, such comments must be submitted to the city manager by April 30. The final offer and written comments, if any, will be presented to the council prior to the tentative budget adoption. Any final action by the council upon the issues raised during the meet and confer process will serve as the memorandum of understanding for the following budget year.

E. Upon agreement by the city manager and employee organization as to the issues addressed in the meet and confer process, the city manager will cause to be prepared a memorandum of understanding, which shall be signed by the city manager and the designated representative of the employee organization. The term of the memorandum of understanding may be for a period of up to three years, and shall be identified during the meet and confer process. This memorandum will be presented to mayor and council for their consideration during the budget process. The city manager will also provide a report to the council summarizing the issues discussed during the meet and confer process.

F. The council shall have sole discretion to accept, modify and/or reject the memorandum of understanding and/or any proposal, recommendation and/or report during the budget process.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-10 Resolution of Claims of Breach of a Memorandum of Understanding

A. In the event that a certified employee organization claims that there is a breach of a memorandum of understanding and the employee organization and the city have been unable to informally resolve the matter, the employee organization may use the following exclusive process to resolve the matter:

1. Within ten days of the first occurrence of any event which constitutes all or part of the alleged breach, the employee organization shall give written notice to the city manager. The notice shall specify the provision(s) allegedly breached, the facts and evidence demonstrating or supporting the breach, and the date(s) of the alleged breach.

2. A written response to the alleged breach shall be submitted by the city manager to the employee organization within ten days of the written notice.

3. Within 14 days of the city manager's written response, the employee organization and the city manager shall meet and attempt to resolve the matter.

4. The employee organization and the city manager shall sign a written agreement intended to reflect a resolution of the matter, which shall be approved by the city attorney; however, any resolution that requires council action will only be effective after approval by the council is secured.

B. If the employee organization and the city manager are unable to resolve the matter, or approval as required above is not secured, the employee organization may submit the claim of an alleged breach to arbitration. The employee organization must notify the city manager of the submission to arbitration in writing within 30 days of the city manager and employee organization meeting to resolve the matter. The city manager and representative of the employee organization shall select an arbitrator to hear and decide the matter. Should the employee organization and the city manager be unable to agree upon an arbitrator, an arbitrator with public sector labor experience will be appointed by the Federal Mediation and Conciliation Service.

C. The arbitrator shall set a hearing on the matter within 60 days of selection or appointment. The city attorney or legal counsel appointed by the city attorney shall represent the city at the hearing.

D. The city and the employee organization shall present to the arbitrator their position on the breach and the requested resolution. The arbitrator shall render a decision only by acceptance of one of the presented positions and resolutions. Should the dispute encompass more than one alleged breach, the city manager and employee organization shall agree upon the separate designation of each breach and present its position and resolution of that breach separately, whereupon the arbitrator shall render a separate decision as to

each breach only by acceptance of one of the presented positions and resolutions related to each breach. Should the city manager and employee organization not agree upon the separate designations, the issues shall be submitted to the arbitrator for separate designation, which decision shall be final for the purposes of the arbitration.

E. The decision of the arbitrator will be final and binding on the parties, so long as the decision does not add to, subtract from, or modify the provisions of this article dealing with this subject or the memorandum of understanding; and so long as the decision does not require the city to commit any resources not specifically budgeted by the council.

F. The city and the employee group shall bear equally the costs associated with the arbitrator.

G. The timeframes in this section can be mutually changed by a written agreement of the parties. The employee organization's failure to allege a breach by the date set forth in this section shall be deemed a waiver of any right to allege the breach thereafter.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-11 Solicitation and Distribution

A. Solicitation of members, dues and other internal employee organization business shall be conducted only during non-duty hours and shall not interfere with work.

B. Solicitation of members and dues and other internal employee organization business shall take place in nonworking areas.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-12 Conflicts

A. In the event of a conflict between (1) the city's human resources policies, guidelines~~, rules~~ and procedures and/or the city manager's directives and (2) a memorandum of understanding that results from a meet and confer process, the city's human resources policies, ~~rules~~ guidelines and procedures and the city manager's directives will govern; except that any existing provision of a memorandum of understanding will continue to be applicable if the policies, ~~rules~~ guidelines and procedures or directives are promulgated after the effective date of a memorandum of understanding.

B. In the event of a conflict between (1) other city ordinances and (2) this article, the provisions of this article will prevail.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

Section 3-5-13 Delegation

The city manager may delegate any duties and responsibilities under the meet and confer process and may appoint personnel to assist in the performance of those duties and responsibilities.

(Ord. No. 1-11, 2-15-2011; Ord. No. 25-23, 5-2-2023)

WHEN RECORDED, RETURN TO:

City of Buckeye
ATTN: City Clerk, Lucinda J. Aja
530 East Monroe Avenue
Buckeye, Arizona 85326

ORDINANCE NO. 23-24

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, AMENDING THE BUCKEYE CITY CODE BY AMENDING CHAPTER 3, ADMINISTRATION CODE, ARTICLE 3-1, OFFICERS IN GENERAL, SECTION 3-1-1, OFFICERS, TO CLARIFY TITLES OF DIRECTORS; AMENDING CHAPTER 3, ADMINISTRATION CODE, ARTICLE 3-3, PERSONNEL SYSTEM, SECTION 3-3-1, CREATION AND SCOPE, TO CLARIFY THOSE EMPLOYEES ELIGIBLE TO PARTICIPATE IN THE CITY'S PERSONNEL SYSTEM; AMENDING CHAPTER 3, ADMINISTRATION CODE, ARTICLE 3-3, PERSONNEL SYSTEM, SECTION 3-3-3, RULES AND REGULATIONS, AUTHORIZING THE ADOPTION OF "POLICIES" AND "GUIDELINES" INSTEAD OF "RULES" AND "REGULATIONS;" AMENDING CHAPTER 3, ADMINISTRATION CODE, ARTICLE 3-5, MEET AND CONFER PROCESS, SECTION 3-5-12, CONFLICTS, TO INSERT "GUIDELINES" INSTEAD OF "RULES;" PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of Buckeye, Arizona ("City") are authorized by City Code Chapter 2, Article 2-5, Section 2-5-4 to adopt and/or amend all ordinances necessary or proper for the carrying into effect of the powers vested in the City; and,

WHEREAS, the Mayor and City Council believe that it is in the best interest of the City to amend particular sections of the City Code applicable to the City's senior management officials, and the personnel system, and to authorize the adoption of policies and guidelines instead of rules and regulations, in order to promote effective management and good personnel administration.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council as follows:

Section 1. The foregoing recitals are incorporated as if fully set forth herein.

Section 2. The City Code is hereby amended by amending Chapter 3, Administration Code, Article 3-1, Officers in General, Section 3-1-1, Officers, as follows:

City officers shall include the city manager, city attorney, city magistrate, any deputy city managers, and the heads of all major city departments. Regardless of working title, the heads of major city departments shall have the title of "director." The city manager, city attorney, and city magistrate shall be appointed by and shall serve at the pleasure of the council. All other officers shall be appointed by and shall serve at the pleasure of the city manager.

Section 3. The City Code is hereby amended by amending Chapter 3, Administration Code, Article 3-3, Personnel System, Section 3-3-1, Creation and Scope, as follows:

There is hereby adopted a personnel system for the employees of the city, the provisions of which shall apply to all employees of the city except elected officials, the city manager, city magistrate, persons engaged under contract to supply services, and volunteer personnel.

Section 4. The City Code is hereby amended by amending Chapter 3, Administration Code, Article 3-3, Personnel System, Section 3-3-3, Rules and Regulations, as follows:

Section 3-3-3 –Policies and Guidelines

The council may adopt by resolution policies to give effect to this article, which may be modified or changed from time to time. The city manager shall create and maintain guidelines to implement the policies adopted by council. Policies and guidelines shall follow generally accepted principles of good personnel administration.

Section 5. The City Code is hereby amended by amending Chapter 3, Administration Code, Article 3-5, Meet and Confer Process, Section 3-5-12, Conflicts, as follows:

In the event of a conflict between (1) the city's human resources policies, guidelines**,** and procedures and/or the city manager's directives and (2) a memorandum of understanding that results from a meet and confer process, the city's human resources policies, guidelines and procedures and the city manager's directives will govern; except that any existing provision of a memorandum of understanding will continue to be applicable if the policies, guidelines and procedures or directives are promulgated after the effective date of a memorandum of understanding.

Section 6. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 7. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 8. The Mayor, City Manager, City Clerk, City Attorney and Chief Human Resources Officer are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and City Council of the City of Buckeye, Arizona, this 15th day of October, 2024.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

_____
K. Scott McCoy, City Attorney

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/15/24	**AGENDA ITEM:** 5.D. HR- Resolution No. 66-24 - City of Buckeye Human Resources Policy Sections 1 through 12
DATE PREPARED: 10/15/24	**DISTRICT NO.:**
STAFF LIAISON: Cindy Camarata, Human Resources Director, ccamarata@buckeyeaz.gov, (623) 349-6255	
DEPARTMENT: Human Resources	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Resolution No. 66-24 repealing the City of Buckeye "Personnel Rules and Policies Manual;" declaring as a public record that certain document on file with the City Clerk entitled the "City of Buckeye Human Resources Policy Sections 1 through 12;" adopting the "City of Buckeye Human Resources Policy Sections 1 through 12" by reference; directing the City Manager to implement guidelines to administer the "Human Resources Policy Sections 1 through 12;" establishing effective dates; providing for repeal of conflicting resolutions and provisions; and providing for severability.

SUMMARY

PROJECT DESCRIPTION:
The last full personnel policy review was in the 2000 timeframe. Various policies have been amended post 2000, but a comprehensive system-wide review has not happened.
The goal of this update is to improve clarity for employees and leadership as well as be nimble in our ability to react to employment landscape changes, practices and laws. Importantly, the City of Buckeye Human Resources Policy Sections 1 through 12 will not become effective until December 1, 2024 in order for city staff to finalize the administrative regulations that will accompany the new Policies.

This new approach is a redesign distinguishing approval authority:

- Policy – City Council Approval
  - Changes require City Council approval and adoption
  - Are direction setting
  - General in nature
  - Provide philosophical direction & guidance to the City
  - Says “We believe this way”
- Guidelines – City Management Approval
  - Changes require City Manager approval
  - Are task or action defining
  - Specific in nature
  - Provide guidance to departments and Human Resources on how to administer the policies
  - Says “This is how we do it”

BENEFITS:
The updated policies are designed to provide clarity for all employees as they navigate their careers with the City. The new policy framework is anticipated to help keep the City of Buckeye competitive with other municipalities in the manner that it is led and how employees are treated.

FISCAL YEAR:
2025

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

Resolution No. 66-24.HR Policies.docx

Human Resources Policy Sections 1 through 12.tgh 100724 FINAL 10-8-2024 added accruals for sick and vacation.docx

10.15.24 Council Mtg Overview Policy manual (10.1.24).pdf

RESOLUTION NO. 66-24

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, REPEALING THE CITY OF BUCKEYE "PERSONNEL RULES AND POLICIES MANUAL;" DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT ON FILE WITH THE CITY CLERK ENTITLED THE "CITY OF BUCKEYE HUMAN RESOURCES POLICY SECTIONS 1 THROUGH 12;" ADOPTING THE "CITY OF BUCKEYE HUMAN RESOURCES POLICY SECTIONS 1 THROUGH 12" BY REFERENCE; DIRECTING THE CITY MANAGER TO IMPLEMENT GUIDELINES TO ADMINISTER THE "HUMAN RESOURCES POLICY SECTIONS 1 THROUGH 12;" ESTABLISHING EFFECTIVE DATES; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS AND PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, that certain document entitled the "City of Buckeye Human Resources Policy Sections 1 through 12," of which at least three paper copies or one paper copy and one electronic copy are on file in the office of the City Clerk and open for public inspection during normal business hours, is hereby declared to be a public record and said copies are ordered to remain on file with the City Clerk; and

WHEREAS, the Mayor and City Council of the City of Buckeye, Arizona (the "City") are authorized pursuant to Section 3-3-3 of the Buckeye City Code to adopt by resolution rules and regulations for the City's personnel, which rules and regulations may be modified or changed from time to time; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its personnel to repeal the City of Buckeye "Personnel Rules and Policies Manual" and to adopt the "City of Buckeye Human Resources Policy Sections 1 through 12" as part of the adoption of the "City of Buckeye Policy and Guidelines Manual," in order to efficiently address changes in employment practices and laws.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

Section 1. The recitals set forth above are hereby incorporated as if fully set forth herein.

Section 2. The City of Buckeye "Personnel Rules and Policies Manual" is hereby repealed effective December 1, 2024.

Section 3. That certain document entitled the "City of Buckeye Human Resources Policy Sections 1 through 12," of which at least three paper copies or one paper copy and one electronic copy are on file in the Office of the City Clerk and open for public inspection during normal business hours, is hereby referred to, adopted with an effective date of December 1, 2024, and made a part hereof as if fully set out in this Resolution.

Section 4. The City Manager is hereby directed to implement and disseminate to all staff those guidelines necessary for the proper administration of the "City of Buckeye Human Resources Policy Sections 1 through 12."

Section 5. All resolutions and parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 7. The Mayor, City Manager, City Clerk, City Attorney, and Chief Human Resources Officer are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and City council of the City of Buckeye, Arizona, this 15th day of October, 2024.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

_____
K. Scott McCoy, City Attorney

Policy	Administration of Policies and Guidelines
Effective Date	12/1/2024
General Provisions	Policies set forth the principles and procedures which will be followed by the City of Buckeye ("City") in the administration of its workforce. They are intended to establish an efficient, equitable and functional system of human resources administration which governs the conditions of employment for all employees. Policies do not create a contract or an agreement of any kind. Policies shall not be construed as limiting in any way the authority of any Department Director to make departmental policies governing conduct and performance. Departmental policies shall not conflict with the provisions of City Policies and Guidelines, except in circumstances where more stringent rules are required. In order to be binding, any department policies must be in writing, reviewed by Human Resources, approved by the City Manager, and distributed to all Department personnel. Any provision of these Policies that conflicts or is inconsistent with state or federal laws, regulations, or standards shall not be applicable to any employee or department. City Policies may be reviewed and revised by the City as circumstances warrant at any time, for any reason and without prior notice. The City Council, in its unlimited discretion, has the right to interpret all Policies and to make departures from Policies on a case-by-case basis as circumstances warrant.
Administration	The City Council shall be the ultimate policy-making authority for the City in matters pertaining to human resources policy adoption.

The administration of these Policies and Guidelines shall be the responsibility of the City Manager. The City Manager may delegate authority to a designee. In the context of these Policies and Guidelines, the term "City Manager" encompasses both the City Manager and their designee. Specifically, the City Manager is responsible for:

1. administering the provisions of City Policies;

2. recommending amendments to City Policies for Council consideration, as necessary ;

3. preparing, implementing, amending, or deleting Guidelines, as necessary;

5. notifying City personnel of changes to any Policy or Guideline. Policies require City Council approval to be modified or for an exception to be made in any way. The City Manager does not have authority to make exceptions to Policy. However, due to the administrative nature of the Guidelines, these may be amended by the City Manager, at any time. The following chart further illustrates this distinction:

Policies	Guidelines
• Changes require City Council approval • Are direction setting • General in nature • Provide philosophical direction and guidance to the organization • Says "we believe this way"	• Changes require City Manager approval • Are task or action defining • Specific in nature • Establish actions that must be taken to support the philosophies established in the policies • Says "this is how we do it"

Policies reflect policies adopted by the City Council.

	Guidelines define procedures and rules established by the City Manager; and provide guidance to departments and Human Resources on how to administer the Policies and areas that fall outside of the Policies.
Applicability	These Policies shall apply to all positions in all departments of the City.
Modification by Memorandum of Understanding (MOU) with recognized Employee Organizations	Policies are subject to modification through a Memorandum of Understanding (MOU) with recognized employee Organizations to the extent that the MOU was legally adopted by the Buckeye City Council and does not otherwise conflict with applicable laws.

City of Buckeye
Policies – Section 2

Policy	Employment
Effective Date	12/01/2024
General Provisions	The City is committed to fostering an inclusive workforce by recruiting, selecting, and retaining qualified employees. The City's employment practices are designed to ensure fairness, transparency, and compliance with all applicable laws and regulations. It is the Policy of the City to maintain a professional and supportive work environment, promoting a culture of respect, integrity, and excellence.
Policy	The purpose of this policy is to express the expectations of the City regarding recruiting, selecting, and retaining qualified employees; and to ensure clear parameters are established for the separation of employees from the City workforce.

Equal Employment Opportunity	It is the policy of the City to provide equal employment opportunity to all qualified persons (current employees and eligible applicants) in all aspects of the employer-employee relationship without regard to their membership in any protected class (i.e. race, color, sex, national origin, religion, Vietnam-era or special disabled veteran, age, or disability). This includes, but is not limited to: recruitment, hiring, compensation, benefits, promotions, layoff, termination, demotions, transfers, training, rates of pay, use of facilities, and other terms, conditions and privileges of employment.
Employment At-Will	All City employees hired or promoted on or after December 1, 2024, including all City officers defined in Chapter 3, Article 3-1, Section 3-1-1, apart from the City Manager, City Attorney and City Magistrate, are considered to be "at-will" employees. Employment with the City may be terminated at any time without reason, notice or appeal rights. This provision does not apply to Law Enforcement Officers, as defined in A.R.S. § 38-1101.
Appointments	In accordance with Chapter 3, Article 3-1, Section 3-1-1 and Chapter 5, Article 5-2, Section 5-2-3 of the City Code, the City Manager, City Attorney, and City Magistrate shall be appointed by, and shall serve at, the pleasure of the council.
Employment Prior to December 1, 2024	The term "classified employee" includes full and part time employees hired prior to December 1, 2024, except that the term "classified employee" shall not include the following, regardless of date of hire: elected or appointed officials and/or members of boards, commissions or committees; the City Manager, City Magistrate and City Attorney; contract workers; and temporary and/or seasonal workers. Classified Employees who have successfully completed the probationary period are entitled to notice and appeal as set forth in these Policies and any related Guidelines. Promotions or voluntary reassignments on or after December 1, 2024, will change the classified employment status to "at-will."

Separation from Employment	It is the City's Policy to ensure the separation process is handled with professionalism, fairness, and in compliance with legal requirements. Whether the separation is voluntary or involuntary, the City is committed to managing the process transparently and respectfully. The City shall aim to minimize misunderstandings and to ensure a smooth and respectful separation for all parties involved.

Policy	Compensation
Effective Date	12/1/2024
General Provisions	The compensation policy for the City is designed to support the recruitment, success, and retention of qualified and productive employees and to encourage and reward activities that promote the City's vision, mission, and values as a high-performance organization.
Policy	The purpose of the City's compensation plan is to attract, retain, and motivate employees through financial compensation commensurate with the employee's ability and responsibility. This plan is designed to recognize employee performance, achieve internal equity, and be externally competitive with market compensation.
Classification Plan	The classification plan provides a complete inventory and job descriptions of all City positions. The Plan is designed to establish a salary range for each position that is based on a systematic blending of the position's internal worth to the City and the position's external value in the market. Salary Structure: Periodic surveys of the market will be done to determine the City's relative position to the market. The City Council will determine if a change to the structure is necessary

	based upon the City's position compared to the market or changes in the cost of living. Salary Ranges / Classifications: Each salary range will have a defined minimum and maximum dollar limits. The range defines the pay opportunities for the position. Pay increases allow employees to move through the range over a period of years, while cost of living and market adjustments move the salary range. Job Descriptions: Every position will have a written job description describing the general purpose, essential functions, and minimum qualifications required for a role. Modification of Existing Positions: Job descriptions and positions may be altered based upon the changing needs of the City.
Compensation Plan	The City will strive to provide a total compensation package that is affordable yet allows the City the opportunity to attract qualified applicants and retain excellent performing employees. Total compensation includes base pay, applicable assignment/specialty pay, and indirect pay (comprehensive benefits). Cost of Living Adjustment (COLA) All compensation ranges in the compensation plan may be adjusted annually, typically at the beginning of the fiscal year, to reflect regional cost of living increases. This increase will be based on the Consumer Price Index for Urban Wage Earners and Clerical Workers as utilized by the U.S. Social Security Administration. When this occurs all City employees, including part-time, seasonal, reserves, and City-paid temporary employees, will receive an increase in base compensation equal to the COLA increase. All such increases are subject to the financial condition of the City and Council approval. COLA increases will adjust each compensation range equal to the amount of the COLA

	increase unless a specific market adjustment is used in-lieu of a COLA.

City of Buckeye
Policies – Section 4

Policy	Professional and Personal Conduct
Effective Date	12/1/2024
General Provisions	It is the policy of the City to uphold, promote, and demand the highest standards of conduct from all of its employees and officials, whether elected, appointed, or hired. Therefore, it is expected that all persons associated with the City will maintain the highest standards of personal integrity, truthfulness, ethics, and fairness while conducting their public duties.
Policy	The purpose of this policy is to provide standards of behavior for City of Buckeye employees.
Confidentiality	Employees are expected to carry out their duties in a manner which would withstand public scrutiny. Some employees handle confidential court-related, law enforcement-related, financial-related or employee-related information, while others handle sensitive matters concerning the operation of the government. Employees shall maintain the confidentiality of all activities and communications about City business matters, ensuring information about these activities is made public only upon appropriate authorization.
Discrimination	It is the City's policy to provide a work environment that is cooperative, safe, conducive to good job performance and free of all forms of unlawful discrimination. Discrimination against an individual based on race, color, religion, political affiliation, sex, national origin, age,

	disability and genetic information, veteran status, or other factors prohibited by applicable law, are contrary to the City's Policy and Guidelines and is strictly prohibited. All employees employed by the City are responsible for ensuring the workplace is free from such discrimination.
Harassment	Each employee is made aware that guidelines have been issued and published by the Equal Employment Opportunity Commission (EEOC) setting forth its interpretation that racial, national origin, age or sexual harassment in the workplace constitutes discrimination in violation of Title VII of the Civil Rights Act of 1964. It is the City's policy that all employees have a right to work in an environment free of discrimination, which includes freedom from harassment, whether that harassment is based on race, color, religion, sex, national origin, age, disability and genetic information, veteran status or membership in other protected groups. The City prohibits harassment of its employees in any form. In keeping with this policy and the laws, it is expected and required that each employee will not engage in any conduct toward any other person that may be viewed as unlawful harassment. Such conduct will result in disciplinary action for the employee who harasses others. Corrective action will also be implemented if it is determined the harasser is third-party. No hardship, loss of benefit, or penalty may be imposed on an employee as punishment for: a. filing a complaint, in good faith, of discrimination or harassment; b. appearing as a witness in the investigation of a complaint; or c. serving as an investigator.
Sexual Harassment	Sexual harassment is any unwelcome sexual advance, request for sexual favors, or verbal or physical conduct of a sexual nature when: • submission to or rejection of such conduct is made either explicitly or implicitly a term or condition of an individual's employment.

	• submission to or rejection of such conduct by an individual is used as the basis for employment decisions affecting such individual; or • such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile, or offensive working environment. No hardship, loss of benefit, or penalty may be imposed on an employee as punishment for: a. filing a complaint, in good faith, of discrimination or harassment; b. appearing as a witness in the investigation of a complaint; or c. serving as an investigator.
Prohibited Conduct	No person shall willfully make any false statement, certify, mark, rate, or report regarding any application for employment, test, certification or appointment held or made under these Policies or ordinances of the City, or in any manner commit or attempt to commit any fraud preventing the impartial execution of these Policies. No person seeking appointment to or promotion to any position in the City service shall either directly or indirectly give, promise, render, or pay any money, service or other valuable thing to any person for, on account of, or in connection with their test, appointment, proposed appointment, promotion or proposed promotion.
Workplace Violence	The City and its employees have a mutual obligation to ensure a safe and healthy work environment. The City has zero tolerance for violence or the threat of violence by or against any City employee and will take any reasonable steps necessary to protect its workforce from violence. An employee who commits or encourages violence in the workplace will be subject to serious disciplinary action, up to and including termination. The City will fully cooperate with the efforts of law enforcement personnel to prosecute anyone who subjects employees to violent acts or threats of violence.

	It is the obligation of all City employees to prevent violent behavior and threats of violent behavior. All threats, harassment and violent acts that may impact the workplace, whether by co-workers or individuals not employed by the City, must be promptly reported to an employee's immediate supervisor or, if the immediate supervisor is unavailable, to the next level supervisor, Department Director, Human Resources or City Manager's Office. Employees acting in good faith who report violent behavior, threats of violent behavior or harassment will not be subject to retaliation or harassment based upon their report. If there is uncertainty as to whether a situation constitutes violent or threatening behavior, the employee is encouraged to discuss the matter with his/her immediate supervisor Department Director, Human Resources or City Manager's Office. Employees must take all threats and violent behaviors seriously, whether directed at the employee or another, and have a duty to report them. Supervisors, Managers and Directors shall monitor their workplace and report all threats and violent behaviors immediately to the Human Resources Director, regardless of whether the person engaged in the behavior is a direct subordinate or a complaint was not made. The first response to serious violence should be to call 911. Failing to report violent acts or threatening behavior can be a serious offense. Except for sworn police officers, the possession, use or threat of use of any weapon, including all firearms and other objects, which could be used as weapons likely to cause serious injury, is prohibited in the workplace and within any City property, including City vehicles. An employee found with an unauthorized weapon on City property shall be subject to disciplinary action, up to and including termination. Employees who feel they have a special need for added personal safety should contact the Human Resources Director who will consult with the Chief of Police to determine if additional measures for safety are necessary.

Attendance	Department Directors (or designee) are responsible for establishing and communicating a schedule of working hours for each employee to ensure an optimum level of service to the citizens of the City. Employees are expected to report to work on time as assigned. Attendance is an essential requirement of the job.
Conflict of Interest	Employees are subject to the provisions of A.R.S. §§ 38-501 through 38-511 regarding conflict of interest. Any employee who has, or whose relative has, a conflict of interest shall make known such interest in the official records of such public agency and shall refrain from participating in any manner as an employee in such decision.
Outside Employment	The City is expected to be the principal place of employment for City employees. Nevertheless, it is recognized that some employees choose to have additional employment to meet their financial and/or personal needs. An employee may engage in secondary employment provided the following conditions are complied with: • It does not interfere with efficient or safe job performance at the City. • It does not in any way conflict with the interests of the City. • It is not a type of employment that would reasonably give rise to criticism or suspicion of conflicting interests or duties. • The employee may not work secondary employment while off on injury leave, FMLA leave, workers compensation, or sick leave.

Vehicle Use	City vehicles should be used only for City business and should not be used for personal errands. Employees operating City vehicles and equipment are required to comply with all State and local traffic laws, as well as with the City's Fleet Safety Policy and Program. Safety belts must be worn while riding in or driving a City vehicle.

City of Buckeye
Policies – Section 5

Policy	Communications
Effective Date	12/1/2024
General Provisions	This policy aims to ensure that all City communications are accurate, timely, and accessible to all community members. By fostering transparency and engagement, the City seeks to build trust in local governance. This Policy covers all forms of communication, including digital, print, and in person interactions, and applies to all City employees, contractors, and representatives.
Policy	The purpose of this policy is to establish clear and effective communication parameters for the City.
Public Communication	The City Manager's office must approve all communications intended for public distribution. In general, the role of the City Manager's office is to act as a clearinghouse for outgoing mass communications and as a consultant to other City departments on media related issues. The goal is not to censor, but to coordinate, clarify and ensure continuity in messages and publications issued by the City.

Policy	Information Technology
Effective Date	12/1/2024
General Provisions	The purpose of this Policy is to establish a comprehensive framework for managing and securing the City's information technology resources.
Policy	to the City shall ensure the confidentiality, integrity, and availability of all City data and IT systems. By implementing robust security measures and promoting best practices, the City seeks to protect sensitive information, support efficient operations, and comply with relevant laws and regulations. This Policy applies to all City employees, contractors, vendors, and any other person(s) or entity(ies) that access or manage the City's IT resources.
City Computer Hardware and Software	The use of computers and mobile devices is a critical part of the work environment. Employees are required to use the City's technological resources in the most prudent manner and in support of the City's mission. Users should have no explicit or implicit expectation of privacy related to their use of City computer systems, including e- mail, text and Internet use. City computer and mobile systems and all information placed or sent over the city of Buckeye's systems and/or devices may be monitored without prior notice, and may be examined, recorded, copied, and used for authorized purposes. The City prohibits improper and unlicensed use of City computer hardware, software and accessories.

Policy	Records
Effective Date	12/1/2024
General Provisions	All City records shall be appropriately maintained, securely stored, and readily accessible to authorized personnel and the public, in compliance with applicable laws and regulations. By promoting transparency, accountability, and efficiency, the City seeks to enhance public trust and support informed decision-making. This Policy applies to all City employees, contractors, sub-contractors and representatives involved in the creation, management, and dissemination of City records.
Policy	The purpose of this policy is to assure a comprehensive framework for the management, retention, and accessibility of the City of Buckeye's records.
Public Records Requests	All inquiries for City records, including personnel file information on current or former employees made by parties other than the employee, Human Resources, or anyone in the employee's chain of command will be handled in accordance with the State's public records laws. Release of any information to an outside party must be requested in the form of a Public Records Request Form, a written authorization from a current or former employee, or a legal document such as a subpoena. If necessary, the City may disclose information to the appropriate party in a lawsuit, grievance, or other proceedings initiated on behalf of the employee. Any and all documented communication that was created while utilizing City equipment and resources is considered public in nature and can in no way be considered personal or private. A "record" is defined by A.R.S. § 41-151 as follows:

	"… unless the context otherwise requires, "records" means all books, papers, maps, photographs or other documentary materials, regardless of physical form or characteristics, including prints or copies of such items produced or reproduced on film or electronic media pursuant to A.R.S. § 41-151.16, made or received by any governmental agency in pursuance of law or in connection with the transaction of public business and preserved or appropriate for preservation by the agency or its legitimate successor as evidence of the organization, functions, policies, decisions, procedures, operations or other activities of the government, or because of the informational and historical value of data contained therein." Examples of What May Constitute Public Records Communication: • Any document that initiates, authorizes, or completes a business transaction involving the City. • Preliminary negotiations that, if made public, would prejudice the City's position within the negotiations are privileged, but otherwise, they are public. • Correspondence or final memoranda related to official business. • Draft ordinances, reports or recommendations circulated for public comment. • Expense reports related to City business. • Factual memoranda relied on in making a final decision and retained by City employees. • Final reports or recommendations made by a City department. • Forms of any type (employment application forms, permit and license application forms, parks and recreation participation forms, etc.). • Memoranda containing valuable factual information relied on by the City in making a decision, which is not confidential in nature.

	• Newsletters and brochures of the City. • Ordinances. • Schedules and agenda for City Council or staff meetings. • Work schedules for public contracts
Privileged Information	Confidential information is personal and/or private information that identifies, describes, or pertains to an employee, customer and/or applicant including but not limited to: age and date of birth; gender; race; ethnicity; social security number; motor vehicle operator's license or non-driver identification card number; home address; personal telephone numbers (home, cellular, emergency contact, and other non-official telephone numbers); financial account numbers and other private financial information; marital status and dependent information; life insurance beneficiary designation; medical information; benefit plan enrollment, coverage, or deduction information; and information about an employee's health, claimed or recognized impairments or disabilities.
Records Retention	The City of Buckeye complies with A.R.S. §41-151.14 which governs the proper management and disposition of records in order to ensure that City information is preserved and accessible for future reference.

Policy	Training and Development
Effective Date	12/1/2024

General Provisions	This policy aims to enhance the skills, knowledge, and competencies of city staff to ensure high-quality public service and operational efficiency. By investing in continuous learning and professional growth, the City seeks to foster a culture of excellence, innovation, and employee engagement. This policy provides for accessing training resources, participating in development programs, and evaluating the effectiveness of these initiatives.
Policy	The purpose of this policy is to provide training and development opportunities for all eligible City of Buckeye employees, in a structured and equitable framework.
Eligibility	All City employees are eligible to participate in City-sponsored training, development, and educational opportunities, upon approval of their supervisor.
Priorities	All training opportunities are subject to budgetary limitations, the City has established priorities for training and staff development.
Cost	Training costs may include registration fees for workshops or conferences, materials, and the fees charged for contracting consultants and/or instructors providing the training. These costs may be supported by the City, provided funds have been budgeted and the training has been approved. Lodging, meals and travel costs may be supported by the City if prior approval has been given. The City Manager or designee will determine how funds will be budgeted for these purposes.

Policy	Time Off and Leaves
Effective Date	12/1/2024
General Provisions	The City provides different types of time off to support the well-being and work-life balance of its employees. All full-time and part-time employees are eligible for leave as outlined in this policy, while temporary and probationary employees may have limited access. This provision coordinates with other leave types to ensure compliance with federal and state laws.
Policy	The purpose of this policy is to outline the policies for City employees to accrue, request and take time off, ensuring a fair and consistent approach while maintaining operational efficiency.
Vacation	<u>Vacation</u> Vacation Leave is provided to employees to ensure the mental and physical health and well-being of both the employee and the organization. <u>Accrual</u> Vacation leave accruals begin on the first day of employment first day of employment and are based on tenure and employment status. Employees may only use vacation once it has accrued. Full-time employees accrue vacation on the following basis:

Job Classification	Completed Years Of Service	Vacation Hours Earned per Pay Period 40-hour Work Week Employees	Vacation Hours Earned per Pay Period 56-hour Work Week Employees
Full-time	0-2	3.693 (96)	5.170 (134.4)
	3-4	4.308 (112)	6.031 (156.8)
	5-6	4.924 (128)	6.893 (179.2)
	7-8	5.539 (144)	7.754 (201.6)
	9-10	6.154 (160)	8.616 (224.0)
	11-14	6.770 (176)	9.477 (246.4)
	15-19	7.385 (192)	10.339 (268.8)
	20 or more	8.000 (208)	11.200 (291.2)

Completed years of service are defined by the employee's ASRS or PSPRS seniority dates. Consideration may be made for credited years of service with other public sector retirement systems or as part of an executive compensation program.

Regular part-time employees scheduled to work less than a full forty-hour work week will receive a prorated vacation time based on the typical number of hours scheduled to work.

Vacation leave includes all periods of approved absence with pay, which are not chargeable to another category of leave. Ineligible uses of other forms of leave may administratively be offset by vacation leave.

<u>Vacation Cash-Out</u>
Any time of the year, subject to availability of funds as determined in the sole discretion of the City, employees may be eligible to cash out a portion of available vacation hours.

Sick Leave

<u>Accrual</u>
Sick leave is provided as income protection for City employees. Sick leave accruals shall begin on the employee's first day of employment. Employees accrue sick leave on the following basis:

	Accrual	Maximum Accrual of Hours
Full-time Regular Employees	3.70 hours per pay period	480
24 Hour Shift Employees	5.18 hours per pay period	672
Regular Part-time Employees working 20 or more hours per week	Prorated based on a 40-hour work week	480

Temporary employees or part-time employees working less than 20 hours per week accrue sick leave on the following basis:

	Accrual per Pay Period per Pay Period Hours Worked	Maximum Accrual of Hours	Maximum Annual Usage
Part-time Employees	0.034	40	40 hours

<u>Attendance Incentive Program (Sick Leave Cash Out)</u>
Any time of the year, subject to availability of funds as determined in the sole discretion of the City, employees may be eligible to cash out a portion of available sick hours at 50% of their value.

Holidays

Designated Holidays

New Year's Day	January 1st
Martin Luther King Jr. Day	3rd Monday in January
President's Day	3rd Monday in February
Memorial Day	Last Monday in May
Juneteenth	June 19th
Independence Day	July 4th
Labor Day	1st Monday in September
Veteran's Day	November 11th
Thanksgiving Day	4th Thursday in November
Day after Thanksgiving	4th Friday in November
Christmas Day	December 25th

Floating Holidays - In addition to the 11-designated Holidays, employees receive 3 personal Holidays annually.

	Holidays are defined as 8-hours (11.2 for 56-hour fire employees) of paid time off for each holiday. Employees may designate any time off as Holiday hours, however employees that work alternative schedules must use their floating holiday hours to fill the gap between their regular schedule and the 8-hours of holiday pay. Holiday hours are pro-rated for regular part-time employees based on their part-time status. *Holidays Observed (City administrative offices are closed)* If a holiday falls on Saturday, the holiday will be observed on the preceding Friday. If a holiday falls on a Sunday, the holiday will be observed on the following Monday. All Holiday hours must be used no later than June 19th of each fiscal year. Any unused Holiday hours will be forfeited. *Holiday Worked* Overtime at 1.5 times the employee's regular rate will be paid if a non-exempt employee is scheduled to work on a City designated (observed) Holiday. The non-exempt employee may, in addition to the Holiday hours worked, claim Holiday hours for the Holiday (observed) or save the Holiday hours for use on another day off work (floating holiday). Exempt employees scheduled to work on a City Holiday may save the Holiday hours for use on another day off work (floating holiday).
Other Leave Categories	The City shall provide a mechanism for the following types of additional leave to be available to employees: 1. Military Leave 2. FMLA 3. Funeral or Bereavement Leave 4. Jury Duty Leave 5. Election Leave 6. Injury Leave 7. Administrative Leave 8. Crime Victims Leave 9. Fatigue Leave 10. Parental Leave 11. Industrial Leave to Attend Off-Duty Appointments

	12. Unpaid Leaves of Absence
Absent without Authorized Leave	An employee absent from duty for any period of time without authorization may be subject to disciplinary action up to and including termination of employment.

City of Buckeye
Policies – Section 10

Policy	Benefits
Effective Date	12/1/2024
General Provisions	It is the policy of the City to provide comprehensive and competitive benefits to its employees. Benefits and City paid contributions may vary based on employee status. The City offers benefits such as medical insurance, dental insurance, vision insurance, life insurance, short-term disability insurance, deferred compensation, defined benefit retirement, etc.
Policy	The purpose of this policy is to attract and retain talent, enhance employee satisfaction, promote work-life balance, ensure compliance with applicable laws and regulations, and provide consistency and fairness in employee benefits.
Benefits	Although subject to change, the City strives to offer a comprehensive and affordable benefits program for employees that may include: • medical • pharmacy • dental • life insurance • short term disability • long term disability • flexible spending accounts • vision • health savings accounts • 457 retirement savings plans • other ancillary benefits. • Retirement plans A Benefits Guide is created each year, prior to Open Enrollment

	and made available to all employees. Throughout the year the guide is provided to newly hired employees who are eligible to receive benefits. Employees are responsible for reading the Benefits Guide and reviewing eligibility requirements as well as benefits changes. Nothing prevents the City from changing at any time the benefits it offers including, but not limited to, the design of benefits, adding new benefits, discontinuing existing benefits, or modifying the City's and employee contributions.
Retirement	The City provides a retirement plan to eligible City employees to provide income during their retirement years. All eligible City employees must participate in either the Arizona State Retirement or the Arizona Public Safety Personnel Retirement System. Retirement benefits begin on the first day of employment for qualifying employees. A. Arizona State Retirement System (ASRS) The ASRS is a cost-sharing, public employee, tax qualified, defined benefit plan (with the exception of the defined contribution portion). Both the employee and employer contribute to the member's retirement as an equal percentage of compensation paid. The ASRS provides retirement, health insurance premium supplement and survivor's benefits. As a defined benefit plan, the ASRS currently computes retirement benefits based on age, average monthly compensation and years of service credit. B. Public Safety Personnel Retirement System (PSPRS) The Public Safety Personnel Retirement System is a retirement system created by the state legislature for certain full-time certified peace officers and full-time

firefighters in the state of Arizona.

The System provides a uniform, consistent and equitable statewide retirement program to these public safety personnel who are regularly assigned to hazardous duty of the type expected of peace officers or firefighters. The System is designed to meet the special needs of personnel engaged in hazardous duty situations.

PSPRS is a governmental retirement plan.

Once an employee becomes a member of the PSPRS, their

Tier 1 Members	Tier 2 Members	Tier 3 Members (Pension Reform)
Hired into a PSPRS position before January 1, 2012	Hired into a PSPRS position on/after January 1, 2012	Hired into a PSPRS position on/after July 1, 2017

membership is designated as Tier 1, 2 or 3 based on their membership date, which determines their eligibility for retirement and other benefits.

Contribution

The employer and employee contribute to the member's retirement as a percentage of compensation paid. Employer and employee contributions are determined by the State and are based upon an annual actuarial valuation of each plan.

Policy	Employee Safety

Effective Date	12/1/2024
General Provisions	The City's Employee Safety and Security Policy applies to all employees and all City-owned facilities and activities. Responsibilities shall be clearly defined to ensure safety and security. Guidelines shall be regularly reviewed and updated to ensure they remain effective and compliant with relevant laws and regulations. Confidentiality shall be maintained for all security related information, ensuring it is shared only with authorized personnel.
Policy	The purpose of this Policy is to ensure the safety and security of all employees; to prevent the frequency of occupational injuries, illnesses, damage and loss of equipment; as well as provide a safe place to work.
City Management Responsibility	The City ensures employee safety by maintaining safe working conditions, enforcing health and safety regulations, providing necessary training and resources, and implementing risk management strategies.
Department Responsibility	It is the responsibility of each department director to promote and maintain safe working conditions, encourage safety suggestions and discussions, and ensure all accidents and injuries are reported promptly and properly in accordance with Risk Management procedures. Each Department may have its own safety guidelines or regulations that specify expectations and requirements for the specific type of work performed by the Department. These guidelines or regulations may be developed by the Department Director or designee.
Risk Management Responsibility	Promotes effective worksite-based safety and health through the establishment of a comprehensive safety and health management system utilizing cooperative relationships internally and externally.

Employee Responsibility	Each employee will comply with and promote safe practices in the workplace. Employees are encouraged to offer suggestions for improvements to the workplace to ensure a safe environment. Each employee is responsible for their own safety on the job and will be subject to disciplinary action, up to and including termination, for unsafe work practices.
Workers' Compensation	Employees are covered by the City under the Arizona State Workers' Compensation Act (A.R.S. Title 23, Chapter 6) against injuries, illness, or disease occurring in the course of City employment. The law provides for payment of all medical expenses and, under certain circumstances, compensation for loss of income.
Craig Tiger Act	The City of Buckeye complies with the Craig Tiger Act (A.R.S § 38-673) and its provisions to provide sworn personnel and 911 dispatchers traumatic event counseling and designated paid time off during treatment.
Alcohol and Drugs	The City is committed to providing a safe and secure environment that complies with the Drug Free Workplace Act. Employees who report to work under the influence of or in the possession of alcohol, marijuana and unlawful drugs or controlled substances, or whose off duty use adversely affects job performance, safety, or the City's reputation, may be subject to disciplinary action, up to and including termination.
DOT	The City of Buckeye is committed to maintaining a safe and drug-free workplace for all employees performing safety-sensitive functions, as defined and in compliance with DOT (Department of Transportation) regulations.

Policy	Discipline, Grievances and Appeals
Effective Date	12/1/2024
General Provisions	It is the policy of the City to treat all employees fairly in matters affecting their employment. The goal of the City is to resolve conflict at the lowest level possible. The City recognizes that a certain level of conflict is inherent in any organization; however, effective organizations use conflict constructively to improve processes and communications between and among employees and supervisors.
Policy	The purpose of this policy is to provide a just, effective, and equitable method for the prompt resolution of problems and/or concerns in a fair and expedient manner, without discrimination, coercion, restraint, or reprisal. It is the policy of the City of Buckeye to provide for an orderly and informed process for dispute resolution.
General	It is the policy of the City to use a progressive system of coaching and discipline to address unacceptable work performance or behavior. The goal is to change unacceptable work performance or behavior contrary to these policies.
Corrective Actions	The employee may be subject to any of the following disciplinary actions, depending on the severity of the offense and prior discipline history: • Supervisory Counseling • Letter of Instruction • Performance Improvement Plan • Disciplinary Probation

	• Suspension • Demotion • Termination
Notice and Appeal Procedure	Classified employees who have successfully completed their probationary period of employment may only be suspended without pay, involuntarily demoted, and/or dismissed for good cause, and are eligible to make use of the City's Notice and Appeal Procedure outlined in this Policy The purpose of the Notice and Appeal procedure is to provide a just, effective, and equitable method for the prompt resolution of problems and/or concerns in a fair and expedient manner, without discrimination, coercion, restraint, or reprisal against any classified employee who may submit or be involved in an appeal. It is the policy of the City to provide for an orderly and informed process for problem resolution. *Pre-disciplinary Notice* Prior to the suspension without pay, involuntary demotion (for purposes of this Policy, an "involuntary demotion" is defined as a demotion that is not initiated by the employee), or dismissal of a non-probationary classified employee, written Notice of Intent to Impose Discipline shall be delivered to the employee, stating the specific facts and allegations giving rise to the proposed disciplinary action. The Notice of Intent to Impose Discipline shall also include the date, time and location of a pre-disciplinary hearing. *Pre-Disciplinary Hearing* The pre-disciplinary hearing serves as a check against errors or mistaken decisions and will be presided over by the Department Director, or designee. If the employee fails or refuses to appear, the discipline will proceed as stated in the Notice of Intent to Impose Discipline. At the pre-disciplinary hearing, the employee may present

statements in response to the allegations contained in the Notice of Intent to Impose Discipline. The employee may bring one person to the meeting as an observer, who is not allowed to participate in the hearing or interfere with its orderly process. No witnesses may be called.

Within five (5) working days following the pre-disciplinary hearing, the Department Director, or designee, will issue a written decision either supporting and imposing the recommended discipline, or referring the matter back to the Department for further investigation or other disciplinary action short of that recommended in the Notice of Intent to Impose Discipline.

Appeal
A classified employee may appeal a suspension without pay in excess of twenty-four (24) working hours, involuntary demotion, or dismissal by submitting a written Notice of Appeal to the Human Resources Director or designee, stating the reason(s) why the employee should not be dismissed, demoted, or suspended without pay in excess of twenty-four (24) working hours.

The written Notice of Appeal must be received within ten (10) calendar days after the date of the written decision of the Department Director or designee, or, if the employee did not participate in a pre-disciplinary hearing, within ten (10) calendar days from the effective date of the suspension without pay, demotion, or termination.

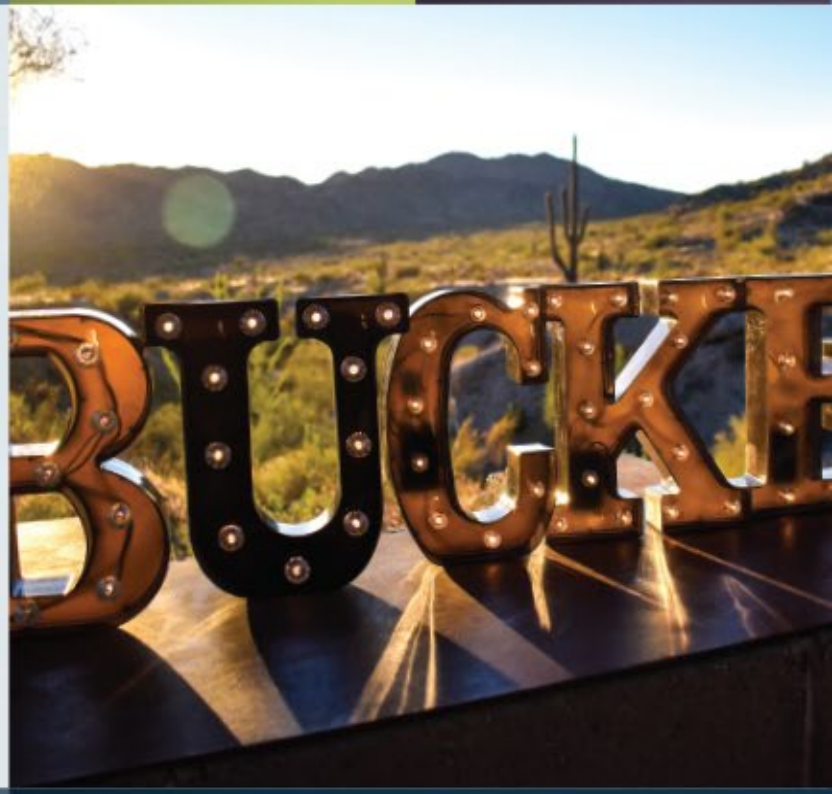
The Human Resources Director will coordinate a hearing before an independent hearing officer and will notify all parties of the date and time of the hearing, as well as coordinate information requests of the hearing officer. The employee may be represented by counsel at the hearing, at the employee's expense. Under no circumstances will the City be required to pay attorneys' fees or costs incurred by an employee as part of a hearing pursuant to this Policy.

The employee will be provided a disclosure of the evidence supporting the suspension without pay in excess of twenty-four (24) hours, involuntary demotion, or dismissal, including the names and the nature of the testimony of adverse witnesses, and the

	opportunity to confront and cross-examine available adverse witnesses. The employee will also be offered the opportunity to be heard in person, and to present evidence. No later than ten (10) calendar days following the hearing, the hearing officer shall issue a written advisory opinion to the City Manager. The City Manager shall review the advisory opinion and the appeal materials and issue a written decision within thirty (30) calendar days after receipt of the advisory opinion. The City Manager maintains the ultimate authority to determine appropriate discipline and may modify any recommendations. The decision of the City Manager is final. The deadline to rule on the appeal may be extended if more information is required or if other circumstances arise that preclude a timely ruling. Appealing employees will be notified of any delays in ruling and the reasons.
Arizona Peace Officer Bill of Rights	Law Enforcement Officers, as defined in A.R.S. § 38-1106, shall be afforded all rights and protections provided pursuant to the Arizona Peace Officer Bill of Rights, if applicable, including those set forth therein for appeals of disciplinary actions.

City of Buckeye Policy Manual

10.15.2024



BUCKEYE, AZ

buckeyeaz.gov

Overview

- Last full review: 2000 timeframe
  - Some Policies have been updated between 2000 - 2022
- Improve clarity for employees and leadership
- Wholesale redesign
  - Policy – City Council Approval
  - Guidelines – City Management Approval
- Be nimble in our ability to react to employment landscape changes, practices and laws
- Benchmarked other cities in the West and East Valley
- All policies and guidelines will be housed electronically in PowerDMS

Policy vs Guidelines

Policy

- Changes require City Council approval and adoption
- Are direction setting
- General in nature
- Provide philosophical direction & guidance to the City
- Says “We believe this way”

Guideline

- Changes require City Manager approval
- Are task or action defining
- Specific in nature
- Provide guidance to departments and Human Resources on how to administer the policies
- Says “This is how we do it”

Policy Format

- Policy Number
- Policy Name
- Effective Date
- General Provisions
- Policy Description

Sections Within Policy Manual

1. General Provisions
2. Employment
3. Compensation
4. Professional and Personal Conduct
5. Communications
6. Information Technology
7. Records
8. Training and Development
9. Time Off and Leaves
10. Benefits
11. Employee Safety
12. Discipline, Grievances and Appeals
13. Definitions

Key Callouts

- Section 2: Employment
  - At-Will vs. Classified: Upon adoption, future non-sworn employees will be considered “at-will”
- Section 3: Compensation
  - Salary Ranges/Classifications for all jobs reviewed regularly
  - Job Descriptions
- Section 4: Professional and Personal Conduct
  - Discrimination and Harassment free workplace
- Section 9: Time Off and Leaves
  - Vacation Accrual Changes based upon years of service
  - Recognition of PSPRS/ASRS service
  - Vacation and Sick Cashout Changes
  - New Leave: Parental Paid Leave
- Section 12: Discipline, Grievances & Appeals
  - Final decision authority with City Manager vs external arbitrator

Changes Based Upon Council Small Group Feedback

- Section 1: Administration of Policies and Guidelines
  - All reference to “department policies” have been reworded to “departmental standard operating procedures”
- Section 9: Time Off and Leaves
  - Added “Other” leaves to anticipate any future leave categories not currently listed
- Section 11: Safety
  - Removed Craig Tiger Act from policy and placed in guideline

Final Thoughts

- Guidelines will be completed within 45 days of Policy adoption
- City-wide rollout and communication
  - Written communication distributed city-wide with PowerDMS instructions
  - Department leadership, staff meetings and all employee meetings
- All Policies effective 12/1/2024

Recommended Actions

- Adopt Ordinance 23-24 amending section 3 of the City code
- Adopt Resolution 66-24 rescinding prior Policies and adopting new policies