

**CITY OF BUCKEYE  
COUNCIL WORKSHOP  
APRIL 28, 2014  
MINUTES**

**Council Chambers  
530 E. Monroe Ave.  
Buckeye, AZ 85326  
3:00 p.m.**

**1. Call to Order/Roll Call**

Mayor Meck called the meeting to order at 3:02 p.m.

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

Members Absent: Councilmember Garza and Councilmember Hess.

Departments Present: City Manager Stephen Cleveland, City Attorney Scott Ruby, City Clerk Lucinda Aja, Assistant to Council Carol Conley, Public Works Director Scott Lowe, Community Services Director Cheryl Sedig, Development Services Director George Flores, City Engineer Scott Zipprich, and Finance Director Larry Price.

**2. Discussion and Update on Development Impact Fees**

**Staff Liaison: Larry Price, Finance Director**

**Mauricio Iacueli, W.C. Scoutten Engineering**

**District No. All**

Mr. Price opened the discussion and introduced Dwayne Guthrie (TischlerBise) who provided Council with a presentation reflecting Land Use Assumptions, Infrastructure Improvements Plan (IIP), and Proposed Development Fees. A summary of IIP methods, cost components and service areas were provided. Mr. Guthrie informed Council that projects may be removed or modified, and that the proposal is not an “all or nothing” plan. Slides depicting parks and recreation, library, street, public safety, water, and wastewater fees, IIP summaries, and projected revenues were displayed. Current and preliminary fees for single-unit residential, commercial and industrial were presented, as well as a ten-year funding summary. Alternatives to development fees and possible sources of other funding including developer exactions/agreements, special districts and voter-approved bonds were discussed. Development fees associated with adult communities were reviewed. Mr. Guthrie informed Council that the proposed plans are based on realistic projections and the City’s need for further infrastructure. Mr. Price provided information regarding previously collected impact fees that are currently available and provided clarification with regard to amounts designated for specific projects. Andrew McGuire of Gust Rosenfeld clarified fees collected are subject to a refund request, although plans may be modified based on continued reassessment and the City’s need for growth. Mr. Guthrie noted that IIP’s are modified a minimum of every five years and realistically updated every three years. Discussion was held regarding collection of fees, general use of fees, and associated timeframes. Further clarification was provided by Mr. Price regarding previously collected funds that are now available. Mr. Guthrie requested direction from Council related to potential proposed IIP project modifications and/or removals.

**3. Adjournment**

A motion was made by Vice Mayor Orsborn and seconded by Councilmember Heustis to adjourn at 4:11 p.m. Motion passed unanimously.

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Jackie A. Meck, Mayor

ATTEST:

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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 28<sup>th</sup> day of April, 2014. I further certify that a quorum was present.

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Lucinda J. Aja, City Clerk