

## **ATTACHEMENT – 7**

### **Annexation 13-01 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 831 acres, the applicant has provided a Fiscal Impact Analysis (ANX13-01 Staff Report Attachment – 4) identifying the assumed fiscal impacts to the City’s General and HURF Funds.

The applicant proposes two phases of annexation, both are analyzed in the Fiscal Impact Statement prepared by DPF. The first Phase is the 831 acres of land included in this Annexation request, ANX13-01. The second Phase includes the 2,283 acre Santa Cruz Ranch project. The Fiscal Impact Analysis identifies the fiscal impacts at build-out of each phase and the impacts the development will have on the City’s budget and demand for services, including tax revenues collected by the City. Upon the completion of the first Phase, the analysis identifies a positive net impact of \$2,357,587 on the City’s funds, and a total of \$19,941,357 (in today’s \$) after build-out of both phases. The Public Safety and Public Works Departments have provided brief summaries explaining their anticipated demand for services. The proposed Infrastructure and Services Plan includes the Fiscal Impact Analysis (ANX 13-01 Staff Report Attachment – 4) and the service statements from Police, Fire, and Public Works, see Exhibit A.

The Fiscal Impact Analysis provided by the applicant, and the Infrastructure and Services Plan prepared by staff assumes future development will finance and construct the initial infrastructure needed to service both phases of annexation. Therefore, the Fiscal Impact Analysis only incorporates the on-going operation and maintenance of the public facilities once the improvements are constructed and turned over to the City.

Prior to development occurring on these parcels, staff estimates the initial fiscal impact to maintain the existing roads to be around \$30,000 annually, see Exhibit A.

December 10, 2013

**Annexation 13-01**  
**831 Acres**

**Public Safety Departments -**  
**Police Service and Infrastructure Plan**

The Fiscal Impact Report of December 9, 2013 addresses the fundamental Police Department's requirements of this proposed annexation area to conform to national and regional standards for police protection. As stipulated in section III.(D) *City Expenses* (including the current and future proposed phase of annexation) – Build Out, annual police service costs are estimated at \$1,309,556 or 16 FTE's to operate the necessary 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 residential, commercial and employment land uses.

The property is located 9.7 miles from the nearest City of Maricopa Police Dispatch facility. The Phase 1 annexation area 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 831 acre area will generally include an additional 8 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 developed with occupied structures. However, the City desires to decrease response times to Emergency calls for service for properties south of the railroad tracks. A future Police Substation will likely be required to provide decreased response times for the proposed Phase 1 and Phase 2 Annexation areas. Future development of the annexation areas will be required to participate in future facility improvements necessary to meet the City's expectations for quality public safety. The necessary improvement may include, but not limited to:

- Annexation is out of the 700/800 mghz range. Infrastructure will need to be addressed prior to construction.
- Annexation is also outside the current WiFi capabilities for Computer Aided Dispatching (CAD) in each patrol vehicle. Infrastructure will need to be addressed here also at time of construction to ensure public safety response is in standing with best practices.

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.



FIRE DEPARTMENT

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**MEMO**

To: Dana Burkhardt, Planning and Development  
From: Mark Boys, Division Chief  
CC: Wade Brannon, Chief  
Date: March 7, 2013  
Re: Annexation Fiscal Impact Report assumptions (South Maricopa Anderson Corridor Annexation)

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The Fire Department requirements for providing fire and life safety services to the South Maricopa Anderson Corridor annexation area is estimated to cost approximately 2.1 million dollars per year. This estimate is based on current City of Maricopa service levels, the size of the proposed annexation and the location of the proposed annexation.

The proposed annexation is located several miles South and East of the closest Fire Department substation. The distance from the nearest substation to the intersection of Field and Anderson, a paved intersection located within the annexation, is 8.6 road miles. Our estimated travel time from the Fire Department Substation to this intersection is 20 minutes. When responding to emergency incidents in suburban and urban areas, our current City service levels call for a travel time of 4 minutes or less 50% of the time and 6 minutes, 30 seconds or less, 90% of the time. A fully-staffed and equipped fire station is required to meet this standard level of service. However, the annexation area is currently undeveloped. No additional Fire Department infrastructure would be required to meet response standards to the area, as long as it remains undeveloped.

Radio communications is essential for public safety response. Radio communications will need to be evaluated in order to ensure that they currently meet City of Maricopa service standards for the 700/800 MHz and VHF bands prior to development. The proposed annexation area is outside current radio service areas and may not transmit or receive radio transmissions. Required infrastructure improvements would primarily serve the proposed annexation area, as the infrastructure would have a limited range due to the geography of the area and the type of equipment that may be required.

The provision of the necessary water supply for firefighting would be required prior to the areas development. A supply, equal to 180,000 gallons, supplied at 1,500 gallons per minute at the fire hydrants (2-hour duration) would be the minimum requirement. There is a distinct possibility the requirement could increase to 360,000 gallons of water for fire protection (4-hour duration) prior to any significant commercial development. In addition, existing dirt roads leading to and within the

proposed area will require improvements to accommodate fire apparatus and drainage on all aspects.

There is limited transportation connectivity from the annexation area to other areas of the City. Access is limited by an inadequate number of railroad crossings. The annexation area is served by a single crossing at Anderson Road. The next closest crossing is at White and Parker. This severely limits the ability of the Fire Department to assemble an effective response force for many serious emergency incidents, including house fires. The development of industrial areas, large buildings, or multi-story structures may be constrained by this access issue.

We are confident 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 business and community members.



# Public Works Division - South Maricopa Anderson Corridor Annexation

	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	FY17-23	Project Totals
	Year 1 Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget	Beyond Year 5	
<b>Operations and Maintenance</b>							
Grading	2,400	2,400	2,400	2,400	2,400	?	12,000
Weed Control/Mowing	15,000	15,000	15,000	15,000	15,000	?	75,000
Signing/ striping	3,000	1,500	1,500	1,500	1,500	?	9,000
Asphalt Repairs/Anderson Rd	10,000	5,000	5,000	5,000	5,000	?	30,000
Sweeping	1,000	1,000	1,000	1,000	1,000	?	5,000
<b>Sealing</b>							
Anderson Rd - 3 miles							
Miller Rd - .05 mile							
Teel Rd - 1 mile							
Murphy Rd - .05 mile							
Ensenada Rd - 1 mile							
Maricopa/Casa Grande Hwy -							
	29,000	22,500	22,500	22,500	22,500	-	119,000