

ATTACHEMENT – 3

Annexation 11-01 Infrastructure and Service Plan

ARS Article 9-471 O. Requires that “on or before the date the governing body adopts the ordinance annexing territory, the governing body shall have approved a plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development within ten years after the date when the annexation becomes final...”. Staff has considered the essential services and infrastructure needed to serve this area for Police, Fire, and Public Works through the next decade. Should the City Council wish to Annex the 251 acres included in this request, Staff has provided a Fiscal Impact Analysis (Staff Report Attachment – 2) identifying the assumed fiscal impacts to the City’s General and HURF Funds.

Staff has analyzed two scenarios in the fiscal impact statement prepared by Applied Economics. The first scenario projects the initial impacts this annexation would have on the current budget and demand for services, including tax revenues collected by the City. The second scenario considers the demand for services at build out assuming the properties are developed in accordance with the current General Plan Land Use Designations. Both scenarios identify a positive net impact on the City’s funds. The Public Safety and Public Works Departments have provided brief summaries explaining their anticipated demand for services. The City has not received immediate interest to develop these parcels of land, and given the current market conditions the land will likely not develop for sometime to come. The proposed Infrastructure and Services Plan includes the Fiscal Impact Analysis (Staff Report Attachment – 2,) and the service statements from Police, Fire, and Public Works, see Exhibit A.

The Infrastructure and Services Plan assumes a worse case scenario and assumes the City will provide all necessary services to these properties, in perpetuity. Please note that if this Annexation is adopted by the Mayor and City Council and the Ak-Chin land is approved by the Federal Government for Fee-to-Trust, the Ak-Chin land and will no longer be a City liability (approximately 230 acres). The City intends to retain the maintenance responsibilities of Anderson Road, through the Ak-Chin property to provide access to the lands south of Maricopa-Casa Grande Highway.

EXHIBIT A
Annexation 11-01
Infrastructure and Service Plans

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FIRE DEPARTMENT

MEMO

To: Kazi Haque, Planning Manager
From: Mark L. Boys, Division Chief
CC: Wade Brannon, Chief
Date: August 6, 2012
Re: Proposed Revised Annexation 11-01

The Fiscal Impact Report of June 2012 addresses many of the fire department's requirements of this proposed annexation area to conform to national and regional standards for fire protection. As stipulated in section 3.2 of the Impact Results-Build Out, annual fire service costs are estimated at \$377,000 based on current average costs for the city. These costs shall be essential based on the development assumptions and anticipated type structures and occupancy groups.

While there are sufficient existing access points today, existing dirt roads leading to the property will require improvements to accommodate fire apparatus and drainage on all aspects of the property with the exception of the south which is boarded by the Maricopa Casa Grande Highway.

The property is located 4.9 miles from the nearest fire station (572) on Honeycutt Avenue. However, plans are underway for a new station to be built at the intersection of Bowlin and Hartman Road which would not necessarily impact the response time by a significant amount due to the station being further to the west but approximately one mile closer to the south. It is important to note that additional specialized equipment and resources may be needed for industrial areas of a higher hazard, size or height should the development characteristics change as depicted in section 2.1 of the Methodology.

Presently there is no commercial water system established on site or static water supply in close proximity. This would be a major consideration for new commercial development requiring a minimum of two hour duration equaling 180,000 gallons of water at 1,500 gallons per minute with supporting infrastructure and hydrants. Based on the intended use there exist a distinct probability future commercial

development may in fact require a four hour duration equating to 360,000 gallons of water for fire protection. These equations include a presumed 75% reduction allowance which may be taken into consideration to the required gallons per minute due to installation of sprinklers in the structures. The cost alone for a 360,000 water tank without supporting infrastructure could reach an estimated cost of \$500,000.00. This cost of course may be the responsibility of the developer nonetheless must be a consideration.

We believe this annexation would be a very positive impact to our community and are looking forward to servicing this area with the same professionalism we now serve our local businesses and community members.

August 2, 2012

Annexation 11-01
Amended Annexation Boundary

Public Safety Departments -
Police Service and Infrastructure Plan

The Fiscal Impact Report of June 2012 addresses many of the Police Department's requirements of this proposed annexation area to conform to national and regional standards for police protection. As stipulated in section 3.2 of the Impact Results – Build Out, annual police service costs are estimated at \$222,000 or 2.5 FTE's to patrol and service this area. These costs are based on current average costs for the city and shall be essential as this site is developed for commercial and employment land uses.

The property is located 8.7 miles from the nearest City of Maricopa Police Dispatch facility. The site incorporates a relatively small geographic area and will be included in the regular patrol upon annexation to the City. The additional patrol required to service this 251 acre area will generally include an additional 3 miles, however, this area is mostly vacant land, with no occupied structures. The City does not anticipate an increase in service calls or demand for this area until the land becomes active for agricultural use or developed with occupied structures. However, the City desires to decrease response times to Emergency calls for service for properties south of the railroad tracks. The City anticipates future growth beyond the proposed annexation area. Should these properties wish to Annex into the City, a future Police Substation will likely be required to provide decreased response times for the lands south of the proposed Annexation area.

This annexation would be a very positive impact to the community and the area will be serviced with the same professionalism provided to our local businesses and community members.

Public Works Division - Infrastructure & Service Plan ANX11-01

	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-23	Project Totals
	Year 1 Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget	Beyond Year 5	
Anderson Road							
Construction (ARDP)				250,000			250,000
Design		75,000					75,000
Drainage			100,000				100,000
Peters and Nall Road							
Construction (ARDP)				100,000			100,000
Design		25,000					25,000
Drainage			50,000				50,000
Operations and Maintenance							
Grading	45,000	45,000	45,000	25,000		?	160,000
Weed Control	6,000	6,000	6,000	6,000	6,000	?	30,000
Signing/ striping	2,500	2,500	2,500	5,000	5,000	?	17,500
	53,500	153,500	203,500	386,000	11,000	-	807,500