



# City of Maricopa

## Legislation Details (With Text)

<b>File #:</b>	CON 18-46	<b>Version:</b>	1	<b>Name:</b>	Development Impact Fees & Infrastructure Improvement Plan
<b>Type:</b>	Contract	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	8/20/2018	<b>In control:</b>		<b>In control:</b>	City Council Regular Meeting
<b>On agenda:</b>	9/4/2018	<b>Final action:</b>		<b>Final action:</b>	9/4/2018
<b>Title:</b>	The Mayor and City Council shall discuss and possibly take action on approving the agreement with TishlerBise, Inc. for preparation of a Development Impact Fee Study and related Infrastructure Improvement Plan at a total cost of \$94,630. This agreement will be funded from Park DIF 2CS, Professional & Occupational, DIF Study (34133131-53320-34012) - \$19,152; Police DIF, Professional & Occupational, DIF Study (34322121-53320-34012) - \$4,754; Fire DIF, Professional & Occupational, DIF Study (34422528-53320-34012) - \$9,284; Transportation DIF 2, Professional & Occupational, DIF Study (34644146-53320-34012) - \$61,440. Discussion and Action.				
<b>Sponsors:</b>	Brenda Hasler				
<b>Indexes:</b>	Community Resources and Quality of Life Amenities, Economic Development, Safe and Livable Community, Well Planned Quality Growth and Development				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Contract, 2. Ex A - Tempe AZ IF RFP, 3. Ex A - 6.19.18 renewal, 4. Ex B - Maricopa AZ Proposal				

Date	Ver.	Action By	Action	Result
9/4/2018	1	City Council Regular Meeting	Approved	Pass

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Development Impact Fees are fees assessed to fund infrastructure improvements required due to new growth. These fees are accumulated to construct specific improvements or portions of specific improvements, within the municipality, based on Development Fee Studies.

In the 2011 legislative session, the Arizona Legislature passed Senate Bill (SB) 1525 which updated Arizona Revised Statutes (ARS) §9-463.05 This required Arizona municipalities to make adjustments to its development fee program using a two-step approach. Step 1 fees became effective January 1, 2012. Step 2 required an updated Development Fee Study and related Infrastructure Improvement Plan (IIP) to become effective August 1, 2014. TischlerBise conducted the study and prepared the 2014 IIP.

TischlerBise is a fiscal, economic, and planning consulting firm specializing in development fees, fiscal and economic impact analyses, infrastructure funding strategies, capital improvement planning, and financial/market feasibility. Specifically, the firm has extensive experience in Arizona assisting communities with impact fee studies in compliance with SB 1525.

The study is approximately an 8 month process and will begin in September 2018 with an expected completion of the Final Land Use Assumptions, IIP and Development Fee Reports in April 2019.

This item will be presented by Brenda Hasler, Senior Financial Analyst.

Staff requests Mayor and Council approve the agreement with TishlerBise, Inc. for preparation of a Development Impact Fee Study and related Infrastructure Improvement Plan funded from: Park DIF 2CS, Professional & Occupational, DIF Study (34133131-53320-34012) - \$19,152; Police DIF, Professional & Occupational, DIF Study (34322121-53320-34012) - \$4,754; Fire DIF, Professional & Occupational, DIF Study (34422528-53320-34012) - \$9,284; Transportation DIF 2, Professional & Occupational, DIF Study (34644146-53320-34012) - \$61,440.