

**CITY OF BUCKEYE
SPECIAL COUNCIL MEETING
APRIL 8, 2014
MINUTES**

**City 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 3:00 p.m.

Members Present: Councilmember Strauss (arrived 3:05 p.m.) 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, Deputy Clerk Deborah Harrell, Assistant to Council Carol Conley, Fire Chief Bob Costello, Development Services Director George Flores, Government Relations Manager George Diaz, Human Resources Director Nancy Love, Public Works Director Scott Lowe, and Finance Director Larry Price.

2. Public Hearing Only Adoption of the Development Fees for the Development Impact Fees Update

Staff Liaison: Larry Price, Finance Director

Mauricio Iacueli, W.C. Scoutten, Engineering

District No. All

Mayor Meck opened the Public Hearing at 3:04 p.m. to hear citizen input regarding the adoption of Development Fees for the Development Impact Fee Update. Mr. Price opens the discussion and introduces Mauricio Iacueli. Mr. Iacueli leads the presentation regarding Development Impact Fees. Carson Bise (TischlerBise Consultants) discussed the Development Impact Fees and provided comparison charts. Council requested further follow up comparisons. Larry Price requested Council not adopt Development Impact Fees due to the financial obligation required from the City's General Fund. There are no current revenues due that would offset the City's obligation to pay the \$1.55 million per annum subsidized fees. Mr. Iacueli presented the Buckeye Adoption Process Schedule. Vice Mayor Orsborn lead a discussion regarding financial alternatives to impact fees if not adopted. Councilmember Heustis questioned the possibility of CFD's offsetting the City's obligation to pay the \$1.55 million in annual fees. Chris Heeter (Stardust Companies) provided comments in support of adopting the Development Impact Fees. Matt Behrens (Pulte Homes) provided comments in support of adopting the Development Impact Fees and in support of the City's vision of improved facilities. Mr. Jackson (Deputy Director of Municipal Affairs for the Homebuilder's Association of Central Arizona) provided comments in support of adopting the Development Impact Fees. Vice Mayor Orsborn expressed appreciation for the efforts of staff as well as the development community and presents further comments with regard to the potential of existing accounts and/or funds that may support the City's obligation to pay \$1.55 million annually. Mr. Ruby discussed bond opportunities and the impact of SB1525 on Development Impact Fees. Mayor Meck expressed appreciation of staff and the development community for their work on the Impact Fees and reiterated the need for new growth paying for new growth. Mayor Meck discussed the unique nature of the City and the differences the City must consider with regard to adopting impact fees. Mr. Flores

discussed the need for a predictable development process and supports the resolution of this issue and recommends continuing with the current plan. Councilmember Heustis commented regarding residential vs. commercial costs to the City. Mr. Bise further discussed the Development Impact Fees and options with regard to financing strategies and mechanisms. Vice Mayor Orsborn discussed the process related to the adoption of Development Impact Fees. General discussion is held regarding options and/or obligations of the City if the required/proposed fees are not timely collected. Mr. Jackson discussed strategies used to compensate for growth and changes that may be made during the 10 year rolling period. General discussion is held regarding the 10 year payment plan. Mr. Price informed Council that the City's portion is \$15.46 million, to be paid over the next 10 years (\$1.55 million annually). Mayor Meck encouraged continuing discussion of this matter so that all questions raised may be answered and/or potential issues resolved. There being no further comments, Mayor Meck closed the public hearing at 4:27 p.m.

3. Adjournment

A motion was made by Vice Mayor Orsborn and seconded by Councilmember Heustis to adjourn the meeting at 4:30 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 Special Council Meeting on the 8th day of April, 2014. I further certify that a quorum was present.

Lucinda J. Aja, City Clerk