

**CITY OF BUCKEYE
COUNCIL WORKSHOP
FEBRUARY 25, 2014
MINUTES**

Executive Conference Room

530 E. Monroe Ave.

Buckeye, AZ 85326

Immediately following the Council Policy Discussion Session

1. Call to Order/Roll Call

Mayor Meck called the meeting to order at 2:45 p.m.

Members Present: Councilmember Strauss, Councilmember Hess, Councilmember McAchran, Councilmember Heustis, Vice Mayor Orsborn and Mayor Meck.

Members Absent: Councilmember Garza.

Departments Present: City Manager Stephen Cleveland, City Attorney Scott Ruby, City Clerk Lucinda Aja, Deputy City Clerk Deborah Harrell, Assistant to Council Carol Conley, Fire Chief Bob Costello, Development Services Director George Flores, Community Services Director Cheryl Sedig, Finance Director Larry Price, and City Engineer Scott Zipprich.

2. Presentation and Discussion of Land Use Assumptions and the Infrastructure Improvement Plan for the Development Impact Fee Update

Staff Liaison: Larry Price, Finance Director

Mauricio Iacueli, W. C. Scoutten

District No. All

Mr. Dwayne Guthrie (TischlerBise) presented Council a power point presentation with an overview of the Land Use Assumptions and Infrastructure Improvements Plan for Development Fees. The current Buckeye Service Area Zones and the proposed four geographical zones were presented; the proposed zones are similar to the existing area. Land Use Assumptions, Service Area information with housing unit and job projections from MAG are key drivers; excluding Verrado and South lowered projects to 266 fewer dwellings per year. Central West has the least housing increase but significant industrial development over the next ten years. Mr. Guthrie reviewed the changes to libraries, parks and recreation, streets, public safety, water and wastewater. Ten-year funding needs in addition to future development fees include pool, north library, streets and public safety. It's recommended that Buckeye set aside approximately \$1.55 million from other revenues to ensure completion of the IIP. Current and preliminary fees for residential, commercial and industrial were provided. Vice Mayor Orsborn confirmed the largest increases are in water and sewer based on the large geographical area. Councilmember Hess confirmed most developers would install the water and sewer. Councilmember McAchran confirmed public hearings and developer meetings were held. Mayor Meck confirmed water and wastewater treatment facilities and re-charge components are included. Mr. Cleveland confirmed that current planned expenditures for growth related improvements is \$84 million over the next ten years; the increase in central west is related to no current infrastructure. Mr. Guthrie confirmed that each service area has its own storage component, booster component, well component, treatment component and water resources fee included; each service area is independent collecting and using their own fees. Vice Mayor Orsborn confirmed it's possible to have flexibility to combine two service areas or portions of, into one service area. Based

on the economy it may be necessary to monitor, review and update IIP's every few years. Councilmember Heustis confirmed that developments with private water companies have been excluded for water only. Mr. Cleveland commended Staff , Consultants and the development community for making this process work.

3. Adjournment

A motion was made by Vice Mayor Orsborn and seconded by Councilmember Hess to adjourn the meeting at 4:00 p.m. Motion passed unanimously.

Jackie A. Meck, 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 the 25th day of February, 2014. I further certify that a quorum was present.

Lucinda J. Aja, City Clerk