



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE  
REGULAR COUNCIL MEETING  
MARCH 6, 2018  
AGENDA**

**REVISED AGENDA / Please note the following changes: motion amendment to Consent Item \*6A.; removal of item related to Fire Code Appeal; renumbering of Non-Consent Items 7A. and 7B.; addition of Item 7C. related to a Notice of Intent to enter into a Development Agreement with Nikola Corporation. (Revised Agenda posted March 5, 2018 at 4:30 p.m.)**

**City Council Chambers / REVISED AGENDA  
530 E. Monroe Ave.  
Buckeye, AZ 85326  
6:00 PM**

*Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.*

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*Members of the City Council will either attend in person or by telephone conference call or video presentation. Items listed may be considered by the Council in any order.*

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- 1. Call to Order/Invocation/Pledge of Allegiance/Roll Call**
- 2. Comments from the Public - Members of the audience may comment on any item of interest.**  
*Council Action: Open Meeting Law does not permit Council discussion of items not specifically on the agenda*
- 3. Awards/Presentations/Proclamations**
- 4. Minutes**  
**Council to take action on approval of the minutes of the February 6, 2018 Council Workshop and the February 6, 2018 Regular Council Meeting.**
- 5. Expenditures**  
**Council to take action on the request to ratify the payment of the accounts payable expenditures made. Copies of invoices are available at City Hall.**
- 6. CONSENT AGENDA ITEMS / NEW BUSINESS - Approval of items on the Consent Agenda - All items with an (\*) are considered to be routine matters and will be enacted by one motion and vote of the City Council. There will be no separate discussion of these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.**

- \* **6.A Council to take action on Resolution No. 06-18 approving the Intergovernmental Agreement between the City of Buckeye, Maricopa County, and the City of Surprise relating to the inclusion of White Tank Mountain Regional Park in the City of Buckeye's and the City of Surprise's general plan planning area; and authorizing the City Manager to approve, execute and deliver said agreement with nonsubstantive modifications.**

Summary:

This IGA between the City of Buckeye, City of Surprise, and Maricopa County will allow for the cities to include the White Tanks Mountain Park in their respective planning areas. Buckeye and Surprise agree not to initiate an annexation of the Park without prior written consent of the County.

Staff Liaison: Terri Hogan, Deputy Director of Planning, (623) 349-6214, [thogan@buckeyeaz.gov](mailto:thogan@buckeyeaz.gov)

- \* **6.B Council to take action on Resolution No. 05-18 adopting a Notice of Intent to increase or establish new Development User Fees; to make available to the public a written report in support of the proposed new or increased Development User Fees; approving modifications to the Development User Fees previously adopted by Mayor and City Council on December 19, 2017; and vacating the April 1, 2018 effective date of the Development User Fees.**

Summary:

The purpose of the Development User Fee Schedule is to provide clearly-described, value-added service to the City's residents and business partners. Mayor and Council adopted new Development User Fees on December 19, 2017. The effective date of the Development User Fees is April 1, 2018. Subsequent to the adoption of the Development User Fees on December 19, 2017, staff determined that certain modifications are necessary, including establishing some additional new or increased fees. In some cases, staff has determined that fees should be reduced. Due to the changes proposed, staff recommends that the April 1, 2018 effective date of the Developer User Fees be vacated and continued to a later date so that the proposed modifications and new fees can be included and all Developer User Fees, as modified, will then be effective on the same date. Staff will be recommending the new effective date to be July 1, 2018.

Staff Liaison: Scott Zipprich, City Engineer, (623) 349-6217, [szipprich@buckeyeaz.gov](mailto:szipprich@buckeyeaz.gov)

George Flores, Development Services Director, (623) 349-6209, [gflores@buckeyeaz.gov](mailto:gflores@buckeyeaz.gov)

- \* **6.C Council to take action on Ordinance No. 07-18 authorizing the acquisition of certain real property for public use by donation, eminent domain or purchase for storage tanks and reservoirs, pumps, pipes, drainage, and ingress and egress for the Apache Road Water Campus, which will be located on 20 acres of land that is a portion of Parcel No. 504-41-006M; authorizing and directing the Mayor, City Manager and City Attorney to acquire said real property interests on behalf of the City by donation, eminent domain or purchase for an amount not to exceed the fair market value of the real property plus acquisition and closing costs.**

Summary:

This council action will facilitate acquisition of 20 acres of real property generally located in the Vista Bonita subdivision at the southeast corner of Apache Road and Broadway Road. This acquisition is necessary for locating the Apache Road Water Campus on the pressure zone boundary, and will include construction of storage tanks and reservoirs, pumps, pipes, and other items necessary for the delivery, storage, treatment and distribution of potable water and will allow for ingress and egress. Residents and businesses will see improved public safety and public utilities by the addition of the water campus in this area. These improvements will play a large part in encouraging new economic growth in these corridors.

Staff Liaison: Scott Zipprich, City Engineer, (623) 349-6217, [szipprich@buckeyeaz.gov](mailto:szipprich@buckeyeaz.gov)

- \* **6.D Council to take action on the removal of Caelani Staniel-Schneider and Kenzlee Acevedo-Schneider as Regular Members of the Buckeye Youth Council and the appointment of Su Bin Chang and Nathan Balos as Regular Members of the Buckeye Youth Council, with a term expiration date of February, 2020.**

Summary:

The City encourages community involvement in our programs through our boards and commissions. The Buckeye Youth Council (BYC) consists of a diverse group of youth members representing all City communities and informs the City Council on issues related to the youth. Members are removed when they are no longer eligible or able to serve. Caelani Staniel-Schneider and Kenzlee Acevedo-Schneider are no longer able to serve. Su Bin Chang and Nathan Balos will serve as Regular Members of the Buckeye Youth Council, with a term expiration date of February, 2020.

Staff Liaison: Maria Riebs, Management Assistant to Council, (623) 349-6955, mriebs@buckeyeaz.gov

## **7. Public Hearings / Non-Consent - New Business**

### **7.A Council will hold a public hearing and take action on Ordinance No. 09-18 amending Chapter 7 Development Code, Articles 3, 4, 5, and 10 relating to the inclusion of RV Garage Standards.**

#### Summary:

A Development Code update is necessary to accommodate RV garages in the City of Buckeye. Standards were added including enhanced architecture, decorative driveways, RV Garage definition, and greater setbacks to ensure the intent of the Development Code Design Standards are met. By accommodating an RV Garage product, the City of Buckeye will be more attractive for prospective homebuilders and homebuyers.

Staff Liaison: Adam Copeland, Principal Planner, (623) 349-6210, acopeland@buckeyeaz.gov

### **7.B Council will take action on a Tower License Agreement between the City of Buckeye and Verizon Wireless (VAW) LLC, D/B/A Verizon Wireless, Utility Easement Agreement, Temporary Construction Easement Agreement, and Memorandum of Tower License Agreement, relating to the licensing of a cell phone tower located near Superior Avenue and 255th Drive; and authorizing the City Manager to execute and deliver any and all documents necessary to implement the license agreement.**

#### Summary:

Verizon Wireless entered into a Site Access agreement with the City on February 21, 2017 and have obtained site approval and zoning for the construction of a cell phone tower located at a portion of tank site tract 08, near the area of Superior Avenue and 255th Drive. Verizon is now requesting to proceed with the installation of the new wireless communication facility and to enter into a lease agreement for an amount not to exceed \$18,000 for the first year, with an increase of two percent on each annual anniversary, for a term of five years.

Staff Liaison: Scott Lowe, Public Works Director, (623) 349-6815, slowe@buckeyeaz.gov

### **7.C Council to take action on Resolution No. 10-18 adopting the Notice of Intent to Enter into an Economic Development and Retail Tax Incentive Agreement with Nikola Corporation, a Delaware Corporation, and findings of fact.**

#### Summary:

Council will be asked to approve that certain economic and retail development tax incentive agreement entitled "Economic Development Agreement by and between the City of Buckeye, Arizona, an Arizona municipal corporation, and Nikola Corporation, a Delaware corporation (the "Agreement")". The Agreement relates to the development of a new electric truck manufacturing/assembly facility to be located approximately at the northwest corner of Sun Valley Parkway and the Cactus Road alignment.

Staff Liaison: Tennille Hiller, Management Assistant, (623) 349-6973, thiller@buckeyeaz.gov

## **8. City Manager's Report and Government Relations**

*Council will receive brief project and program updates from City Manager and his designees*

- *Council may ask questions that will be researched and staff will report before and at next meeting*
- *No legal action will be taken at the meeting on matters discussed*
- *Reports may be received on the topics list attached to the agenda*

## **9. Comments from the Mayor and Council**

*Mayor and Council may present a brief summary on current events and/or report on any of the Boards and Commissions and other organizations as necessary.*

*Councilmember Youngker:  
Public Safety Retirement Board (Police)*

*Councilmember HagEstad:*

*Vice Mayor Orsborn:*

*Airport Advisory Board  
Buckeye Pollution Control Corporation  
Valley Metro RPTA Board  
WESTMARC  
Greater Phoenix Economic Council (GPEC)*

*Councilmember Guy:  
Buckeye Youth Council  
Community Development Advisory Committee (CDAC Regular Member)  
Main Street Board*

*Councilmember Heustis:  
Library Advisory Board  
All Faith Board Chairman  
Planning and Zoning Commission  
Public Safety Retirement Board (Fire)*

*Councilmember Hess:  
Community Development Advisory Committee (CDAC Alternate Member)  
Community Services Advisory Board  
MAG Human Services Coordinating Committee (MAG HSCC Chair)  
Southwest Lending Closet Board*

*Mayor Meck:  
MAG Executive Committee - Chair  
MAG Regional Council - Chair  
MAG Economic Development Committee  
White Tank Mountain Conservancy Trust - Co-Chair  
Abrazo West Valley Hospital Board of Trustees  
Chamber of Commerce Council Liaison  
I-11 Freeway Coalition - Treasurer  
Gila River El Rio River Restoration Executive Committee  
Tamarisk Coalition  
Estrella Mountain Community College Advisory Committee*

*The Council may not propose, discuss, deliberate, or take any legal action on information presented.  
Council may direct inquiries to staff.*

**10. Council will make a motion to adjourn the meeting.**



**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> Minutes
<b>DATE PREPARED:</b> 2/14/2018	<b>DISTRICT NO.:</b> ALL
<b>STAFF LIAISON:</b> Lucinda Aja, City Clerk, (623) 349-6911, <a href="mailto:laja@buckeyeaz.gov">laja@buckeyeaz.gov</a>	
<b>DEPARTMENT:</b> City Clerk	<b>AGENDA ITEM TYPE:</b>

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**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council to take action on approval of the minutes of the February 6, 2018 Council Workshop and the February 6, 2018 Regular Council Meeting.

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**RELEVANT GOALS:**

GOAL 5: Responsive and Accountable Government and Effective Public Services

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**SUMMARY**

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**ATTACHMENTS:**

**Description**

- ▣ **February 6, 2018 Council Workshop Minutes**
- ▣ **February 6, 2018 Regular Council Meeting Minutes**



**CITY OF BUCKEYE  
COUNCIL WORKSHOP  
FEBRUARY 6, 2018  
MINUTES**

**City Council Chambers  
530 E. Monroe Ave.  
Buckeye, AZ 85326  
2:45 p.m.**

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

Vice Mayor Orsborn called the meeting to order at 2:49 p.m.

Members Present: Councilmember Youngker (arrived at 2:53 p.m.), Councilmember HagEstad, Councilmember Hess, Councilmember Guy, Councilmember Heustis (arrived at 2:49 p.m.), and Vice Mayor Orsborn.

Members Absent: Mayor Meck.

Departments Present: City Manager Roger Klingler, City Attorney Shiela Schmidt, Deputy City Clerk Summer Stewart, Finance Director Larry Price, Interim Water Resources Director Mark Seamans, Public Works Director Scott Lowe, City Engineer Scott Zipprich, Deputy City Engineer Paul Lopez, and Communications Manager Annie DeChance.

**2. Presentation and discussion of the creation and implementation of a wastewater pretreatment program.**

Staff Liaison: Mark Seamans, Interim Water Resources Director

Mr. Seamans opened the presentation and provided an overview of the scope of the presentation; introduced Ashley Pennell, Wastewater Environmental Compliance Officer. Ms. Pennell provided information related to the creation and use of a Pretreatment Program along with a history of environmental quality regulations. Pretreatment standards were listed and summarized. The purpose of a pretreatment program was discussed. Councilmember Guy requested further information related to established standards. Ms. Pennell stated regulations are established by the Environmental Protection Agency (EPA); local limits are then implemented in addition to those standards established by the EPA. Regulation delegation was reviewed. The City is considered a Publicly Owned Treatment Works (POTW) and must develop standards as mandated by the Arizona Department of Environmental Quality (ADEQ). Components of the program were summarized and include legal authority, an enforcement response plan, adequate funding, procedures, local limits, and public participation. Key components of the consultant's responsibilities include the development of legal authority and an enforcement response plan, establishing local limits, development of permitting procedures, and identifying nondomestic users; each component is necessary to gain approval from the ADEQ. Councilmember Hess requested further information related to past historical disasters leading to the creation of the EPA and ADEQ. Ms. Pennell provided additional

information related to historical environmental disasters that became a catalyst to the necessity of establishing pretreatment programs. Councilmember Guy requested further information related to the requirement of the City to establish a pretreatment program. Ms. Pennell stated the City reached a design capacity that now requires the establishment of a wastewater pretreatment program. Councilmember Heustis discussed the importance of standards and compliance with ADEQ. Councilmember Youngker requested information related to non-compliance procedures and reporting requirements. Ms. Pennell stated a compliance schedule may be created to assist a non-compliant business. Mr. Seamans discussed possible steps that may be taken to partner with businesses and ensure compliance. Ms. Pennell provided additional information related to reporting requirements, which are based on categories. Mr. Seamans provided additional information related to categorical and significant industrial users. Vice Mayor Orsborn requested further information related to current significant industrial users and future businesses. Mr. Seamans stated there are current businesses that exist that would be considered a significant industrial user that would be required to provide reports; each new business will be reviewed individually to determine how the pretreatment program applies and any necessary processes they would need to implement in order to be compliant. Discussion was held regarding wastewater processes and the importance of balancing the system and protecting what comes into the water and wastewater treatment facilities.

### **3. Presentation and discussion of small cell wireless facilities in the public right-of-way.**

Staff Liaisons: Scott Zipprich, City Engineer  
Paul Lopez, Deputy City Engineer

Mr. Lopez provided an overview of recent legislation related to Small Wireless Facilities in public rights-of way. Chapter 124 (House Bill 2365) Wireless Facilities in the Public Right-of-Way, became effective on August 9, 2017 and will require the City to take specific actions with respect to its regulation of small cellular wireless communications facilities in its public rights-of-way. The Act requires municipalities to permit wireless providers to construct, install, operate, and maintain small cellular wireless facilities in the public rights-of-way. The City must have its rates, fees, and terms of use of public rights-of-way established by February 9, 2018. The recommended process was reviewed. Councilmember Heustis requested further information related to updated legislation. Mr. Lopez provided further information related to the new legislation and clarified the rights-of-way the new processes will apply to. Standards have been developed for the City to ensure safety; however, the City cannot preclude wireless providers from installing equipment within public rights-of-way. Councilmember Guy requested further information related to the master license agreement. Mr. Lopez stated discussions have been held among Arizona cities resulting in the drafting of a template agreement for each city's use. Design standards were discussed and summarized. Vice Mayor Orsborn requested further information related to construction of towers and poles. Mr. Lopez stated design standards have been drafted that will help to ensure any new towers and poles constructed by the wireless provider will be consistent with the look and height of City poles and towers and will blend in well with the environment. Benefits to the wireless provider were addressed and include minimal fees for use of City rights-of-way and a streamlined and speedier process to enter into agreements and install equipment. Fees were addressed and summarized. Mr. Lopez stated wireless providers will be permitted to co-locate with existing City of Buckeye infrastructure or construct a new free-standing pole, or they may co-locate with another existing utility provider's pole; depictions of each option were displayed and discussed. Information was provided regarding small wireless antennas. General discussion was held regarding discussions at the State level resulting in the updated legislation.

#### **4. Adjournment**

A motion was made by Councilmember Heustis and seconded by Councilmember Hess to adjourn the meeting at 4:09 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 Council Workshop held on the 6<sup>th</sup> day of February, 2018. I further certify that a quorum was present.

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Lucinda J. Aja, City Clerk



**CITY OF BUCKEYE  
REGULAR COUNCIL MEETING  
FEBRUARY 6, 2018  
MINUTES**

**City Council Chambers  
530 E. Monroe Ave.  
Buckeye, AZ 85326  
6:00 p.m.**

**1. Call to Order/Invocation/Pledge of Allegiance/Roll Call**

Vice Mayor Orsborn called the meeting to order at 6:01 p.m. Pastor Vince Parks of Summit Community Church led the invocation. Councilmember Heustis led the pledge of allegiance.

Members Present: Councilmember Youngker, Councilmember HagEstad, Councilmember Hess, Councilmember Guy, Councilmember Heustis, Vice Mayor Orsborn, and Mayor Meck (via telephone).

Members Absent: None.

Departments Present: City Manager Roger Klingler, City Attorney Shiela Schmidt, Deputy City Clerk Summer Stewart, Police Chief Larry Hall, Assistant Fire Chief Bill Stockley, Finance Director Larry Price, Human Resources Director Nancy Love, Interim Water Resources Director Mark Seamans, Development Services Director George Flores, City Engineer Scott Zipprich, Information Technology Director Greg Platacz, Community Services Director Cheryl Sedig, Public Works Director Scott Lowe, Economic Development Director Dave Roderique, Construction and Contracting Manager Chris Williams, and Communications Manager Annie DeChance.

**2A. Comments from the Public** – None.

**2B. Awards/Presentations/Proclamations**

Vice Mayor Orsborn proclaimed that the City of Buckeye will support the use of the Arizona Education Progress Meter. Donna Davis, Senior Community Engagement Manager with Expect More Arizona, provided a brief presentation related to the Arizona Education Progress Meter.

**3. Minutes** – None.

**4. Expenditures**

A motion was made by Councilmember Hess and seconded by Councilmember Guy to ratify the payment of the accounts payable expenditures made. Motion passed unanimously.

**CONSENT AGENDA ITEMS**

**Approval of items on the Consent Agenda - All items with an (\*) are considered to be routine matters. Councilmember Heustis requested Item \*5B. be pulled for discussion. Councilmember Hess requested Item \*5D. be pulled for discussion. After discussion was held regarding Item \*5B., a motion was made by Councilmember Heustis and seconded by Councilmember Hess to approve Consent Items \*5A., \*5B., \*5C., and \*5E. Motion passed unanimously.**

**\*5. New Business**

**\*5A. Council to take action on the award of a Cooperative Purchase Agreement Addendum (Contract No. 31800036) between the City of Buckeye and JW Environmental Consulting, LLC, to create an Industrial Pretreatment Program.**

Staff Liaison: Chris Williams, Construction and Contracting Manager  
Mark Seamans, Interim Water Resources Director

Council approved the award of a Cooperative Purchase Agreement Addendum (Contract No. 31800036) between the City of Buckeye and JW Environmental Consulting, LLC, to create an Industrial Pretreatment Program.

**\*5B. Council to take action on the award of the Professional Services Agreement (Contract No. 31800039) between the City of Buckeye and Raftelis Financial Consultants, Inc. to conduct a comprehensive Water Rate Study.**

Staff Liaison: Chris Williams, Construction and Contracting Manager  
Mark Seamans, Interim Water Resources Director

Councilmember Heustis requested this item be pulled for discussion and commented with regard to the importance of the Water Rate Study and subsequent report. Council approved the award of the Professional Services Agreement (Contract No. 31800039) between the City of Buckeye and Raftelis Financial Consultants, Inc. to conduct a comprehensive Water Rate Study.

**\*5C. Council to take action on Ordinance No. 04-18, an ordinance of the Mayor and City Council of the City of Buckeye, Arizona, declaring the documents entitled “City of Buckeye Wireless Facilities in the Right-of-Way Standard Terms and Conditions” and “City of Buckeye Design Standards, Concepts and Requirements – Wireless Facilities in the Right-of-Way” as public records; amending the Code of Buckeye, Arizona, by amending Chapter 19 Streets and Sidewalks Regulations, Article 19-2 Encroachment Permits, Section 19-2-1 Definitions by Amending the Definitions of “Facilities” and “Telecommunications”; amending Article 19-6 Telecommunications - Class 4 Permit, Section 19-6-3 Telecommunications License; and adding a new Article 19-11 Wireless Facilities in the Right-of-Way; Microcell Equipment on Strands in the City; all related to the location of wireless facilities in the public right-of-way in the City and small wireless cell facilities; providing for repeal of conflicting ordinances; providing for severability; and providing for penalties.**

Staff Liaison: Scott Zipprich, City Engineer  
Paul Lopez, Deputy City Engineer

Council adopted Ordinance No. 04-18 declaring the documents entitled “City of Buckeye Wireless Facilities in the Right-of-Way Standard Terms and Conditions” and “City of Buckeye Design Standards, Concepts and Requirements – Wireless Facilities in the Right-of-Way” as public records; amending the Code of Buckeye, Arizona, by amending Chapter 19 Streets and Sidewalks Regulations, Article 19-2 Encroachment Permits, Section 19-2-1 Definitions by Amending the Definitions of “Facilities” and “Telecommunications”; amending Article 19-6 Telecommunications - Class 4 Permit, Section 19-6-3 Telecommunications License; and adding a new Article 19-11 Wireless Facilities in the Right-of-Way; Microcell Equipment on Strands in the City; all related to the location of wireless facilities in the public right-of-way in the City and small wireless cell facilities; providing for repeal of conflicting ordinances; providing for severability; and providing for penalties.

**\*5D. Council to take action on the adoption the City of Buckeye Design Standards, Concepts and Requirements – Wireless Facilities in the Right-of-Way.**

Staff Liaison: Scott Zipprich, City Engineer

Paul Lopez, Deputy City Engineer

Councilmember Hess requested this item be pulled for discussion. Mr. Zipprich provided information related to the design standards; staff recommends minor amendments to the documents entitled “Design Standards, Concepts and Requirements – Wireless Facilities in the Right-of-Way”. A motion was made by Councilmember Hess and seconded by Councilmember HagEstad to approve Item \*5D. and adopt the City of Buckeye Design Standards, Concepts and Requirements – Wireless Facilities in the Right-of-Way, as revised by the language and revisions on file with the City Clerk, which such revisions include the authority of the City Engineer to modify Design Standards if in his professional judgment changes are required for health and safety concerns. Motion passed unanimously.

**\*5E. Council to take action on the adoption of the City of Buckeye Wireless Facilities in the Right-of-Way Standard Terms and Conditions.**

Staff Liaison: Scott Zipprich, City Engineer

Paul Lopez, Deputy City Engineer

Council adopted the City of Buckeye Wireless Facilities in the Right-of-Way Standard Terms and Conditions.

**6. Continued / Tabled Items – None.**

**7. Public Hearings / Non-Consent - New Business – None.**

**8. City Manager’s Report and Government Relations**

Ms. Sedig provided information related to successful Community Services events that have recently taken place including the Buckeye Air Fair and Buckeye Days; discussed upcoming events including the Veterans Lift Up Event.

Mr. Seamans provide information related to successful water conservation events; provided an update of the water utility billing transition to Tyler, which is scheduled this month; stated 250 calls to customers have occurred when possible leaks are identified through the updated reporting system.

**9. Comments from the Mayor and Council**

Councilmember Youngker: no comment.

Councilmember HagEstad: no comment.

Councilmember Heustis: complimented staff and vendors on a successful Air Fair; provided information related to the upcoming Veterans Lift Up Event;

Councilmember Guy: discussed the positive impact of utilizing a calling system to notify water customers who may be experiencing a leak.

Councilmember Hess: thanked staff for a successful Air Fair event; discussed the moving tribute honoring John McMahon; discussed the recent press conference related to Nikola Motors.

Vice Mayor Orsborn: provided a boards and commissions update; thanked and complimented staff and Airport Board Members on a successful Air Fair event; discussed the impact to the City with the announcement of Nikola Motors building and locating in Buckeye.

Mayor Meck: discussed the successful Air Fair event and thanked staff for their efforts; discussed the positive impact with moving to an internal utility billing system.

**10. Council will make a motion to adjourn the meeting.**

A motion was made by Councilmember Heustis and seconded by Councilmember Hess to adjourn the meeting at 6:35 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 6<sup>th</sup> of February, 2018. I further certify that a quorum was present.

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Lucinda J. Aja, City Clerk



**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> Expenditures
<b>DATE PREPARED:</b> 2/14/2018	<b>DISTRICT NO.:</b> ALL
<b>STAFF LIAISON:</b> Larry Price, Finance Director, (623) 349-6164, lprice@buckeyeaz.gov	
<b>DEPARTMENT:</b> City Clerk	<b>AGENDA ITEM TYPE:</b>

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**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council to take action on the request to ratify the payment of the accounts payable expenditures made. Copies of invoices are available at City Hall.

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**RELEVANT GOALS:**

GOAL 1: Fiscal Wellness and Financial Flexibility and Accountability

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**SUMMARY**

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**ATTACHMENTS:**

**Description**

▣ **Expenditures**

A/P

02/14/2018 16:08  
ptulkanCity of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNALP 1  
apcshdsbCASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE

PO

CHECK

NET

INVOICE DTL DESC

113083	02/14/2018	PRTD	5706 AARDVARK	17362	01/26/2018 21800612 021418ap	26,635.00
Invoice: 17362					AVATAR EXTENDED REACH MANIPULA	
				26,635.00 35732121 523103	CBRNE/RRT Sustainment	
					CHECK 113083 TOTAL:	26,635.00
113084	02/14/2018	PRTD	5566 ACRO SERVICE CORPORATION	969760b	01/28/2018 21800661 021418ap	1,586.80
Invoice: 969760b					TEMP SERVICES- DEV SVCS/ENGINE	
				1,586.80 10005180 520037	Professional Services General	
					CHECK 113084 TOTAL:	1,586.80
113085	02/14/2018	PRTD	5566 ACRO SERVICE CORPORATION	961109b	01/14/2018 21800661 021418ap	1,234.00
Invoice: 961109b					TEMP SERVICES- DEV SVCS/ENGINE	
				1,234.00 10005180 520037	Professional Services General	
Invoice: 969760e			ACRO SERVICE CORPORATION	969760e	01/28/2018 21800662 021418ap	718.80
				718.80 30522121 520037	TEMP SERVICES- PD	
					Professional Services General	
Invoice: 969760c			ACRO SERVICE CORPORATION	969760c	01/28/2018 21800643 021418ap	1,455.50
				1,455.50 10002121 520037	TEMP SERVICES	
					Professional Services General	
Invoice: 961109a			ACRO SERVICE CORPORATION	961109a	01/14/2018 21800491 021418ap	1,105.60
				1,105.60 40003210 520037	TEMPORARY STAFF SUPPORT FOR UT	
					Professional Services General	
Invoice: 969760a			ACRO SERVICE CORPORATION	969760a	01/28/2018 21800491 021418ap	967.40
				967.40 40003210 520037	TEMPORARY STAFF SUPPORT FOR UT	
					Professional Services General	
					CHECK 113085 TOTAL:	5,481.30
113086	02/14/2018	PRTD	1045 AHS RESCUE LLC	12059	02/07/2018 21800026 021418ap	114.03
Invoice: 12059					Open PO for Hiking Boots	
				114.03 10002140 521922	Uniforms	
Invoice: 12047			AHS RESCUE LLC	12047	02/01/2018 21800670 021418ap	4,378.00
				4,378.00 35772140 523013	Technical Rescue Gear and Supp	
					Nuc Emerg. Mgmt Expenditure	
					CHECK 113086 TOTAL:	4,492.03
113087	02/14/2018	PRTD	1517 ALBERT HOLLER & ASSOCIATES	Jan 2018	01/31/2018 21800219 021418ap	5,000.00
Invoice: Jan 2018					FEE FOR AUDITING AND CANVASING	
				5,000.00 10001110 520037	Professional Services General	

02/14/2018 16:08  
ptulkan

City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

P 2  
apcsdshsb

CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
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CHECK 113087 TOTAL: 5,000.00

113088 02/14/2018 PRD 5654 APPLAUSE PRODUCTIONS AND ENTERTAI feb. dance 2018 02/14/2018 21800769 021418ap 463.00  
Invoice: feb. dance 2018 DJ for Community Center Dance  
463.00 35754150 520018 General Contractual Services

CHECK 113088 TOTAL: 463.00

113089 02/14/2018 PRD 1104 ARAMARK UNIFORM & CAREER APPAREL 472317844 02/01/2018 21800239 021418ap 519.34  
Invoice: 472317844 WATER AND WASTEWATER UNIFORMS  
265.70 40003210 521922 Uniforms  
253.64 40013220 521922 Uniforms

Invoice: 472320894 ARAMARK UNIFORM & CAREER APPAREL 472320894 02/08/2018 21800239 021418ap 468.90  
263.73 40003210 521922 WATER AND WASTEWATER UNIFORMS  
205.17 40013220 521922 Uniforms

CHECK 113089 TOTAL: 988.24

113090 02/14/2018 PRD 5523 ARIZONA ASSOCIATION OF CHIEFS OF 333 02/01/2018 21800507 021418ap 2,302.50  
Invoice: 333 POLICE RECRUIT TESTING MATERIA  
2,302.50 10002121 523027 Recruitment

CHECK 113090 TOTAL: 2,302.50

113091 02/14/2018 PRD 1116 ARIZONA ELEVATOR SOLUTIONS, INC. 27830 02/05/2018 21800184 021418ap 655.31  
Invoice: 27830 FACILITIES - ELEVATOR MAINTENA  
655.31 10003170 520506 Repair and Replace

CHECK 113091 TOTAL: 655.31

113092 02/14/2018 PRD 5967 ARIZONA STATE RIFLE AND PISTOL AS bpd0118 02/12/2018 21800647 021418ap 270.00  
Invoice: bpd0118 RANGE FEES  
270.00 10002121 520037 Professional Services General

CHECK 113092 TOTAL: 270.00

113093 02/14/2018 PRD 1158 AZ DEPT OF ENVIRON.QUALITY 38708 02/07/2018 021418ap 65.00  
Invoice: 38708 Water Distribution Grade 1 cert for Tyler Keesler  
65.00 40013220 526110 Conference and Seminars

CHECK 113093 TOTAL: 65.00

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113094 02/14/2018 PRD	1158 AZ DEPT OF ENVIRON.QUALITY	B2042507 Feb 2018	02/06/2018	021418ap	2,000.00
Invoice: B2042507 Feb 2018				Infrequent Discharge Permit- Tartesso	
	2,000.00 40013223 520045			Permit Fees	
			CHECK	113094 TOTAL:	2,000.00
113095 02/14/2018 PRD	1160 AZ DEPT OF PUBLIC SAFETY	bucpd0118	02/05/2018 21800210	021418ap	319.96
Invoice: bucpd0118				T1 LINES	
	319.96 10002121 521502			Program Supplies/Equipment	
			CHECK	113095 TOTAL:	319.96
113096 02/14/2018 PRD	5630 WELLS POLYGRAPH SERVICES	17261	01/24/2018 21800157	021418ap	150.00
Invoice: 17261				POLYGRAPHS	
	150.00 10002121 523027			Recruitment	
Invoice: 17263	WELLS POLYGRAPH SERVICES	17263	02/02/2018 21800157	021418ap	300.00
				POLYGRAPHS	
	300.00 10002121 523027			Recruitment	
			CHECK	113096 TOTAL:	450.00
113097 02/14/2018 PRD	1193 BAKER & TAYLOR	t74202250	02/01/2018 21800695	021418ap	653.61
Invoice: t74202250				Library Books	
	653.61 10004151 521550			Books - Library	
Invoice: 4012128893	BAKER & TAYLOR	4012128893	02/01/2018 21800695	021418ap	36.50
				Library Books	
	36.50 10004151 521550			Books - Library	
Invoice: 4012128894	BAKER & TAYLOR	4012128894	02/01/2018 21800695	021418ap	77.32
				Library Books	
	77.32 10004151 521550			Books - Library	
Invoice: 4012128895	BAKER & TAYLOR	4012128895	02/01/2018 21800695	021418ap	36.50
				Library Books	
	36.50 10004151 521550			Books - Library	
Invoice: 4012128896	BAKER & TAYLOR	4012128896	02/01/2018 21800695	021418ap	157.84
				Library Books	
	157.84 10004151 521550			Books - Library	
Invoice: 4012128897	BAKER & TAYLOR	4012128897	02/01/2018 21800695	021418ap	36.52
				Library Books	
	36.52 10004151 521550			Books - Library	
Invoice: 4012128892	BAKER & TAYLOR	4012128892	02/01/2018 21800695	021418ap	36.50
				Library Books	

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		36.50	10004151	521550	Books - Library		
Invoice: t74958080	BAKER & TAYLOR		t74958080		02/01/2018 21800695 021418ap	82.88	
		82.88	10004151	521550	Library Books		
					Books - Library		
Invoice: t74422620	BAKER & TAYLOR		t74422620		02/01/2018 21800695 021418ap	184.06	
		184.06	10004151	521550	Library Books		
					Books - Library		
Invoice: t74469580	BAKER & TAYLOR		t74469580		02/01/2018 21800075 021418ap	19.84	
		19.84	10004151	521550	Library Books		
					Books - Library		
Invoice: t73848450	BAKER & TAYLOR		t73848450		01/31/2018 21800695 021418ap	12.54	
		12.54	10004151	521550	Library Books		
					Books - Library		
Invoice: t73567440	BAKER & TAYLOR		t73567440		01/30/2018 21800695 021418ap	939.36	
		939.36	10004151	521550	Library Books		
					Books - Library		
Invoice: t74355110	BAKER & TAYLOR		t74355110		01/30/2018 21800075 021418ap	216.77	
		216.77	10004151	521550	Library Books		
					Books - Library		
Invoice: 4012118041	BAKER & TAYLOR		4012118041		01/29/2018 21800695 021418ap	22.74	
		22.74	10004151	521550	Library Books		
					Books - Library		
Invoice: 4012118042	BAKER & TAYLOR		4012118042		01/29/2018 21800695 021418ap	264.96	
		264.96	10004151	521550	Library Books		
					Books - Library		
Invoice: 4012126927	BAKER & TAYLOR		4012126927		01/29/2018 21800695 021418ap	37.60	
		37.60	10004151	521550	Library Books		
					Books - Library		
Invoice: 4012126928	BAKER & TAYLOR		4012126928		01/29/2018 21800695 021418ap	75.16	
		75.16	10004151	521550	Library Books		
					Books - Library		
Invoice: 4012126929	BAKER & TAYLOR		4012126929		01/29/2018 21800695 021418ap	27.52	
		27.52	10004151	521550	Library Books		
					Books - Library		
Invoice: 4012126930	BAKER & TAYLOR		4012126930		01/29/2018 21800695 021418ap	37.59	
		37.59	10004151	521550	Library Books		
					Books - Library		
Invoice: 4012126931	BAKER & TAYLOR		4012126931		01/29/2018 21800695 021418ap	36.52	
					Library Books		

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				INVOICE DTL DESC				
				36.52 10004151 521550	Books - Library			
Invoice: 4012126932			BAKER & TAYLOR	4012126932	01/29/2018	21800695	021418ap	142.32
				142.32 10004151 521550	Library Books			
					Books - Library			
Invoice: 4012126933			BAKER & TAYLOR	4012126933	01/29/2018	21800695	021418ap	38.66
				38.66 10004151 521550	Library Books			
					Books - Library			
Invoice: 4012126934			BAKER & TAYLOR	4012126934	01/29/2018	21800695	021418ap	296.80
				296.80 10004151 521550	Library Books			
					Books - Library			
Invoice: 4012126935			BAKER & TAYLOR	4012126935	01/29/2018	21800695	021418ap	16.94
				16.94 10004151 521550	Library Books			
					Books - Library			
Invoice: t73982530			BAKER & TAYLOR	t73982530	01/29/2018	21800695	021418ap	128.46
				128.46 10004151 521550	Library Books			
					Books - Library			
							CHECK 113097 TOTAL:	3,615.51
113098 02/14/2018 PRD		1213	BINGHAM EQUIPMENT CO	p08457	02/06/2018	21800091	021418ap	21.24
Invoice: p08457				21.24 50012140 520506	Open PO for Cemetery Supplies			
					Repair and Replace			
Invoice: p08436			BINGHAM EQUIPMENT CO	p08436	02/05/2018	21800091	021418ap	55.39
				55.39 50012140 520506	Open PO for Cemetery Supplies			
					Repair and Replace			
							CHECK 113098 TOTAL:	76.63
113099 02/14/2018 PRD		1124	ARIZONA LANGUAGE SPECIALISTS	113017	11/30/2017	21800322	021418ap	1,215.00
Invoice: 113017				1,215.00 10002120 520037	arizona language specialist -			
					Professional Services General			
							CHECK 113099 TOTAL:	1,215.00
113100 02/14/2018 PRD		5696	BROWN AND ASSOCIATES	31005	12/12/2017	21800596	021418ap	789.20
Invoice: 31005				789.20 10005180 520037	BUILDING SERVICES			
					Professional Services General			
Invoice: 31004			BROWN AND ASSOCIATES	31004	12/12/2017	21800596	021418ap	1,175.30
				1,175.30 10005180 520037	BUILDING SERVICES			
					Professional Services General			
			BROWN AND ASSOCIATES	30989	12/29/2017	21800596	021418ap	11,300.00

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Invoice: 30989									
		11,300.00	10005180	520037	BUILDING SERVICES				
					Professional Services General				
Invoice: 30986	BROWN AND ASSOCIATES		30986		12/29/2017	21800596	021418ap	5,750.00	
		5,750.00	10005180	520037	BUILDING SERVICES				
					Professional Services General				
					CHECK	113100	TOTAL:	19,014.50	
113101 02/14/2018 PRD	5696 BROWN & ASSOCIATES		31009		12/12/2017	21800347	021418ap	1,307.90	
Invoice: 31009		1,307.90	10005180	520037	CONSULTING SERVICES				
					Professional Services General				
Invoice: 31006	BROWN & ASSOCIATES		31006		12/12/2017	21800347	021418ap	921.80	
		921.80	10005180	520037	CONSULTING SERVICES				
					Professional Services General				
Invoice: 31007	BROWN & ASSOCIATES		31007		12/12/2017	21800347	021418ap	1,019.30	
		1,019.30	10005180	520037	CONSULTING SERVICES				
					Professional Services General				
Invoice: 31008	BROWN & ASSOCIATES		31008		12/12/2017	21800347	021418ap	1,070.00	
		1,070.00	10005180	520037	CONSULTING SERVICES				
					Professional Services General				
					CHECK	113101	TOTAL:	4,319.00	
113102 02/14/2018 PRD	3010 BRYCON CORPORATION		17343applb		01/31/2018	21800523	021418ap	1,669.40	
Invoice: 17343applb		1,669.40	10001113	520606	Fire Station 1 Fence Project-				
					Fire Station 701 Fence Replace				
Invoice: 17343applfinal	BRYCON CORPORATION		17343applfinal		01/31/2018	21800639	021418ap	32,599.51	
		32,599.51	10003170	520506	JOC 2014-095-4, DO #4 Pedestal				
					Repair and Replace				
					CHECK	113102	TOTAL:	34,268.91	
113103 02/14/2018 PRD	3107 CALMAT CO		80388590		12/20/2017	21800028	021418ap	384.98	
Invoice: 80388590		384.98	40003350	521514	ASPHALT AND CONCRETE MATERIALS				
					Water Distrib System R&M				
					CHECK	113103	TOTAL:	384.98	
113104 02/14/2018 PRD	1282 CASELLE, INC.		85642		01/31/2018	21800484	021418ap	3,279.00	
Invoice: 85642		3,279.00	10001189	520018	ONSITE VISIT TO REVIEW CASELLE				
					General Contractual Services				
	CASELLE, INC.		85757		02/01/2018	21800036	021418ap	2,264.00	

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Invoice: 85757		2,264.00	10001189	520030	OPEN PO FOR CASELLE SUPPORT AN Software Licenses			
					CHECK	113104	TOTAL:	5,543.00
113105	02/14/2018 PRD	1284	CEMEX	9436996553	01/16/2018 21800122 021418ap			731.19
Invoice: 9436996553		731.19	38103202	520502	OPEN PO FY 17-18 Cement, Truck Street Overlay R & M			
					CHECK	113105	TOTAL:	731.19
113106	02/14/2018 PRD	1286	CENTERLINE SUPPLY WEST, INC.	81443	01/18/2018 21800344 021418ap			456.99
Invoice: 81443		456.99	38103202	521502	MARKERS, PLAQUES AND TRAFFIC C Program Supplies/Equipment			
					CHECK	113106	TOTAL:	456.99
113107	02/14/2018 PRD	1301	CINTAS LOC #D53	0d53569452	01/30/2018 21800698 021418ap			216.00
Invoice: 0d53569452		216.00	10003170	520506	FIRE PROTECTION EQUIPMENT - CO Repair and Replace			
					CHECK	113107	TOTAL:	216.00
113108	02/14/2018 PRD	1304	CITY OF AVONDALE	bfy1802	12/31/2017 21800254 021418ap			70,852.27
Invoice: bfy1802		70,852.27	10002121	520040	ADVOCACY CENTER Advocacy Center			
					CHECK	113108	TOTAL:	70,852.27
113109	02/14/2018 PRD	1308	CITY OF PHOENIX	400864536	01/22/2018 21800335 021418ap			29,815.20
Invoice: 400864536		21,361.50	10002121	520041	RWC O&M COSTS			
		8,453.70	10002140	520041	RWC Subscriber Fees RWC Subscriber Fees			
					CHECK	113109	TOTAL:	29,815.20
113110	02/14/2018 PRD	5299	COLT CONCRETE LLC	fire station 701	02/13/2018 21800696 021418ap			1,495.00
Invoice: fire station 701		1,495.00	10001113	520606	Install Bollard at Fire Statio Fire Station 701 Fence Replace			
					CHECK	113110	TOTAL:	1,495.00
113111	02/14/2018 PRD	5383	COPPER STATE BOLT & NUT CO	102328865	01/23/2018 21800616 021418ap			496.13
Invoice: 102328865		496.13	40013224	520543	ANNUAL PO FOR HARDWARE NUTS BO WW R&M			



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Invoice: 102328864	COPPER STATE BOLT & NUT CO	102328864	01/23/2018 21800616 021418ap	496.13
	496.13 40013223 520543		ANNUAL PO FOR HARDWARE NUTS BO WW R&M	
Invoice: 102328863	COPPER STATE BOLT & NUT CO	102328863	01/23/2018 21800616 021418ap	496.13
	496.13 40013222 520543		ANNUAL PO FOR HARDWARE NUTS BO WW R&M	
Invoice: 102328866	COPPER STATE BOLT & NUT CO	102328866	01/23/2018 21800616 021418ap	496.13
	496.13 40013221 520540		ANNUAL PO FOR HARDWARE NUTS BO Wastewater Plant R & M	
			CHECK 113111 TOTAL:	1,984.52
113112 02/14/2018 PRD	1271 CSW CONTRACTORS INC	8840501	01/31/2018 021418ap	33,476.10
Invoice: 8840501			ROOSEVELT AVUNUE SEWER PROJECT Roosevelt Sewer Line	
	33,476.10 40011113 543001			
			CHECK 113112 TOTAL:	33,476.10
113113 02/14/2018 PRD	5295 DELL MARKETING LP	10222032025	02/03/2018 21800701 021418ap	8,797.23
Invoice: 10222032025			DESKTOPS, LAPTOPS AND MONITORS Program Supplies/Equipment	
	8,797.23 50281189 521502			
			CHECK 113113 TOTAL:	8,797.23
113114 02/14/2018 PRD	3032 ECD SYSTEMS LLC	889671	02/01/2018 21800139 021418ap	26.00
Invoice: 889671			SUNDANCE CROSSINGS FIRE SYSTEM Professional Services General	
	26.00 30903170 520037			
Invoice: 889670	ECD SYSTEMS LLC	889670	02/01/2018 21800139 021418ap	26.00
	26.00 30903170 520037		SUNDANCE CROSSINGS FIRE SYSTEM Professional Services General	
Invoice: 889669	ECD SYSTEMS LLC	889669	02/01/2018 21800139 021418ap	26.00
	26.00 30903170 520037		SUNDANCE CROSSINGS FIRE SYSTEM Professional Services General	
Invoice: 889668	ECD SYSTEMS LLC	889668	02/01/2018 21800155 021418ap	26.00
	26.00 10003170 520506		CITYWIDE- FIRE & RADIO MONITOR Repair and Replace	
Invoice: 889667	ECD SYSTEMS LLC	889667	02/01/2018 21800155 021418ap	26.00
	26.00 10003170 520506		CITYWIDE- FIRE & RADIO MONITOR Repair and Replace	
Invoice: 889678	ECD SYSTEMS LLC	889678	02/01/2018 21800155 021418ap	44.00
			CITYWIDE- FIRE & RADIO MONITOR	

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		44.00	10003170	520506	Repair and Replace		
Invoice: 889677	ECD SYSTEMS LLC	889677			02/01/2018 21800155 021418ap	44.00	
		44.00	10003170	520506	CITYWIDE- FIRE & RADIO MONITOR		
					Repair and Replace		
Invoice: 889676	ECD SYSTEMS LLC	889676			02/01/2018 21800155 021418ap	26.00	
		26.00	10003170	520506	CITYWIDE- FIRE & RADIO MONITOR		
					Repair and Replace		
Invoice: 889675	ECD SYSTEMS LLC	889675			02/01/2018 21800155 021418ap	44.00	
		44.00	10003170	520506	CITYWIDE- FIRE & RADIO MONITOR		
					Repair and Replace		
Invoice: 889674	ECD SYSTEMS LLC	889674			02/01/2018 21800155 021418ap	46.00	
		46.00	10003170	520506	CITYWIDE- FIRE & RADIO MONITOR		
					Repair and Replace		
Invoice: 889673	ECD SYSTEMS LLC	889673			02/01/2018 21800155 021418ap	44.00	
		44.00	10003170	520506	CITYWIDE- FIRE & RADIO MONITOR		
					Repair and Replace		
Invoice: 889672	ECD SYSTEMS LLC	889672			02/01/2018 21800155 021418ap	26.00	
		26.00	10003170	520506	CITYWIDE- FIRE & RADIO MONITOR		
					Repair and Replace		
					CHECK 113114 TOTAL:	404.00	
113115 02/14/2018 PRD	1432 FERGUSON ENTERPRISES INC.	321282			01/25/2018 21800293 021418ap	144.43	
Invoice: 321282		144.43	40013222	520543	SUPPLIES AND MATERIALS- FACILI		
					WW R&M		
Invoice: 3159361	FERGUSON ENTERPRISES INC.	3159361			01/19/2018 21800591 021418ap	24,125.49	
		24,125.49	40003351	520575	WATER METER INSTALL AND MAINT		
					Water Meters R & M		
Invoice: 319350	FERGUSON ENTERPRISES INC.	319350			01/18/2018 21800293 021418ap	1,940.32	
		1,940.32	40013221	520540	SUPPLIES AND MATERIALS- FACILI		
					Wastewater Plant R & M		
Invoice: 3174951	FERGUSON ENTERPRISES INC.	3174951			01/15/2018 21800179 021418ap	890.00	
		890.00	40003350	521514	MATERIALS FOR MAINT REPAIR OF		
					Water Distrib System R&M		
Invoice: 318269	FERGUSON ENTERPRISES INC.	318269			01/12/2018 21800179 021418ap	1,184.13	
		1,184.13	40003350	521514	MATERIALS FOR MAINT REPAIR OF		
					Water Distrib System R&M		
Invoice: 319343	FERGUSON ENTERPRISES INC.	319343			01/09/2018 21800402 021418ap	1,092.24	
		1,092.24	40003350	520574	FIRE HYDRANT REPAIR AND REPLAC		
					Fire Hydrant Maint/Replacement		

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Invoice: 318271	FERGUSON ENTERPRISES INC.	318271	01/04/2018 21800713 021418ap	2,183.88
		2,183.88 40003351 520575	MATERIALS TO INSTALL, MAINTAIN Water Meters R & M	
Invoice: 3123351	FERGUSON ENTERPRISES INC.	3123351	01/04/2018 21800713 021418ap	2,912.46
		2,912.46 40003351 520575	MATERIALS TO INSTALL, MAINTAIN Water Meters R & M	
Invoice: 3171151	FERGUSON ENTERPRISES INC.	3171151	01/04/2018 21800713 021418ap	6,022.52
		6,022.52 40003351 520575	MATERIALS TO INSTALL, MAINTAIN Water Meters R & M	
			CHECK 113115 TOTAL:	40,495.47
113116 02/14/2018 PRTD Invoice: buc02181	5676 FIRESTATS, LLC	buc02181	02/12/2018 21800173 021418ap	3,500.00
		3,500.00 10002140 520037	Open PO for Analytic Software Professional Services General	
			CHECK 113116 TOTAL:	3,500.00
113117 02/14/2018 PRTD Invoice: 20341	5074 FIVE G INC	20341	12/31/2017 21800635 021418ap	4,040.76
		4,040.76 38103202 520502	REMOVE AND REPLACE GUARDRAIL Street Overlay R & M	
			CHECK 113117 TOTAL:	4,040.76
113118 02/14/2018 PRTD Invoice: 89685859	1440 FLEETPRIDE, INC	89685859	12/27/2017 21800101 021418ap	50.10
		50.10 10003171 521502	Open PO for FY17-18 Parts and Program Supplies/Equipment	
Invoice: 92001055	FLEETPRIDE, INC	92001055	02/02/2018 21800101 021418ap	5.16
		5.16 10003171 521502	Open PO for FY17-18 Parts and Program Supplies/Equipment	
Invoice: 91780317	FLEETPRIDE, INC	91780317	01/24/2018 21800101 021418ap	9.24
		9.24 10003171 521502	Open PO for FY17-18 Parts and Program Supplies/Equipment	
Invoice: 91756192	FLEETPRIDE, INC	91756192	01/23/2018 21800101 021418ap	35.79
		35.79 10003171 521502	Open PO for FY17-18 Parts and Program Supplies/Equipment	
Invoice: 91718569	FLEETPRIDE, INC	91718569	01/22/2018 21800101 021418ap	43.37
		43.37 38103202 521508	Open PO for FY17-18 Parts and Automotive Expenses	
Invoice: 91739870	FLEETPRIDE, INC	91739870	01/22/2018 21800101 021418ap	2.72
			Open PO for FY17-18 Parts and	



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		2.72	10003171	521502	Program Supplies/Equipment	
Invoice: 91596496	FLEETPRIDE, INC		91596496		01/16/2018 21800101 021418ap	98.32
		98.32	40013220	521508	Open PO for FY17-18 Parts and Automotive Expenses	
Invoice: 89975786	FLEETPRIDE, INC		89975786		01/11/2018 21800101 021418ap	97.47
		40.07	38103202	521508	Open PO for FY17-18 Parts and Automotive Expenses	
		51.56	40003210	521508	Automotive Expenses	
		5.84	40013220	521508	Automotive Expenses	
Invoice: 89912673	FLEETPRIDE, INC		89912673		01/09/2018 21800101 021418ap	111.76
		83.01	38103202	521508	Open PO for FY17-18 Parts and Automotive Expenses	
		28.75	40003210	521508	Automotive Expenses	
Invoice: 89821477	FLEETPRIDE, INC		89821477		01/04/2018 21800101 021418ap	3.08
		3.08	10003171	521502	Open PO for FY17-18 Parts and Program Supplies/Equipment	
Invoice: 89763599	FLEETPRIDE, INC		89763599		01/02/2018 21800101 021418ap	59.43
		38.55	38103202	521508	Open PO for FY17-18 Parts and Automotive Expenses	
		20.88	40013220	521508	Automotive Expenses	
Invoice: 89776120	FLEETPRIDE, INC		89776120		01/02/2018 21800101 021418ap	3.01
		3.01	10003171	521502	Open PO for FY17-18 Parts and Program Supplies/Equipment	
Invoice: 89727317	FLEETPRIDE, INC		89727317		12/29/2017 21800101 021418ap	6.03
		6.03	10003171	521502	Open PO for FY17-18 Parts and Program Supplies/Equipment	
Invoice: 89703041	FLEETPRIDE, INC		89703041		12/28/2017 21800101 021418ap	70.45
		15.97	10003171	521502	Open PO for FY17-18 Parts and Program Supplies/Equipment	
		35.23	40003210	521508	Automotive Expenses	
		19.25	40013220	521508	Automotive Expenses	
Invoice: 89684344	FLEETPRIDE, INC		89684344		12/27/2017 21800101 021418ap	44.98
		17.75	38103202	521508	Open PO for FY17-18 Parts and Automotive Expenses	
		27.23	40003210	521508	Automotive Expenses	
Invoice: 89587413	FLEETPRIDE, INC		89587413		12/20/2017 21800101 021418ap	32.53
		16.27	38103202	521508	Open PO for FY17-18 Parts and Automotive Expenses	
		8.13	40003210	521508	Automotive Expenses	
		8.13	40013220	521508	Automotive Expenses	
	FLEETPRIDE, INC		89560343		12/19/2017 21800101 021418ap	133.53

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Invoice: 89560343				
23.45 10003171 521502			Open PO for FY17-18 Parts and	
43.86 40003210 521508			Program Supplies/Equipment	
66.22 40013220 521508			Automotive Expenses	
			Automotive Expenses	
Invoice: 89354361				
FLEETPRIDE, INC	89354361		12/08/2017 21800101 021418ap	115.10
115.10 38103202 521508			Open PO for FY17-18 Parts and	
			Automotive Expenses	
			CHECK 113118 TOTAL:	922.07
113119 02/14/2018 PRTD 5466 ED SUMNER	118		01/31/2018 21800514 021418ap	390.00
Invoice: 118			Goju Ryu Class	
390.00 10004160 520013			Contract Instruc-SIC	
			CHECK 113119 TOTAL:	390.00
113120 02/14/2018 PRTD 5719 FREIGHTLINER OF ARIZONA, LLC	xp00139215901		02/01/2018 21800329 021418ap	-175.99
Invoice: xp00139215901			OPEN PO FOR FY17-18 PARTS AND	
-175.99 10003171 521502			Program Supplies/Equipment	
Invoice: xp00139075601				
FREIGHTLINER OF ARIZONA, LLC	xp00139075601		01/30/2018 21800329 021418ap	252.56
252.56 10003171 521502			OPEN PO FOR FY17-18 PARTS AND	
			Program Supplies/Equipment	
Invoice: xp00139044301				
FREIGHTLINER OF ARIZONA, LLC	xp00139044301		01/29/2018 21800329 021418ap	222.15
222.15 10003171 521502			OPEN PO FOR FY17-18 PARTS AND	
			Program Supplies/Equipment	
Invoice: xp00139014301				
FREIGHTLINER OF ARIZONA, LLC	xp00139014301		01/29/2018 21800329 021418ap	94.69
94.69 10003171 521502			OPEN PO FOR FY17-18 PARTS AND	
			Program Supplies/Equipment	
Invoice: xp00139069801				
FREIGHTLINER OF ARIZONA, LLC	xp00139069801		01/30/2018 21800329 021418ap	175.99
175.99 10003171 521502			OPEN PO FOR FY17-18 PARTS AND	
			Program Supplies/Equipment	
			CHECK 113120 TOTAL:	569.40
113121 02/14/2018 PRTD 5419 FX TACTICAL	1110006492		02/07/2018 21800275 021418ap	1,000.00
Invoice: 1110006492			BALLISTIC VESTS	
500.00 10002121 521920			Vest Replacement Program	
500.00 35732121 523106			DOJ COPS BVP Grant	
			CHECK 113121 TOTAL:	1,000.00

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113122 02/14/2018 PRD Invoice: 1291833	5032 CONTEC CONSULTANTS	1291833	01/09/2018 21800158 021418ap ON CALL SERVICES - TRAFFIC SIG Traffic Signal R&M	2,016.00
	2,016.00 38103202 520602			
		CHECK 113122 TOTAL:		2,016.00
113123 02/14/2018 PRD Invoice: 92424	1497 HAMILTON'S TOWING	92424	01/27/2018 21800331 021418ap VEHICLE TOWING- ON CALL SERVIC Program Supplies/Equipment	42.00
	42.00 10003171 521502			
Invoice: 92425	HAMILTON'S TOWING	92425	01/27/2018 21800331 021418ap VEHICLE TOWING- ON CALL SERVIC Program Supplies/Equipment	31.50
	31.50 10003171 521502			
Invoice: 92624	HAMILTON'S TOWING	92624	02/01/2018 21800331 021418ap VEHICLE TOWING- ON CALL SERVIC Program Supplies/Equipment	87.00
	87.00 10003171 521502			
		CHECK 113123 TOTAL:		160.50
113124 02/14/2018 PRD Invoice: 124196	1504 HEALTHCARE MEDICAL WASTE SERVICES	124196	01/31/2018 21800215 021418ap HAZARDOUS WASTE DISPOSAL Program Supplies/Equipment	60.63
	60.63 10002121 521502			
		CHECK 113124 TOTAL:		60.63
113125 02/14/2018 PRD Invoice: 49987783	1509 HENRY SCHEIN INC	49987783	02/01/2018 21800174 021418ap Open PO for Medical Supplies P Medical Supplies	2,441.09
	2,441.09 10002140 522153			
		CHECK 113125 TOTAL:		2,441.09
113126 02/14/2018 PRD Invoice: 4442421	1513 HILL BROTHERS CHEMICAL COMPANY	4442421	12/18/2017 21800712 021418ap CHEMICALS TO TREAT AND DISINFE Chemicals	5,328.78
	5,328.78 40003216 521540			
Invoice: 4442420	HILL BROTHERS CHEMICAL COMPANY	4442420	01/03/2018 21800712 021418ap CHEMICALS TO TREAT AND DISINFE Chemicals	10,642.13
	2,660.53 40003213 521540			
	7,981.60 40003216 521540			
		CHECK 113126 TOTAL:		15,970.91
113127 02/14/2018 PRD Invoice: 189892	1546 INSITE INSTRUMENTATION GROUP INC	189892	01/16/2018 21800656 021418ap REPLACEMENT DO PROBES FOR SBR WW R&M	3,530.00
	3,530.00 40013222 520543			

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CHECK 113127 TOTAL: 3,530.00

113128 02/14/2018 PRD 1571 JAMES, COOKE & HOBSON, INC 356746  
Invoice: 356746  
6,285.77 40013222 520543

01/22/2018 21800203 021418ap  
FLYGT MAINTENANCE REPAIR AND P  
WW R&M

CHECK 113128 TOTAL: 6,285.77

113129 02/14/2018 PRD 1662 JENI MC CUTCHEON, PSY.D., P.L.L.C. 1083  
Invoice: 1083  
2,800.00 10002121 523027

01/31/2018 21800229 021418ap  
PSYCHOLOGICAL EXAMS  
Recruitment

CHECK 113129 TOTAL: 2,800.00

113130 02/14/2018 PRD 5701 SHO REI SHOBU KAN KARATE.AZ 201801  
Invoice: 201801  
60.00 10004160 520013

01/04/2018 21800565 021418ap  
Sho Rei Karate  
Contract Instruc-SIC

CHECK 113130 TOTAL: 60.00

113131 02/14/2018 PRD 2036 JST ENTERPRISES, LLC 52208  
Invoice: 52208  
95.00 10002121 520033

01/25/2018 21800234 021418ap  
VEHICLE TOWING  
Vehicle Towing

Invoice: 52215 JST ENTERPRISES, LLC 52215  
64.00 10002121 520033

01/30/2018 21800234 021418ap  
VEHICLE TOWING  
Vehicle Towing

CHECK 113131 TOTAL: 159.00

113132 02/14/2018 PRD 1596 LSH LIGHTS 102846  
Invoice: 102846  
6,084.44 10002140 541210

02/09/2018 21800374 021418ap  
AUTOMOTIVE ACCESSORIES - Mesa  
Automobiles

Invoice: 102784 LSH LIGHTS 102784  
35.85 10003171 521502

01/24/2018 21800469 021418ap  
Open PO for lights & ACCESSORI  
Program Supplies/Equipment

Invoice: 102802 LSH LIGHTS 102802  
390.37 10003170 541210

01/30/2018 21800381 021418ap  
Lights and Accessories: Flashi  
Automobiles

CHECK 113132 TOTAL: 6,510.66



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113133 02/14/2018 PRTD Invoice: 4238101	1601 LANGUAGE LINE SERVICES, INC.	4238101	01/31/2018 21800231 021418ap TRANSCRIPTION SERVICES Professional Services General	213.02
	213.02 10002121 520037		CHECK 113133 TOTAL:	213.02
113134 02/14/2018 PRTD Invoice: 160877	1621 LOGICALIS, INC	160877	01/31/2018 21800688 021418ap MILESTONE CAMERA LICENSES Completed Capital	8,644.04
	8,644.04 10001189 549999		CHECK 113134 TOTAL:	8,644.04
113135 02/14/2018 PRTD Invoice: 12159600	1622 LOOMIS	12159600	01/31/2018 21800199 021418ap Armored Car Services Professional Services General	393.31
	393.31 10002120 520037		CHECK 113135 TOTAL:	393.31
113136 02/14/2018 PRTD Invoice: nov housing 2017	1652 MARICOPA COUNTY SHERIFF'S OFFICE nov housing 2017		12/04/2017 21800268 021418ap PRISONER HOUSING FEES Prisoner/Incarceration (MCSO)	26,027.85
	26,027.85 10002121 520008			
Invoice: dec. housing 2017	MARICOPA COUNTY SHERIFF'S OFFICE dec. housing 2017		01/02/2018 21800268 021418ap PRISONER HOUSING FEES Prisoner/Incarceration (MCSO)	30,432.18
	30,432.18 10002121 520008		CHECK 113136 TOTAL:	56,460.03
113137 02/14/2018 PRTD Invoice: 10025494	1666 METERING SERVICES INC.	10025494	01/25/2018 21800400 021418ap WATER METER AND BOX REMOVAL AN Water Meters R & M	11,461.00
	11,461.00 40003351 520575		CHECK 113137 TOTAL:	11,461.00
113138 02/14/2018 PRTD Invoice: 1197934	1687 MUNICIPAL EMERGENCY SERVICES	1197934	01/29/2018 21800166 021418ap Open PO for SCBA Masks & Repai Professional Services General	949.81
	949.81 10002140 520037		CHECK 113138 TOTAL:	949.81
113139 02/14/2018 PRTD Invoice: skylinePhase3app18	3072 MATT WOODSON	skylinePhase3app18	12/20/2017 21800090 021418ap SKYLINE TRAILS GRANT CS181 Land Improvement	10,507.00
	10,507.00 35764150 540020			
	MATT WOODSON	skylinePhase3app19F	01/31/2018 21800090 021418ap	3,480.50



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Invoice: skylinePhase3app19F		3,480.50	35764150	540020	SKYLINE TRAILS GRANT CS181 Land Improvement				
					CHECK	113139	TOTAL:	13,987.50	
113140	02/14/2018	PRTD	999994	CHARLES STARKS	145952	02/01/2018	021418ap	53.00	
	Invoice: 145952		53.00	9999	117560	refund of cancelled basketball class Rec Clearing Acct			
						CHECK	113140	TOTAL:	53.00
113141	02/14/2018	PRTD	5338	OVERDRIVE, INC	03880da18018816	01/30/2018	21800499	021418ap	293.97
	Invoice: 03880da18018816		293.97	10004151	521550	eBooks platform and materials Books - Library			
						CHECK	113141	TOTAL:	293.97
113142	02/14/2018	PRTD	5916	PARK & COMPANY MARKETING COMMUNIC 1425		02/06/2018	21800510	021418ap	800.00
	Invoice: 1425		800.00	40003210	523035	WATER EDUCATION AND CONSERVATI Water Conservation			
						CHECK	113142	TOTAL:	800.00
113143	02/14/2018	PRTD	1822	RAINFOREST PLUMBING & AIR	469354	01/03/2018	21800310	021418ap	690.52
	Invoice: 469354		690.52	10003170	520506	FACILITIES - CITYWIDE HVAC REP Repair and Replace			
	Invoice: 469341		98.00	10003170	520506	FACILITIES - CITYWIDE HVAC REP Repair and Replace		98.00	
	Invoice: 469350		98.00	10003170	520506	FACILITIES - CITYWIDE HVAC REP Repair and Replace		98.00	
	Invoice: 469348		984.07	10003170	520506	FACILITIES - CITYWIDE HVAC REP Repair and Replace		984.07	
						CHECK	113143	TOTAL:	1,870.59
113144	02/14/2018	PRTD	5646	RPTA - VALLEY METRO	17747	08/18/2017	21800755	021418ap	4,619.00
	Invoice: 17747		4,619.00	10005180	520037	EQUIPMENT MAINTENANCE AND REPA Professional Services General			

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						CHECK	113144 TOTAL:	4,619.00
113145	02/14/2018 PRTD	5194	RICOH USA, INC.	1074468106	01/29/2018 21800694	021418ap		515.63
	Invoice: 1074468106				PRINTER FOR PD COURTS HOLDING			
		515.63	10002121 521521		IT Equipment <\$5000			
						CHECK	113145 TOTAL:	515.63
113146	02/14/2018 PRTD	1842	ROADWAY ELECTRIC LLC	2014032jrconst5final	12/31/2017 21701087	021418ap		26,317.91
	Invoice: 2014032jrconst5final				Jackrabbit Change Order			
		26,317.91	50203170 542010		Street Systems			
				2014032jrconst6reten	12/31/2017 21701087	021418ap		51,763.85
	Invoice: 2014032jrconst6reten				Jackrabbit Change Order			
		51,763.85	50203170 542010		Street Systems			
						CHECK	113146 TOTAL:	78,081.76
113147	02/14/2018 PRTD	1849	ROOSEVELT IRRIGATION DISTRICT	10312164	02/06/2018	021418ap		1,588.45
	Invoice: 10312164				DECEMBER 2017 MONTHLY DISCHARGE FEE			
		1,588.45	40013220 526027		RID Recharge Fees			
						CHECK	113147 TOTAL:	1,588.45
113148	02/14/2018 PRTD	1849	ROOSEVELT IRRIGATION DISTRICT	10312165	02/06/2018	021418ap		2,678.39
	Invoice: 10312165				January 2018 Monthly Connection Fee			
		2,678.39	40013220 526027		RID Recharge Fees			
						CHECK	113148 TOTAL:	2,678.39
113149	02/14/2018 PRTD	5974	SENERGY PETROLEUM, LLC	423934	02/05/2018 21800673	021418ap		1,311.35
	Invoice: 423934				Fuel for vehicles/equipment			
		704.50	10002121 521508		Automotive Expenses			
		606.85	10002140 521508		Automotive Expenses			
				423939	02/01/2018 21800673	021418ap		1,439.13
	Invoice: 423939				Fuel for vehicles/equipment			
		1,140.38	10002121 521508		Automotive Expenses			
		298.75	10002140 521508		Automotive Expenses			
				423935	02/01/2018 21800673	021418ap		1,204.69
	Invoice: 423935				Fuel for vehicles/equipment			
		1,084.00	10002121 521508		Automotive Expenses			
		120.69	10002140 521508		Automotive Expenses			
				423933	02/01/2018 21800673	021418ap		1,292.67
	Invoice: 423933				Fuel for vehicles/equipment			



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		992.67	10002121	521508	Automotive Expenses		
		300.00	10002140	521508	Automotive Expenses		
Invoice: 422391	SENERGY PETROLEUM, LLC	422391			01/29/2018 21800673	021418ap	1,988.23
		1,447.23	10002121	521508	Fuel for vehicles/equipment		
		541.00	10002140	521508	Automotive Expenses		
					Automotive Expenses		
Invoice: 422392	SENERGY PETROLEUM, LLC	422392			01/25/2018 21800673	021418ap	1,287.87
		985.73	10002121	521508	Fuel for vehicles/equipment		
		302.14	10002140	521508	Automotive Expenses		
					Automotive Expenses		
Invoice: 422390	SENERGY PETROLEUM, LLC	422390			01/25/2018 21800673	021418ap	2,341.00
		1,817.86	10002121	521508	Fuel for vehicles/equipment		
		523.14	10002140	521508	Automotive Expenses		
					Automotive Expenses		
Invoice: 420572	SENERGY PETROLEUM, LLC	420572			01/22/2018 21800673	021418ap	1,940.76
		1,548.66	10002121	521508	Fuel for vehicles/equipment		
		392.10	10002140	521508	Automotive Expenses		
					Automotive Expenses		
Invoice: 420576	SENERGY PETROLEUM, LLC	420576			01/18/2018 21800673	021418ap	521.41
		521.41	10002121	521508	Fuel for vehicles/equipment		
					Automotive Expenses		
Invoice: 420571	SENERGY PETROLEUM, LLC	420571			01/18/2018 21800673	021418ap	2,045.70
		1,633.54	10002121	521508	Fuel for vehicles/equipment		
		412.16	10002140	521508	Automotive Expenses		
					Automotive Expenses		
Invoice: 419253	SENERGY PETROLEUM, LLC	419253			01/15/2018 21800673	021418ap	1,509.49
		816.49	10002121	521508	Fuel for vehicles/equipment		
		693.00	10002140	521508	Automotive Expenses		
					Automotive Expenses		
Invoice: 419259	SENERGY PETROLEUM, LLC	419259			01/11/2018 21800673	021418ap	2,055.18
		1,762.46	10002121	521508	Fuel for vehicles/equipment		
		292.72	10002140	521508	Automotive Expenses		
					Automotive Expenses		
Invoice: 419255	SENERGY PETROLEUM, LLC	419255			01/11/2018 21800673	021418ap	1,896.90
		1,477.86	10002121	521508	Fuel for vehicles/equipment		
		419.04	10002140	521508	Automotive Expenses		
					Automotive Expenses		
Invoice: 419250	SENERGY PETROLEUM, LLC	419250			01/11/2018 21800673	021418ap	1,547.13
		1,143.34	10002121	521508	Fuel for vehicles/equipment		
		403.79	10002140	521508	Automotive Expenses		
					Automotive Expenses		

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Invoice: 418392	SENERGY PETROLEUM, LLC	418392	01/08/2018 21800673	021418ap	2,580.51
			Fuel for vehicles/equipment		
		2,143.91 10002121 521508	Automotive Expenses		
		436.60 10002140 521508	Automotive Expenses		
Invoice: 417745	SENERGY PETROLEUM, LLC	417745	01/04/2018 21800673	021418ap	978.31
			Fuel for vehicles/equipment		
		624.57 10002121 521508	Automotive Expenses		
		353.74 10002140 521508	Automotive Expenses		
Invoice: 417603	SENERGY PETROLEUM, LLC	417603	01/03/2018 21800673	021418ap	1,958.41
			Fuel for vehicles/equipment		
		1,468.41 10002121 521508	Automotive Expenses		
		490.00 10002140 521508	Automotive Expenses		
			CHECK	113149 TOTAL:	27,898.74
113150 02/14/2018 PRD	1896 SHAMROCK FOODS COMPANY	18454001	01/26/2018 21800032	021418ap	111.61
Invoice: 18454001			MILK DELIVERY FOR SENIORS		
		111.61 35754150 521502	Program Supplies/Equipment		
Invoice: 18601861	SHAMROCK FOODS COMPANY	18601861	02/02/2018 21800032	021418ap	108.25
			MILK DELIVERY FOR SENIORS		
		108.25 35754150 521502	Program Supplies/Equipment		
Invoice: 18723771	SHAMROCK FOODS COMPANY	18723771	02/09/2018 21800032	021418ap	126.86
			MILK DELIVERY FOR SENIORS		
		126.86 35754150 521502	Program Supplies/Equipment		
			CHECK	113150 TOTAL:	346.72
113151 02/14/2018 PRD	5624 SHOWMEOZ PRODUCTIONS	cont.31800016	01/28/2018 21800738	021418ap	3,464.35
Invoice: cont.31800016			Video Production - Open PO		
		3,464.35 30751188 520011	Marketing & Tourism		
			CHECK	113151 TOTAL:	3,464.35
113152 02/14/2018 PRD	5324 SHUMS CODA ASSOCIATES	3805r	02/13/2018 21800466	021418ap	14,726.66
Invoice: 3805r			Open PO for CONSULTING SERVICE		
		14,726.66 10005180 520037	Professional Services General		
			CHECK	113152 TOTAL:	14,726.66
113153 02/14/2018 PRD	5076 SOLAR CITY CORPORATION	ELE-17-01883	REFUND 02/12/2018	021418ap	223.20
Invoice: ELE-17-01883 REFUND			ELE-17-01883 REFUND		
		223.20 10005180 431600	Vertical Construction		

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE

PO

CHECK

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INVOICE DTL DESC

				CHECK	113153 TOTAL:	223.20
113154 02/14/2018 PRTD	5020 SOUTHWEST RUBBER & SUPPLY	430525001		01/17/2018 21800681 021418ap		5,679.78
Invoice: 430525001				Tartesso SBR basin 1 (4) 8" ho		
	5,679.78 40013223 520543			WW R&M		
				CHECK	113154 TOTAL:	5,679.78
113155 02/14/2018 PRTD	1926 SOUTHWEST TRAFFIC ENGINEERING	171105		02/09/2018 21800462 021418ap		4,152.70
Invoice: 171105				TO 2 VERRADO & VAN BUREN INTER		
	4,152.70 10001113 543019			TS VerWay/VanBur Intersect Imp		
				CHECK	113155 TOTAL:	4,152.70
113156 02/14/2018 PRTD	1929 SOUTHWEST WELDING LLC	5643		02/02/2018 21800285 021418ap		1,908.58
Invoice: 5643				ONCALL WELDERS FOR VARIOUS JO		
	1,908.58 40003218 520577			Reservoir/Booster Maint/Repair		
				CHECK	113156 TOTAL:	1,908.58
113157 02/14/2018 PRTD	1934 SPILLMAN TECHNOLOGIES, INC	36774		09/29/2017 21800438 021418ap		1,000.00
Invoice: 36774				LAW ENFORCEMENT SOFTWARE		
	1,000.00 10002121 549999			Completed Capital		
				CHECK	113157 TOTAL:	1,000.00
113158 02/14/2018 PRTD	1935 SPRINKLER WORLD OF AZ INC	s3884437001		02/05/2018 21800031 021418ap		7.57
Invoice: s3884437001				Open PO for Irrigation Supplie		
	7.57 50012140 520506			Repair and Replace		
				CHECK	113158 TOTAL:	7.57
113159 02/14/2018 PRTD	1942 STABILIZER SOLUTIONS INC	40269		01/31/2018 21800677 021418ap		16,596.89
Invoice: 40269				Infield Mix for Earl Edgar Rec		
	16,596.89 10004155 549999			Completed Capital		
				CHECK	113159 TOTAL:	16,596.89
113160 02/14/2018 PRTD	5549 WONDERWARE WEST	931704488		12/28/2017 21800511 021418ap		35,443.86
Invoice: 931704488				WONDERWARE CUSTOMER FIRST SUPP		
	19,955.58 40003210 520037			Professional Services General		
	15,488.28 40013220 520037			Professional Services General		

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
				CHECK 113160 TOTAL:				35,443.86
113161	02/14/2018	PRTD	1944 STANDARD PRINTING COMPANY INC	252645	01/08/2018	21800240	021418ap	1,249.94
Invoice: 252645				424.98	40003210	520037	PRINTING AND MAILING UTILITY B	
				412.48	40013220	520037	Professional Services General	
				412.48	40053205	520037	Professional Services General	
Invoice: 252799				STANDARD PRINTING COMPANY INC	252799	01/25/2018	21800240	235.81
				80.17	40003210	520037	PRINTING AND MAILING UTILITY B	
				77.82	40013220	520037	Professional Services General	
				77.82	40053205	520037	Professional Services General	
				CHECK 113161 TOTAL:				1,485.75
113162	02/14/2018	PRTD	5366 SUNRUN	ELE-17-01840	REFUND 02/12/2018		021418ap	145.00
Invoice: ELE-17-01840 REFUND				145.00	10005180	431600	ELE-17-01840 REFUND	
				Vertical Construction				
				CHECK 113162 TOTAL:				145.00
113163	02/14/2018	PRTD	1977 SYMBOL ARTS	298699	01/31/2018	21800050	021418ap	240.00
Invoice: 298699				240.00	10002140	521922	Open PO for Employee Badges	
				Uniforms				
				CHECK 113163 TOTAL:				240.00
113164	02/14/2018	PRTD	5553 ASDD DOCUMENT DESTRUCTION	188489	01/26/2018	21800233	021418ap	50.00
Invoice: 188489				50.00	10002121	521502	ONSITE SHREDDING	
				Program Supplies/Equipment				
Invoice: 188488				ASDD DOCUMENT DESTRUCTION	188488	01/26/2018	21800233	50.00
				50.00	10002121	521502	ONSITE SHREDDING	
				Program Supplies/Equipment				
Invoice: 188487				ASDD DOCUMENT DESTRUCTION	188487	01/26/2018	21800233	80.00
				80.00	10002121	521502	ONSITE SHREDDING	
				Program Supplies/Equipment				
				CHECK 113164 TOTAL:				180.00
113165	02/14/2018	PRTD	5542 THE LUNSFORD GROUP LLC	1030	02/06/2018	21800648	021418ap	5,000.00
Invoice: 1030				5,000.00	10001101	520047	Professional Services - 2018 G	
				Government Relations Program				

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 CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
 CHECK NO CHK DATE TYPE VENDOR NAME

				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
					CHECK	113165	TOTAL:	5,000.00
113166	02/14/2018	PRTD	1884 THE SEGAL COMPANY	324552	01/31/2018	21800198	021418ap	2,166.67
Invoice: 324552				2,166.67	10001115	520037	Benefit Consulting Professional Services General	
					CHECK	113166	TOTAL:	2,166.67
113167	02/14/2018	PRTD	2030 U.S. FOOD INC	4034260	01/25/2018	21800004	021418ap	1,869.96
Invoice: 4034260				1,869.96	35754150	521502	FOOD FOR CONGREGATE LUNCH Program Supplies/Equipment	
Invoice: 4160249					02/01/2018	21800004	021418ap	1,632.87
				1,632.87	35754150	521502	FOOD FOR CONGREGATE LUNCH Program Supplies/Equipment	
Invoice: 4289729					02/08/2018	21800004	021418ap	2,090.19
				2,090.19	35754150	521502	FOOD FOR CONGREGATE LUNCH Program Supplies/Equipment	
					CHECK	113167	TOTAL:	5,593.02
113168	02/14/2018	PRTD	2035 UNIFIRST CORPORATION	3151891459	01/31/2018	21800003	021418ap	10.95
Invoice: 3151891459				10.95	35754150	523017	KITCHEN TOWELS/APRONS Space	
					CHECK	113168	TOTAL:	10.95
113169	02/14/2018	PRTD	2027 USA BLUE BOOK	455599	01/04/2018	21800705	021418ap	1,117.56
Invoice: 455599				1,117.56	40003350	521514	MATERIAL AND SUPPLIES FOR REPA Water Distrib System R&M	
Invoice: 471612					01/23/2018	21800292	021418ap	509.83
				509.83	40013222	521503	LAB SUPPLIES Lab Supplies	
Invoice: 470166					01/22/2018	21800292	021418ap	841.13
				841.13	40013223	521503	LAB SUPPLIES Lab Supplies	
					CHECK	113169	TOTAL:	2,468.52
113170	02/14/2018	PRTD	1406 ENTERSECT	118ep31005	01/31/2018	21800212	021418ap	75.00
Invoice: 118ep31005				75.00	10002121	526120	SUBSCRIPTION Dues and Subscription	

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 CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
 CHECK NO CHK DATE TYPE VENDOR NAME

				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
				CHECK 113170 TOTAL:				75.00
113171	02/14/2018	PRTD	5605 NAPA AUTO PARTS	122817	12/28/2017	21800103	021418ap	515.21
Invoice: 122817				465.92	10003171	521502	Open PO for FY17-18 Part and A	
				49.29	40003210	521508	Program Supplies/Equipment	
				Automotive Expenses				
				CHECK 113171 TOTAL:				515.21
113172	02/14/2018	PRTD	2061 VERN LEWIS WELDING SUPPLY INC	ri18010181	01/31/2018	21800045	021418ap	70.73
Invoice: ri18010181				70.73	10002140	522153	Open PO for Medical Oxygen and	
				Medical Supplies				
Invoice: ri18010182				42.44	10002140	522153	Open PO for Medical Oxygen and	42.44
				Medical Supplies				
Invoice: av266553				847.81	10002140	522153	Open PO for Medical Oxygen and	847.81
				Medical Supplies				
				CHECK 113172 TOTAL:				960.98
113173	02/14/2018	PRTD	2071 W.W. GRAINGER, INC	9673679958	01/19/2018	21800315	021418ap	162.90
Invoice: 9673679958				162.90	40013221	520540	MAINTENANCE TOOLS, ELECTRIC RE	
				Wastewater Plant R & M				
				CHECK 113173 TOTAL:				162.90
113174	02/14/2018	PRTD	2077 WATCH SYSTEMS LLC	34782	09/25/2017	21800307	021418ap	89.18
Invoice: 34782				89.18	10002121	526120	PUBLICATION	
				Dues and Subscription				
Invoice: 35919				84.28	10002121	526120	PUBLICATION	84.28
				Dues and Subscription				
Invoice: 36156				93.00	10002121	526120	PUBLICATION	93.00
				Dues and Subscription				
Invoice: 36088				103.50	10002121	526120	PUBLICATION	103.50
				Dues and Subscription				
				CHECK 113174 TOTAL:				369.96



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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
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113175 02/14/2018 PRD	2080 WAXIE SANITARY SUPPLY	77220951	01/25/2018 21800153 021418ap	278.12
Invoice: 77220951			FACILITIES - JANITORIAL SUPPLI	
	278.12 10003170 520019		Custodial Contract (PW)	

CHECK 113175 TOTAL: 278.12

113176 02/14/2018 PRD	5972 WAYNE HARDING & ASSOCIATES REAL E 1712a		02/08/2018 21800642 021418ap	2,500.00
Invoice: 1712a			Limited Appraisal at Sundance	
	2,500.00 30903170 520037		Professional Services General	

CHECK 113176 TOTAL: 2,500.00

113177 02/14/2018 PRD	5443 AMERICAN VETERANS TRAVELING TRIBU 1971		01/29/2018 21418ap	811.00
Invoice: 1971			reimb driver's hotel stay traveling wall	
	811.00 30751188 521527		Vietnam Wall	

CHECK 113177 TOTAL: 811.00

113178 02/14/2018 PRD	1924 SOUTHWEST RISK SERVICES	47056	02/08/2018 21418ap	3,410.00
Invoice: 47056			Liability Insurance for 2018 Air Fair	
	3,410.00 30584160 521502		Program Supplies/Equipment	

CHECK 113178 TOTAL: 3,410.00

NUMBER OF CHECKS 96 \*\*\* CASH ACCOUNT TOTAL \*\*\* 678,719.06

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	96	678,719.06

\*\*\* GRAND TOTAL \*\*\* 678,719.06

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CLERK: ptulkan

JOURNAL ENTRIES TO BE CREATED

YEAR PER	JNL									
SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T OB	DEBIT	CREDIT	
2018 8 137										
APP 3573-201000	02/14/2018	021418ap	ap0214			Accounts Payable		27,135.00		
						AP CASH DISBURSEMENTS JOURNAL				
APP 9999-104000	02/14/2018	021418ap	ap0214			Cash in Bank - Checking			678,719.06	
						AP CASH DISBURSEMENTS JOURNAL				
APP 1000-201000	02/14/2018	021418ap	ap0214			Accounts Payable		349,813.56		
						AP CASH DISBURSEMENTS JOURNAL				
APP 3052-201000	02/14/2018	021418ap	ap0214			Accounts Payable		718.80		
						AP CASH DISBURSEMENTS JOURNAL				
APP 4000-201000	02/14/2018	021418ap	ap0214			Accounts Payable		93,360.96		
						AP CASH DISBURSEMENTS JOURNAL				
APP 3577-201000	02/14/2018	021418ap	ap0214			Accounts Payable		4,378.00		
						AP CASH DISBURSEMENTS JOURNAL				
APP 3575-201000	02/14/2018	021418ap	ap0214			Accounts Payable		6,413.69		
						AP CASH DISBURSEMENTS JOURNAL				
APP 4001-201000	02/14/2018	021418ap	ap0214			Accounts Payable		77,542.65		
						AP CASH DISBURSEMENTS JOURNAL				
APP 5001-201000	02/14/2018	021418ap	ap0214			Accounts Payable		84.20		
						AP CASH DISBURSEMENTS JOURNAL				
APP 3810-201000	02/14/2018	021418ap	ap0214			Accounts Payable		7,599.06		
						AP CASH DISBURSEMENTS JOURNAL				
APP 5028-201000	02/14/2018	021418ap	ap0214			Accounts Payable		8,797.23		
						AP CASH DISBURSEMENTS JOURNAL				
APP 3090-201000	02/14/2018	021418ap	ap0214			Accounts Payable		2,578.00		
						AP CASH DISBURSEMENTS JOURNAL				
APP 3576-201000	02/14/2018	021418ap	ap0214			Accounts Payable		13,987.50		
						AP CASH DISBURSEMENTS JOURNAL				
APP 9999-201000	02/14/2018	021418ap	ap0214			Accounts Payable		53.00		
						AP CASH DISBURSEMENTS JOURNAL				
APP 5020-201000	02/14/2018	021418ap	ap0214			Accounts Payable		78,081.76		
						AP CASH DISBURSEMENTS JOURNAL				
APP 3075-201000	02/14/2018	021418ap	ap0214			Accounts Payable		4,275.35		
						AP CASH DISBURSEMENTS JOURNAL				
APP 4005-201000	02/14/2018	021418ap	ap0214			Accounts Payable		490.30		
						AP CASH DISBURSEMENTS JOURNAL				
APP 3058-201000	02/14/2018	021418ap	ap0214			Accounts Payable		3,410.00		
						AP CASH DISBURSEMENTS JOURNAL				
GENERAL LEDGER TOTAL								678,719.06	678,719.06	
APP 9999-201010	02/14/2018	021418ap	ap0214			DT DF		678,666.06		
APP 3573-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			27,135.00	
APP 1000-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			349,813.56	
APP 3052-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			718.80	

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JOURNAL ENTRIES TO BE CREATED

YEAR PER SRC ACCOUNT	JNL EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
APP 4000-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			93,360.96
APP 3577-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			4,378.00
APP 3575-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			6,413.69
APP 4001-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			77,542.65
APP 5001-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			84.20
APP 3810-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			7,599.06
APP 5028-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			8,797.23
APP 3090-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			2,578.00
APP 3576-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			13,987.50
APP 5020-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			78,081.76
APP 3075-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			4,275.35
APP 4005-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			490.30
APP 3058-101010	02/14/2018	021418ap	ap0214			Pooled Cash Equity			3,410.00
SYSTEM GENERATED ENTRIES TOTAL								678,666.06	678,666.06
JOURNAL 2018/08/137 TOTAL								1,357,385.12	1,357,385.12

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JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
1000 General Fund	2018 8	137	02/14/2018			
1000-101010				Pooled Cash Equity		349,813.56
1000-201000				Accounts Payable	349,813.56	
				FUND TOTAL	349,813.56	349,813.56
3052 Impound Fund	2018 8	137	02/14/2018			
3052-101010				Pooled Cash Equity		718.80
3052-201000				Accounts Payable	718.80	
				FUND TOTAL	718.80	718.80
3058 Comm Services Programs	2018 8	137	02/14/2018			
3058-101010				Pooled Cash Equity		3,410.00
3058-201000				Accounts Payable	3,410.00	
				FUND TOTAL	3,410.00	3,410.00
3075 Transient Lodging	2018 8	137	02/14/2018			
3075-101010				Pooled Cash Equity		4,275.35
3075-201000				Accounts Payable	4,275.35	
				FUND TOTAL	4,275.35	4,275.35
3090 Sundance Crossings	2018 8	137	02/14/2018			
3090-101010				Pooled Cash Equity		2,578.00
3090-201000				Accounts Payable	2,578.00	
				FUND TOTAL	2,578.00	2,578.00
3573 Police Department Grants	2018 8	137	02/14/2018			
3573-101010				Pooled Cash Equity		27,135.00
3573-201000				Accounts Payable	27,135.00	
				FUND TOTAL	27,135.00	27,135.00
3575 Area Agency on Aging	2018 8	137	02/14/2018			
3575-101010				Pooled Cash Equity		6,413.69
3575-201000				Accounts Payable	6,413.69	
				FUND TOTAL	6,413.69	6,413.69
3576 Community Services Grants	2018 8	137	02/14/2018			
3576-101010				Pooled Cash Equity		13,987.50
3576-201000				Accounts Payable	13,987.50	
				FUND TOTAL	13,987.50	13,987.50
3577 Nuclear Emergency Management	2018 8	137	02/14/2018			

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JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
3577-101010				Pooled Cash Equity		4,378.00
3577-201000				Accounts Payable	4,378.00	
				FUND TOTAL	4,378.00	4,378.00
3810 Highway User Revenue Fund	2018 8	137	02/14/2018			
3810-101010				Pooled Cash Equity		7,599.06
3810-201000				Accounts Payable	7,599.06	
				FUND TOTAL	7,599.06	7,599.06
4000 Water Utility Fund	2018 8	137	02/14/2018			
4000-101010				Pooled Cash Equity		93,360.96
4000-201000				Accounts Payable	93,360.96	
				FUND TOTAL	93,360.96	93,360.96
4001 Wastewater Fund	2018 8	137	02/14/2018			
4001-101010				Pooled Cash Equity		77,542.65
4001-201000				Accounts Payable	77,542.65	
				FUND TOTAL	77,542.65	77,542.65
4005 Environmental Services	2018 8	137	02/14/2018			
4005-101010				Pooled Cash Equity		490.30
4005-201000				Accounts Payable	490.30	
				FUND TOTAL	490.30	490.30
5001 Cemetery Improvement Fund	2018 8	137	02/14/2018			
5001-101010				Pooled Cash Equity		84.20
5001-201000				Accounts Payable	84.20	
				FUND TOTAL	84.20	84.20
5020 Roadway Construction	2018 8	137	02/14/2018			
5020-101010				Pooled Cash Equity		78,081.76
5020-201000				Accounts Payable	78,081.76	
				FUND TOTAL	78,081.76	78,081.76
5028 Technology Life Cycle Mgmt	2018 8	137	02/14/2018			
5028-101010				Pooled Cash Equity		8,797.23
5028-201000				Accounts Payable	8,797.23	
				FUND TOTAL	8,797.23	8,797.23
9999 Pooled Cash	2018 8	137	02/14/2018			
9999-104000				Cash in Bank - Checking		678,719.06

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FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
9999-201000				Accounts Payable	53.00	
9999-201010				DT DF	678,666.06	
FUND TOTAL					678,719.06	678,719.06

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A/P CASH DISBURSEMENTS JOURNAL

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apcshdsb

JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FROM
1000 General Fund		349,813.56
3052 Impound Fund		718.80
3058 Comm Services Programs		3,410.00
3075 Transient Lodging		4,275.35
3090 Sundance Crossings		2,578.00
3573 Police Department Grants		27,135.00
3575 Area Agency on Aging		6,413.69
3576 Community Services Grants		13,987.50
3577 Nuclear Emergency Management		4,378.00
3810 Highway User Revenue Fund		7,599.06
4000 Water Utility Fund		93,360.96
4001 Wastewater Fund		77,542.65
4005 Environmental Services		490.30
5001 Cemetery Improvement Fund		84.20
5020 Roadway Construction		78,081.76
5028 Technology Life Cycle Mgmt		8,797.23
9999 Pooled Cash	678,666.06	
	<u>678,666.06</u>	<u>678,666.06</u>
TOTAL	678,666.06	678,666.06

\*\* END OF REPORT - Generated by Pam Tulkan \*\*

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

P 1  
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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE

PO

CHECK

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INVOICE DTL DESC

112685 02/06/2018 PRD	1426	FACTORY MOTOR PARTS CO	72327015	10/19/2017 21800078	020618ap	501.72
Invoice: 72327015			501.72 10003171 521502	Open PO for FY 17/18 Parts & A	Program Supplies/Equipment	
Invoice: 72341240		FACTORY MOTOR PARTS CO	72341240	11/08/2017 21800078	020618ap	329.51
			139.34 10003171 521502	Open PO for FY 17/18 Parts & A	Program Supplies/Equipment	
			55.92 38103202 521508	Automotive Expenses		
			134.25 40003210 521508	Automotive Expenses		
Invoice: 72350743		FACTORY MOTOR PARTS CO	72350743	11/22/2017 21800078	020618ap	260.11
			260.11 10003171 521502	Open PO for FY 17/18 Parts & A	Program Supplies/Equipment	
Invoice: 72370715		FACTORY MOTOR PARTS CO	72370715	12/26/2017 21800078	020618ap	260.11
			260.11 10003171 521502	Open PO for FY 17/18 Parts & A	Program Supplies/Equipment	
Invoice: 72363653		FACTORY MOTOR PARTS CO	72363653	12/13/2017 21800078	020618ap	148.98
			148.98 40013220 521508	Open PO for FY 17/18 Parts & A	Automotive Expenses	
Invoice: 72339724		FACTORY MOTOR PARTS CO	72339724	11/06/2017 21800078	020618ap	239.17
			135.00 40003210 521508	Open PO for FY 17/18 Parts & A	Automotive Expenses	
			104.17 40013220 521508	Automotive Expenses		
Invoice: 72371509		FACTORY MOTOR PARTS CO	72371509	12/27/2017 21800078	020618ap	115.08
			115.08 38103202 521508	Open PO for FY 17/18 Parts & A	Automotive Expenses	
Invoice: 72358117		FACTORY MOTOR PARTS CO	72358117	12/05/2017 21800078	020618ap	148.98
			148.98 38103202 521508	Open PO for FY 17/18 Parts & A	Automotive Expenses	
Invoice: 72334095		FACTORY MOTOR PARTS CO	72334095	10/30/2017 21800078	020618ap	51.44
			51.44 38103202 521508	Open PO for FY 17/18 Parts & A	Automotive Expenses	
Invoice: 72385373		FACTORY MOTOR PARTS CO	72385373	01/18/2018 21800078	020618ap	80.06
			80.06 38103202 521508	Open PO for FY 17/18 Parts & A	Automotive Expenses	
CHECK 112685 TOTAL:						2,135.16
112686 02/06/2018 PRD	2138	LGI HOMES - AZ CONSTRUCTION, LLC	BLD-18-00051	REFUND 02/01/2018	020618ap	25.00
Invoice: BLD-18-00051		REFUND	25.00 10005180 431600	BLD-18-00051 REFUND	Vertical Construction	



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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE

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INVOICE DTL DESC

CHECK 112686 TOTAL: 25.00

112687 02/06/2018 PRD	1736 O'REILLY AUTO PARTS	123017	12/30/2017 21800160 020618ap	2,605.70
Invoice: 123017			PARTS/SERVICE FOR VEHICLES /EQ	
	2,325.26 10003171 521502		Program Supplies/Equipment	
	60.29 38103202 521508		Automotive Expenses	
	220.15 40003210 521508		Automotive Expenses	

CHECK 112687 TOTAL: 2,605.70

112688 02/06/2018 PRD 999997 JOHN MILLS	deposit refund	02/01/2018	020618ap	200.00
Invoice: deposit refund			deposit wasn't refunded when acct closed	
	200.00 4000 230000		Security Deposits Refundable	

CHECK 112688 TOTAL: 200.00

112689 02/06/2018 PRD	1753 PETTY CASH - COMM CTR	020518	02/05/2018 020618ap	140.22
Invoice: 020518			petty cash reconciliation	
	140.22 35754150 521502		Program Supplies/Equipment	

CHECK 112689 TOTAL: 140.22

112690 02/06/2018 PRD	5027 PHOENIX TIRE INC.	352628	12/19/2017 21800098 020618ap	1,926.26
Invoice: 352628			Open PO for FY 17-18 Tire and	
	1,926.26 10003171 521502		Program Supplies/Equipment	

Invoice: 352865	PHOENIX TIRE INC.	352865	12/26/2017 21800098 020618ap	1,228.06
			Open PO for FY 17-18 Tire and	
	1,228.06 10003171 521502		Program Supplies/Equipment	

Invoice: 352927	PHOENIX TIRE INC.	352927	12/26/2017 21800098 020618ap	197.44
			Open PO for FY 17-18 Tire and	
	197.44 10003171 521502		Program Supplies/Equipment	

Invoice: 352899	PHOENIX TIRE INC.	352899	12/27/2017 21800098 020618ap	248.92
			Open PO for FY 17-18 Tire and	
	248.92 10003171 521502		Program Supplies/Equipment	

Invoice: 352882	PHOENIX TIRE INC.	352882	12/27/2017 21800098 020618ap	1,286.65
			Open PO for FY 17-18 Tire and	
	714.76 10003171 521502		Program Supplies/Equipment	
	571.89 40003210 521508		Automotive Expenses	

Invoice: 353068	PHOENIX TIRE INC.	353068	01/03/2018 21800098 020618ap	942.45
			Open PO for FY 17-18 Tire and	
	942.45 10003171 521502		Program Supplies/Equipment	

	PHOENIX TIRE INC.	353218	01/08/2018 21800098 020618ap	1,332.75
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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE

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INVOICE DTL DESC

Invoice: 353218

1,332.75 10003171 521502

Open PO for FY 17-18 Tire and  
Program Supplies/Equipment

Invoice: 353533

PHOENIX TIRE INC.

353533

216.26 10003171 521502

01/17/2018 21800098 020618ap  
Open PO for FY 17-18 Tire and  
Program Supplies/Equipment

216.26

Invoice: 353534

PHOENIX TIRE INC.

353534

533.10 10003171 521502

01/17/2018 21800098 020618ap  
Open PO for FY 17-18 Tire and  
Program Supplies/Equipment

533.10

Invoice: 353581

PHOENIX TIRE INC.

353581

228.45 10003171 521502

01/18/2018 21800098 020618ap  
Open PO for FY 17-18 Tire and  
Program Supplies/Equipment

228.45

Invoice: 353684

PHOENIX TIRE INC.

353684

149.86 10003171 521502

01/19/2018 21800098 020618ap  
Open PO for FY 17-18 Tire and  
Program Supplies/Equipment

149.86

Invoice: 353861

PHOENIX TIRE INC.

353861

979.15 10003171 521502

01/23/2018 21800098 020618ap  
Open PO for FY 17-18 Tire and  
Program Supplies/Equipment

979.15

Invoice: 353918

PHOENIX TIRE INC.

353918

329.80 40013220 521508

01/25/2018 21800098 020618ap  
Open PO for FY 17-18 Tire and  
Automotive Expenses

329.80

Invoice: 354121

PHOENIX TIRE INC.

354121

612.94 10003171 521502

01/31/2018 21800098 020618ap  
Open PO for FY 17-18 Tire and  
Program Supplies/Equipment

612.94

CHECK 112690 TOTAL: 10,212.09

112691 02/06/2018 PRTD 5982 SYDNEY BETHEL  
Invoice: january 2018

january 2018

800.00 10005180 520037

02/06/2018 21800741 020618ap  
CONSULTING SERVICES  
Professional Services General

800.00

CHECK 112691 TOTAL: 800.00

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City of Buckeye, AZ - LIVE  
 A/P CASH DISBURSEMENTS JOURNAL

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NUMBER OF CHECKS      7                    \*\*\* CASH ACCOUNT TOTAL \*\*\*                    16,118.17

	<u>COUNT</u>	<u>AMOUNT</u>
TOTAL PRINTED CHECKS	7	16,118.17

\*\*\* GRAND TOTAL \*\*\*                    16,118.17

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

CLERK: ptulkan

YEAR PER JNL

SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2018 8 35									
APP 1000-201000	02/06/2018	020618ap	ap0206			Accounts Payable		13,621.94	
						AP CASH DISBURSEMENTS JOURNAL			
APP 9999-104000	02/06/2018	020618ap	ap0206			Cash in Bank - Checking			16,118.17
						AP CASH DISBURSEMENTS JOURNAL			
APP 3810-201000	02/06/2018	020618ap	ap0206			Accounts Payable		511.77	
						AP CASH DISBURSEMENTS JOURNAL			
APP 4000-201000	02/06/2018	020618ap	ap0206			Accounts Payable		1,261.29	
						AP CASH DISBURSEMENTS JOURNAL			
APP 4001-201000	02/06/2018	020618ap	ap0206			Accounts Payable		582.95	
						AP CASH DISBURSEMENTS JOURNAL			
APP 3575-201000	02/06/2018	020618ap	ap0206			Accounts Payable		140.22	
						AP CASH DISBURSEMENTS JOURNAL			
GENERAL LEDGER TOTAL								16,118.17	16,118.17
APP 9999-201010	02/06/2018	020618ap	ap0206			DT DF		16,118.17	
APP 1000-101010	02/06/2018	020618ap	ap0206			Pooled Cash Equity			13,621.94
APP 3810-101010	02/06/2018	020618ap	ap0206			Pooled Cash Equity			511.77
APP 4000-101010	02/06/2018	020618ap	ap0206			Pooled Cash Equity			1,261.29
APP 4001-101010	02/06/2018	020618ap	ap0206			Pooled Cash Equity			582.95
APP 3575-101010	02/06/2018	020618ap	ap0206			Pooled Cash Equity			140.22
SYSTEM GENERATED ENTRIES TOTAL								16,118.17	16,118.17
JOURNAL 2018/08/35 TOTAL								32,236.34	32,236.34

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
1000 General Fund	2018 8	35	02/06/2018			
1000-101010				Pooled Cash Equity		13,621.94
1000-201000				Accounts Payable	13,621.94	
				FUND TOTAL	13,621.94	13,621.94
3575 Area Agency on Aging	2018 8	35	02/06/2018			
3575-101010				Pooled Cash Equity		140.22
3575-201000				Accounts Payable	140.22	
				FUND TOTAL	140.22	140.22
3810 Highway User Revenue Fund	2018 8	35	02/06/2018			
3810-101010				Pooled Cash Equity		511.77
3810-201000				Accounts Payable	511.77	
				FUND TOTAL	511.77	511.77
4000 Water Utility Fund	2018 8	35	02/06/2018			
4000-101010				Pooled Cash Equity		1,261.29
4000-201000				Accounts Payable	1,261.29	
				FUND TOTAL	1,261.29	1,261.29
4001 Wastewater Fund	2018 8	35	02/06/2018			
4001-101010				Pooled Cash Equity		582.95
4001-201000				Accounts Payable	582.95	
				FUND TOTAL	582.95	582.95
9999 Pooled Cash	2018 8	35	02/06/2018			
9999-104000				Cash in Bank - Checking		16,118.17
9999-201010				DT DF	16,118.17	
				FUND TOTAL	16,118.17	16,118.17

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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apcshdsb

JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FROM
1000 General Fund		13,621.94
3575 Area Agency on Aging		140.22
3810 Highway User Revenue Fund		511.77
4000 Water Utility Fund		1,261.29
4001 Wastewater Fund		582.95
9999 Pooled Cash	16,118.17	
	<hr/>	<hr/>
TOTAL	16,118.17	16,118.17

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE PO

CHECK

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INVOICE DTL DESC

112692 02/06/2018 PRD 5989 PAT GIERY  
Invoice: AirFair 2/18

AirFair 2/18 01/23/2018 21800751 206181ap  
2018 Buckeye Airshow Aerial En  
Program Supplies/Equipment

1,000.00

CHECK 112692 TOTAL: 1,000.00

NUMBER OF CHECKS 1 \*\*\* CASH ACCOUNT TOTAL \*\*\* 1,000.00

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	1,000.00

\*\*\* GRAND TOTAL \*\*\* 1,000.00

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

CLERK: ptulkan

YEAR PER	JNL						ACCOUNT DESC	T OB	DEBIT	CREDIT
SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC				
2018 8 37										
APP 3058-201000	02/06/2018	206181ap	1ap206			Accounts Payable		1,000.00		
						AP CASH DISBURSEMENTS JOURNAL				
APP 9999-104000	02/06/2018	206181ap	1ap206			Cash in Bank - Checking				1,000.00
						AP CASH DISBURSEMENTS JOURNAL				
GENERAL LEDGER TOTAL								1,000.00		1,000.00
APP 9999-201010	02/06/2018	206181ap	1ap206			DT DF		1,000.00		
APP 3058-101010	02/06/2018	206181ap	1ap206			Pooled Cash Equity				1,000.00
SYSTEM GENERATED ENTRIES TOTAL								1,000.00		1,000.00
JOURNAL 2018/08/37 TOTAL								2,000.00		2,000.00



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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
3058 Comm Services Programs 3058-101010 3058-201000	2018 8	37	02/06/2018	Pooled Cash Equity Accounts Payable	1,000.00	1,000.00
				FUND TOTAL	1,000.00	1,000.00
9999 Pooled Cash 9999-104000 9999-201010	2018 8	37	02/06/2018	Cash in Bank - Checking DT DF	1,000.00	1,000.00
				FUND TOTAL	1,000.00	1,000.00

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FROM
3058 Comm Services Programs			1,000.00
9999 Pooled Cash		1,000.00	
	TOTAL	1,000.00	1,000.00

\*\* END OF REPORT - Generated by Pam Tulkan \*\*

02/05/2018 15:19  
smeredith

City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE

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INVOICE DTL DESC

112672	02/05/2018	PRTD	5994	SANKOFA	2017-306	01/31/2018	020518	250.00
Invoice: 2017-306					Library Program: Vision & Sound 2018			
					Program Supplies/Equipment			

250.00 10004151 521502

CHECK 112672 TOTAL: 250.00

NUMBER OF CHECKS 1 \*\*\* CASH ACCOUNT TOTAL \*\*\* 250.00

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	250.00

\*\*\* GRAND TOTAL \*\*\* 250.00

02/05/2018 15:19  
 smeredith

City of Buckeye, AZ - LIVE  
 A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

CLERK: smeredith

YEAR PER	JNL									
SRC ACCOUNT										
EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT		
2018 8 20										
APP 1000-201000					Accounts Payable		250.00			
02/05/2018 020518		020518			AP CASH DISBURSEMENTS JOURNAL					
APP 9999-104000					Cash in Bank - Checking			250.00		
02/05/2018 020518		020518			AP CASH DISBURSEMENTS JOURNAL					
GENERAL LEDGER TOTAL							250.00	250.00		
APP 9999-201010					DT DF		250.00			
02/05/2018 020518		020518								
APP 1000-101010					Pooled Cash Equity			250.00		
02/05/2018 020518		020518								
SYSTEM GENERATED ENTRIES TOTAL							250.00	250.00		
JOURNAL 2018/08/20 TOTAL							500.00	500.00		

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smeredith

City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
1000 General Fund	2018 8	20	02/05/2018			
1000-101010				Pooled Cash Equity		250.00
1000-201000				Accounts Payable	250.00	
				FUND TOTAL	250.00	250.00
9999 Pooled Cash	2018 8	20	02/05/2018			
9999-104000				Cash in Bank - Checking		250.00
9999-201010				DT DF	250.00	
				FUND TOTAL	250.00	250.00

02/05/2018 15:19  
smeredith

City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

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FUND		DUE TO	DUE FROM
1000 General Fund			250.00
9999 Pooled Cash		250.00	
	TOTAL	250.00	250.00

\*\* END OF REPORT - Generated by Sherri Meredith \*\*

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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apcsdshsb

CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE PO

CHECK

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INVOICE DTL DESC

112673	02/06/2018	PRTD	1064	AFLAC	4237	02/06/2018	020618r	6,088.25
				Invoice: 4237		supplemental insurance		
				6,088.25 1030	216700	AFLAC		
							CHECK	112673 TOTAL:
								6,088.25
112674	02/06/2018	PRTD	1091	AMERITAS LIFE INSURANCE CORP	Feb 2018	02/06/2018	020618r	4,670.12
				Invoice: Feb 2018		INSURANCE		
				4,670.12 1030	216600	Vision Insurance		
							CHECK	112674 TOTAL:
								4,670.12
112675	02/06/2018	PRTD	5760	ARIZONA POWER AUTHORITY	cy20180155	02/06/2018	020618r	3,717.79
				Invoice: cy20180155		power at sundance wrf		
				3,717.79 40013222 526010		Electric - Utility		
							CHECK	112675 TOTAL:
								3,717.79
112676	02/06/2018	PRTD	1298	CHLIC	2245942	02/06/2018	020618r	568,125.42
				Invoice: 2245942		medical ins		
				568,125.42 1030	213000	Health Insurance		
							CHECK	112676 TOTAL:
								568,125.42
112677	02/06/2018	PRTD	1318	COLONIAL SUPPLEMENTAL INS.	85985590212239	02/06/2018	020618r	1,601.06
				Invoice: 85985590212239		insurance		
				1,601.06 1030	216800	Colonial Insurance		
							CHECK	112677 TOTAL:
								1,601.06
112678	02/06/2018	PRTD	1409	EPCOR WATER	012518	02/06/2018	020618r	659.14
				Invoice: 012518		water at verrado fire		
				659.14 10001110 526018		Water/Wastewater - Utility		
							CHECK	112678 TOTAL:
								659.14
112679	02/06/2018	PRTD	1667	METLIFE	46550575	02/06/2018	020618r	30,532.49
				Invoice: 46550575		insurance		
				30,532.49 1030	216000	Dental Insurance		
							CHECK	112679 TOTAL:
								30,532.49
112680	02/06/2018	PRTD	1738	OSHKOSH CAPITAL	85251000 1/18	02/06/2018	020618r	79,934.38
				Invoice: 85251000 1/18		fire truck		
				79,934.38 60072140 560050		Lease Payment		



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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE INV DATE PO CHECK NET

INVOICE DTL DESC

CHECK 112680 TOTAL: 79,934.38

112681 02/06/2018 PRD	1921 SOUTHWEST GAS	013018	02/06/2018	020618r	879.83
Invoice: 013018			gas for city bldgs		
		716.37 10001110 526015	Natural Gas - Utility		
		163.46 35754150 523017	Space		

CHECK 112681 TOTAL: 879.83

112682 02/06/2018 PRD	1936 SPRINT	256789898102	02/06/2018	020618r	74.55
Invoice: 256789898102			police siu acct #256789898		
		74.55 10002121 526025	Telephone		

CHECK 112682 TOTAL: 74.55

112683 02/06/2018 PRD	1545 THE INNES ASSOCIATES, LTD	012518	02/06/2018	020618r	20.00
Invoice: 012518			tax forms fire dept		
		20.00 38002140 523019	Administrative Fees		

CHECK 112683 TOTAL: 20.00

112684 02/06/2018 PRD	5040 WELLS FARGO BANK	11505798	02/06/2018	020618r	1,991.68
Invoice: 11505798			fee invoice		
		1,991.68 10001110 523030	Bank Charges		

CHECK 112684 TOTAL: 1,991.68

NUMBER OF CHECKS 12 \*\*\* CASH ACCOUNT TOTAL \*\*\* 698,294.71

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	12	698,294.71

\*\*\* GRAND TOTAL \*\*\* 698,294.71



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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

CLERK: ptulkan

YEAR PER JNL  
SRC ACCOUNT

EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2018 8 29								
APP 1030-201000					Accounts Payable		611,017.34	
02/06/2018	020618r	r0206			AP CASH DISBURSEMENTS JOURNAL			
APP 9999-104000					Cash in Bank - Checking			698,294.71
02/06/2018	020618r	r0206			AP CASH DISBURSEMENTS JOURNAL			
APP 4001-201000					Accounts Payable		3,717.79	
02/06/2018	020618r	r0206			AP CASH DISBURSEMENTS JOURNAL			
APP 1000-201000					Accounts Payable		3,441.74	
02/06/2018	020618r	r0206			AP CASH DISBURSEMENTS JOURNAL			
APP 6007-201000					Accounts Payable		79,934.38	
02/06/2018	020618r	r0206			AP CASH DISBURSEMENTS JOURNAL			
APP 3575-201000					Accounts Payable		163.46	
02/06/2018	020618r	r0206			AP CASH DISBURSEMENTS JOURNAL			
APP 3800-201000					Accounts Payable		20.00	
02/06/2018	020618r	r0206			AP CASH DISBURSEMENTS JOURNAL			
GENERAL LEDGER TOTAL							698,294.71	698,294.71
APP 9999-201010					DT DF		698,294.71	
02/06/2018	020618r	r0206						
APP 1030-101010					Pooled Cash Equity			611,017.34
02/06/2018	020618r	r0206						
APP 4001-101010					Pooled Cash Equity			3,717.79
02/06/2018	020618r	r0206						
APP 1000-101010					Pooled Cash Equity			3,441.74
02/06/2018	020618r	r0206						
APP 6007-101010					Pooled Cash Equity			79,934.38
02/06/2018	020618r	r0206						
APP 3575-101010					Pooled Cash Equity			163.46
02/06/2018	020618r	r0206						
APP 3800-101010					Pooled Cash Equity			20.00
02/06/2018	020618r	r0206						
SYSTEM GENERATED ENTRIES TOTAL							698,294.71	698,294.71
JOURNAL 2018/08/29 TOTAL							1,396,589.42	1,396,589.42

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JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
1000 General Fund 1000-101010 1000-201000	2018 8	29	02/06/2018	Pooled Cash Equity Accounts Payable	3,441.74	3,441.74
				FUND TOTAL	3,441.74	3,441.74
1030 Payroll Fund 1030-101010 1030-201000	2018 8	29	02/06/2018	Pooled Cash Equity Accounts Payable	611,017.34	611,017.34
				FUND TOTAL	611,017.34	611,017.34
3575 Area Agency on Aging 3575-101010 3575-201000	2018 8	29	02/06/2018	Pooled Cash Equity Accounts Payable	163.46	163.46
				FUND TOTAL	163.46	163.46
3800 Vol Fireman's Retirement 3800-101010 3800-201000	2018 8	29	02/06/2018	Pooled Cash Equity Accounts Payable	20.00	20.00
				FUND TOTAL	20.00	20.00
4001 Wastewater Fund 4001-101010 4001-201000	2018 8	29	02/06/2018	Pooled Cash Equity Accounts Payable	3,717.79	3,717.79
				FUND TOTAL	3,717.79	3,717.79
6007 Impact Fees Fire 6007-101010 6007-201000	2018 8	29	02/06/2018	Pooled Cash Equity Accounts Payable	79,934.38	79,934.38
				FUND TOTAL	79,934.38	79,934.38
9999 Pooled Cash 9999-104000 9999-201010	2018 8	29	02/06/2018	Cash in Bank - Checking DT DF	698,294.71	698,294.71
				FUND TOTAL	698,294.71	698,294.71

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JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FROM
1000 General Fund			3,441.74
1030 Payroll Fund			611,017.34
3575 Area Agency on Aging			163.46
3800 Vol Fireman's Retirement			20.00
4001 Wastewater Fund			3,717.79
6007 Impact Fees Fire			79,934.38
9999 Pooled Cash		698,294.71	
	TOTAL	698,294.71	698,294.71

\*\* END OF REPORT - Generated by Pam Tulkan \*\*

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A/P CASH DISBURSEMENTS JOURNALP 1  
apcshdsbCASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE

INV DATE

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INVOICE DTL DESC

112693	02/12/2018	PRTD	999997	2013-IH BORROWER LP	16.0560.24	01/16/2018	021218sub	90.71
Invoice: 16.0560.24						TERM/OVERPAYMENT REFUND- 23856 W TONTO ST		
				90.71 9999	117500	Utility A/R Clearing		
CHECK 112693 TOTAL:								90.71
112694	02/12/2018	PRTD	999997	2013-IH BORROWER LP	16.0560.24	01/16/2018	021218sub	114.55
Invoice: 16.0560.24						DEPOSIT REFUNDS- 23856 W TONTO ST		
				114.55 4000	230000	Security Deposits Refundable		
CHECK 112694 TOTAL:								114.55
112695	02/12/2018	PRTD	999997	2015-3 IH2 BORROWER LP	15.1440.18	12/21/2017	021218sub	87.88
Invoice: 15.1440.18						DEPOSIT REFUNDS- 23419 W PIMA ST		
				87.88 4000	230000	Security Deposits Refundable		
CHECK 112695 TOTAL:								87.88
112696	02/12/2018	PRTD	999997	2015-3 IH2 BORROWER LP	15.1440.18	12/21/2017	021218sub	113.05
Invoice: 15.1440.18						TERM/OVERPAYMENT REFUND- 23419 W PIMA ST		
				113.05 9999	117500	Utility A/R Clearing		
CHECK 112696 TOTAL:								113.05
112697	02/12/2018	PRTD	999997	2017-1 IH BORROWER LP	98.6094.04	12/27/2017	021218sub	170.53
Invoice: 98.6094.04						DEPOSIT REFUNDS- 205 W BASELINE RD		
				170.53 4005	230000	Security Deposits Refundable		
CHECK 112697 TOTAL:								170.53
112698	02/12/2018	PRTD	999997	ACESTE, FRANK & DORIS	21.0144.02	12/04/2017	021218sub	11.75
Invoice: 21.0144.02						DEPOSIT REFUNDS- 26289 W MOHAWK LN		
				11.75 4000	230000	Security Deposits Refundable		
CHECK 112698 TOTAL:								11.75
112699	02/12/2018	PRTD	999997	AHMETOVIC, DZENAN	16.4463.04	01/17/2018	021218sub	106.08
Invoice: 16.4463.04						DEPOSIT REFUNDS- 22942 W CANTILEVER ST		
				106.08 4000	230000	Security Deposits Refundable		
CHECK 112699 TOTAL:								106.08
112700	02/12/2018	PRTD	999997	ALLEN, CRAIG	98.4060.03	12/07/2017	021218sub	7.63
Invoice: 98.4060.03						TERM/OVERPAYMENT REFUND- 408 W BASELINE RD		
				7.63 9999	117500	Utility A/R Clearing		

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 CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
 CHECK NO CHK DATE TYPE VENDOR NAME

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CHECK 112700 TOTAL: 7.63

 112701 02/12/2018 PRD 999997 ALLEN, CRAIG  
 Invoice: 98.4060.03

98.4060.03

12/07/2017

021218ub

125.36

125.36 4005 230000

 DEPOSIT REFUNDS- 408 W BASELINE RD  
 Security Deposits Refundable

CHECK 112701 TOTAL: 125.36

 112702 02/12/2018 PRD 999997 AMADOR, YOLANDA  
 Invoice: 98.5158.01

98.5158.01

01/09/2018

021218ub

120.35

120.35 9999 117500

 TERM/OVERPAYMENT REFUND- 3320 S 256TH DR  
 Utility A/R Clearing

CHECK 112702 TOTAL: 120.35

 112703 02/12/2018 PRD 999997 AMCOR PROPERTY PROFESSIONALS  
 Invoice: 98.6039.06

98.6039.06

01/25/2018

021218ub

55.68

55.68 4005 230000

 DEPOSIT REFUNDS- 4080 S 249TH DR  
 Security Deposits Refundable

CHECK 112703 TOTAL: 55.68

 112704 02/12/2018 PRD 999997 ANAYA, JOHN & IRMA  
 Invoice: 25.0577.04

25.0577.04

01/11/2018

021218ub

176.97

176.97 4000 230000

 DEPOSIT REFUNDS- 20584 N 260TH LN  
 Security Deposits Refundable

CHECK 112704 TOTAL: 176.97

 112705 02/12/2018 PRD 999997 ANDRAE, GRACE  
 Invoice: 14.1470.07

14.1470.07

01/02/2018

021218ub

117.53

117.53 9999 117500

 TERM/OVERPAYMENT REFUND- 22415 W DESERT BLOOM ST  
 Utility A/R Clearing

CHECK 112705 TOTAL: 117.53

 112706 02/12/2018 PRD 999997 ANDREWS, DAVID & ERICA  
 Invoice: 16.5303.05

16.5303.05

12/20/2017

021218ub

80.88

80.88 4000 230000

 DEPOSIT REFUNDS- 23824 W JEFFERSON ST  
 Security Deposits Refundable

CHECK 112706 TOTAL: 80.88

 112707 02/12/2018 PRD 999997 ANDREWS, DAVID & ERICA  
 Invoice: 16.5303.05

16.5303.05

12/20/2017

021218ub

109.61

109.61 9999 117500

 TERM/OVERPAYMENT REFUND- 23824 W JEFFERSON ST  
 Utility A/R Clearing

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE	INV DATE	PO	CHECK	NET
INVOICE DTL DESC				
	CHECK	112707	TOTAL:	109.61
112708 02/12/2018 PRTD 999997 ANDREWS, JIM Invoice: 17.7406.03	17.7406.03	01/04/2018	021218sub DEPOSIT REFUNDS- 3081 N BLACK ROCK RD Security Deposits Refundable	9.10
9.10 4005 230000			CHECK 112708 TOTAL:	9.10
112709 02/12/2018 PRTD 999997 ANDREWS, JIM Invoice: 17.7406.03	17.7406.03	01/04/2018	021218sub TERM/OVERPAYMENT REFUND- 3081 N BLACK ROCK RD Utility A/R Clearing	19.87
19.87 9999 117500			CHECK 112709 TOTAL:	19.87
112710 02/12/2018 PRTD 999997 ANDREWS, JOSEPH Invoice: 11.5254.02	11.5254.02	01/03/2018	021218sub DEPOSIT REFUNDS- 22647 W MOHAVE ST Security Deposits Refundable	116.08
116.08 4000 230000			CHECK 112710 TOTAL:	116.08
112711 02/12/2018 PRTD 999997 ANZALONE, RICHARD Invoice: 18.0271.07	18.0271.07	01/29/2018	021218sub DEPOSIT REFUNDS- 1425 S 222ND LN Security Deposits Refundable	166.36
166.36 4000 230000			CHECK 112711 TOTAL:	166.36
112712 02/12/2018 PRTD 999997 APARICIO, RODRIGO Invoice: 17.0109.06	17.0109.06	01/02/2018	021218sub DEPOSIT REFUNDS- 3965 N PARK ST Security Deposits Refundable	29.49
29.49 4005 230000			CHECK 112712 TOTAL:	29.49
112713 02/12/2018 PRTD 999997 ARIZONA F LLC OD Invoice: 20.1059.07	20.1059.07	01/17/2018	021218sub TERM/OVERPAYMENT REFUND- 29660 W FAIRMOUNT AVE Utility A/R Clearing	111.44
111.44 9999 117500			CHECK 112713 TOTAL:	111.44
112714 02/12/2018 PRTD 999997 ARIZONA F LLC OD Invoice: 18.2647.05	18.2647.05	12/28/2017	021218sub TERM/OVERPAYMENT REFUND- 510 S 220TH LN Utility A/R Clearing	173.20
173.20 9999 117500			CHECK 112714 TOTAL:	173.20

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE	INV DATE	PO	CHECK	NET
INVOICE DTL DESC				
112715 02/12/2018 PRD 999997 ARIZONA F LLC OD Invoice: 15.0160.12	15.0160.12	12/11/2017	021218ub	66.22
66.22 4000 230000		DEPOSIT REFUNDS- 23425 W HARRISON DR Security Deposits Refundable		
		CHECK 112715 TOTAL:		66.22
112716 02/12/2018 PRD 999997 ARIZONA F, LLC, OD Invoice: 14.5010.05	14.5010.05	01/09/2018	021218ub	146.05
146.05 4000 230000		DEPOSIT REFUNDS- 22017 W CANTILEVER ST Security Deposits Refundable		
		CHECK 112716 TOTAL:		146.05
112717 02/12/2018 PRD 999997 ARMAS, OSCAR & DAYNA Invoice: 98.7345.03	98.7345.03	01/30/2018	021218ub	18.02
18.02 4005 230000		DEPOSIT REFUNDS- 25869 W ST JAMES AVE Security Deposits Refundable		
		CHECK 112717 TOTAL:		18.02
112718 02/12/2018 PRD 999997 ARRINGTON, JILL Invoice: 10.2040.12	10.2040.12	11/30/2017	021218ub	208.06
208.06 9999 117500		TERM/OVERPAYMENT REFUND- 25270 W PARKSIDE LN S Utility A/R Clearing		
		CHECK 112718 TOTAL:		208.06
112719 02/12/2018 PRD 999997 AUGTER, GARY Invoice: 15.2740.14	15.2740.14	01/24/2018	021218ub	176.02
176.02 4000 230000		DEPOSIT REFUNDS- 23255 W PIMA ST Security Deposits Refundable		
		CHECK 112719 TOTAL:		176.02
112720 02/12/2018 PRD 999997 AYERS, KIMBERLY Invoice: 11.5307.07	11.5307.07	12/28/2017	021218ub	65.58
65.58 4000 230000		DEPOSIT REFUNDS- 22624 W MOHAVE ST Security Deposits Refundable		
		CHECK 112720 TOTAL:		65.58
112721 02/12/2018 PRD 999997 AYERS, KIMBERLY Invoice: 11.5307.07	11.5307.07	12/28/2017	021218ub	115.92
115.92 9999 117500		TERM/OVERPAYMENT REFUND- 22624 W MOHAVE ST Utility A/R Clearing		
		CHECK 112721 TOTAL:		115.92



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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
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112722	02/12/2018	PRTD	999997	AZ JV XII LLC	8.1026.01		12/07/2017	021218ub	77.50
				Invoice: 8.1026.01					
					77.50 4000	230000	DEPOSIT REFUNDS- 28921 W PIMA ST		
							Security Deposits Refundable		
							CHECK	112722 TOTAL:	77.50
112723	02/12/2018	PRTD	999997	BAKER, STEVEN	18.7953.02		01/02/2018	021218ub	164.39
				Invoice: 18.7953.02					
					164.39 4000	230000	DEPOSIT REFUNDS- 2027 S 215TH DR		
							Security Deposits Refundable		
							CHECK	112723 TOTAL:	164.39
112724	02/12/2018	PRTD	999997	BALZER, JEFFREY & JANET	21.2579.02		01/04/2018	021218ub	144.17
				Invoice: 21.2579.02					
					144.17 4000	230000	DEPOSIT REFUNDS- 27042 W ORAIBI DR		
							Security Deposits Refundable		
							CHECK	112724 TOTAL:	144.17
112725	02/12/2018	PRTD	999997	BARKER, LASHUNDA & GREGORY	17.9329.02		12/28/2017	021218ub	20.38
				Invoice: 17.9329.02					
					20.38 9999	117500	TERM/OVERPAYMENT REFUND- 2340 N VALLEY VIEW DR		
							Utility A/R Clearing		
							CHECK	112725 TOTAL:	20.38
112726	02/12/2018	PRTD	999997	BEAUT PROPERTIES INC	98.7260.02		12/12/2017	021218ub	107.95
				Invoice: 98.7260.02					
					107.95 4005	230000	DEPOSIT REFUNDS- 25763 W GIBSON LN		
							Security Deposits Refundable		
							CHECK	112726 TOTAL:	107.95
112727	02/12/2018	PRTD	999997	BELSAN, ALEX & MELISSA	15.0260.10		12/12/2017	021218ub	5.94
				Invoice: 15.0260.10					
					5.94 4000	230000	DEPOSIT REFUNDS- 1750 S 234TH LN		
							Security Deposits Refundable		
							CHECK	112727 TOTAL:	5.94
112728	02/12/2018	PRTD	999997	BELTRAN, LYDIA	18.7284.09		02/01/2018	021218ub	25.76
				Invoice: 18.7284.09					
					25.76 4000	230000	DEPOSIT REFUNDS- 21883 W COCOPAH ST		
							Security Deposits Refundable		
							CHECK	112728 TOTAL:	25.76



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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
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INVOICE	INV DATE	PO	CHECK	NET
INVOICE DTL DESC				
112729 02/12/2018 PRD 999997 BELTRAN, RALPH Invoice: 14.4500.09	14.4500.09	11/18/2013	021218ub	90.71
90.71 9999 117500	TERM/OVERPAYMENT REFUND- 11 S 219TH DR Utility A/R Clearing			
	CHECK 112729 TOTAL:			90.71
112730 02/12/2018 PRD 999997 BELTRAN, RALPH & SYLVIA Invoice: 14.4500.15	14.4500.15	01/04/2018	021218ub	86.26
86.26 4000 230000	DEPOSIT REFUNDS- 11 S 219TH DR Security Deposits Refundable			
	CHECK 112730 TOTAL:			86.26
112731 02/12/2018 PRD 999997 BENNETT, GARTH Invoice: 14.0600.07	14.0600.07	12/20/2017	021218ub	25.20
25.20 4000 230000	DEPOSIT REFUNDS- 22329 W DEVIN DR Security Deposits Refundable			
	CHECK 112731 TOTAL:			25.20
112732 02/12/2018 PRD 999997 BENSON, ANA & RYAN Invoice: 80.0162.01	80.0162.01	12/19/2017	021218ub	57.49
57.49 9999 117500	TERM/OVERPAYMENT REFUND- 111 N 193RD DR Utility A/R Clearing			
	CHECK 112732 TOTAL:			57.49
112733 02/12/2018 PRD 999997 BENSON, TAYLOR & BAEZA, LUIS Invoice: 18.0145.07	18.0145.07	01/31/2018	021218ub	8.77
8.77 4000 230000	DEPOSIT REFUNDS- 1468 S 222ND LN Security Deposits Refundable			
	CHECK 112733 TOTAL:			8.77
112734 02/12/2018 PRD 999997 BLUME, KENT Invoice: 12.9259.06	12.9259.06	12/28/2017	021218ub	63.28
63.28 4000 230000	DEPOSIT REFUNDS- 664 S 231ST DR Security Deposits Refundable			
	CHECK 112734 TOTAL:			63.28
112735 02/12/2018 PRD 999997 BLUME, KENT Invoice: 12.9259.06	12.9259.06	12/28/2017	021218ub	118.22
118.22 9999 117500	TERM/OVERPAYMENT REFUND- 664 S 231ST DR Utility A/R Clearing			
	CHECK 112735 TOTAL:			118.22

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
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112736	02/12/2018	PRTD	999997	BOLTON, DEZERE & STEWART, IAN	97.0466.01	12/18/2017	021218ub	30.00
Invoice: 97.0466.01						DEPOSIT REFUNDS- 24392 W SHERATON LN		
				30.00 4005	230000	Security Deposits Refundable		
						CHECK	112736 TOTAL:	30.00
112737	02/12/2018	PRTD	999997	BOLTON, DEZERE & STEWART, IAN	97.0466.01	12/18/2017	021218ub	65.28
Invoice: 97.0466.01						DEPOSIT REFUNDS- 24392 W SHERATON LN		
				65.28 4005	230000	Security Deposits Refundable		
						CHECK	112737 TOTAL:	65.28
112738	02/12/2018	PRTD	999997	BOLTON, DEZERE & STEWART, IAN	97.0466.01	12/18/2017	021218ub	103.31
Invoice: 97.0466.01						TERM/OVERPAYMENT REFUND- 24392 W SHERATON LN		
				103.31 9999	117500	Utility A/R Clearing		
						CHECK	112738 TOTAL:	103.31
112739	02/12/2018	PRTD	999997	BOSCHMA, DAN	20.1001.06	12/12/2017	021218ub	37.27
Invoice: 20.1001.06						DEPOSIT REFUNDS- 29612 W AMELIA AVE		
				37.27 4000	230000	Security Deposits Refundable		
						CHECK	112739 TOTAL:	37.27
112740	02/12/2018	PRTD	999997	BRECHLIN, KIMBERLY	17.1994.01	01/16/2018	021218ub	30.00
Invoice: 17.1994.01						DEPOSIT REFUNDS- 20990 W MARIPOSA ST		
				30.00 4005	230000	Security Deposits Refundable		
						CHECK	112740 TOTAL:	30.00
112741	02/12/2018	PRTD	999997	BRECKENRIDGE PROPERTY FUND 201, L	98.7108.04	01/17/2018	021218ub	72.04
Invoice: 98.7108.04						DEPOSIT REFUNDS- 25571 W ST JAMES AVE		
				72.04 4005	230000	Security Deposits Refundable		
						CHECK	112741 TOTAL:	72.04
112742	02/12/2018	PRTD	999997	BRECKENRIDGE PROPERTY FUND 201, L	98.7108.04	01/17/2018	021218ub	97.01
Invoice: 98.7108.04						TERM/OVERPAYMENT REFUND- 25571 W ST JAMES AVE		
				97.01 9999	117500	Utility A/R Clearing		
						CHECK	112742 TOTAL:	97.01

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE INV DATE PO CHECK NET  
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112743 02/12/2018 PRD 999997 BRECKINRIDGE PROPERTY	98.8353.03	01/22/2018	021218ub	88.44
Invoice: 98.8353.03		DEPOSIT REFUNDS- 5946 S 240TH DR		
88.44 4005 230000		Security Deposits Refundable		
		CHECK 112743 TOTAL:		88.44
112744 02/12/2018 PRD 999997 BRECKINRIDGE PROPERTY	98.8353.03	01/22/2018	021218ub	90.71
Invoice: 98.8353.03		TERM/OVERPAYMENT REFUND- 5946 S 240TH DR		
90.71 9999 117500		Utility A/R Clearing		
		CHECK 112744 TOTAL:		90.71
112745 02/12/2018 PRD 999997 BRECKINRIDGE PROPERTY	16.0780.04	12/12/2017	021218ub	151.07
Invoice: 16.0780.04		DEPOSIT REFUNDS- 23875 W DESERT BLOOM ST		
151.07 4000 230000		Security Deposits Refundable		
		CHECK 112745 TOTAL:		151.07
112746 02/12/2018 PRD 999997 BRECKINRIDGE PROPERTY	14.7860.05	12/13/2017	021218ub	153.37
Invoice: 14.7860.05		DEPOSIT REFUNDS- 22185 W WOODLANDS CRT		
153.37 4000 230000		Security Deposits Refundable		
		CHECK 112746 TOTAL:		153.37
112747 02/12/2018 PRD 999997 BROWN, CHRISTY & ROBERT	98.9999.02	11/07/2017	021218ub	86.38
Invoice: 98.9999.02		TERM/OVERPAYMENT REFUND- 25320 W HEATHERMOOR DR		
86.38 9999 117500		Utility A/R Clearing		
		CHECK 112747 TOTAL:		86.38
112748 02/12/2018 PRD 999997 BUENA VISTA MHP LLC	98.1425.02	12/18/2017	021218ub	85.54
Invoice: 98.1425.02		DEPOSIT REFUNDS- 2000 S APACHE RD # 78		
85.54 4005 230000		Security Deposits Refundable		
		CHECK 112748 TOTAL:		85.54
112749 02/12/2018 PRD 999997 BUENA VISTA MHP LLC	98.1190.05	12/05/2017	021218ub	142.46
Invoice: 98.1190.05		DEPOSIT REFUNDS- 2000 S APACHE RD # 144		
142.46 4005 230000		Security Deposits Refundable		
		CHECK 112749 TOTAL:		142.46

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
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INVOICE	INV DATE	PO	CHECK	NET
INVOICE DTL DESC				
112750 02/12/2018 PRD 999997 BUENA VISTA MHP LLC Invoice: 98.0027.02	98.0027.02	02/01/2018	021218ub	161.83
161.83 4005 230000		DEPOSIT REFUNDS- 2000 S APACHE RD # 100 Security Deposits Refundable		
		CHECK 112750 TOTAL:		161.83
112751 02/12/2018 PRD 999997 BUENA VISTA MHP LLC Invoice: 98.0038.02	98.0038.02	01/10/2018	021218ub	112.38
112.38 4005 230000		DEPOSIT REFUNDS- 2000 S APACHE RD # 69 Security Deposits Refundable		
		CHECK 112751 TOTAL:		112.38
112752 02/12/2018 PRD 999997 BUENA VISTA MHP LLC Invoice: 97.1798.01	97.1798.01	01/17/2018	021218ub	103.56
103.56 4005 230000		DEPOSIT REFUNDS- 2000 S APACHE RD # 21 Security Deposits Refundable		
		CHECK 112752 TOTAL:		103.56
112753 02/12/2018 PRD 999997 BUENA VISTA MHP LLC Invoice: 98.1685.02	98.1685.02	12/12/2017	021218ub	145.98
145.98 9999 117500		TERM/OVERPAYMENT REFUND- 2000 S APACHE RD # 76 Utility A/R Clearing		
		CHECK 112753 TOTAL:		145.98
112754 02/12/2018 PRD 999997 BUENA VISTA MHP LLC Invoice: 97.1746.02	97.1746.02	01/03/2018	021218ub	164.00
164.00 4005 230000		DEPOSIT REFUNDS- 2000 S APACHE RD # 63 Security Deposits Refundable		
		CHECK 112754 TOTAL:		164.00
112755 02/12/2018 PRD 999997 BUENA VISTA MHP LLC Invoice: 98.5581.02	98.5581.02	12/04/2017	021218ub	197.06
197.06 4005 230000		DEPOSIT REFUNDS- 2000 S APACHE RD # 33 Security Deposits Refundable		
		CHECK 112755 TOTAL:		197.06
112756 02/12/2018 PRD 999997 BUENA VISTA MHP LLC Invoice: 97.1799.01	97.1799.01	05/04/2017	021218ub	88.29
88.29 9999 117500		TERM/OVERPAYMENT REFUND- 2000 S APACHE RD # 19 Utility A/R Clearing		
		CHECK 112756 TOTAL:		88.29



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112757	02/12/2018	PRTD	999997	BUENA VISTA MHP, LLC	97.1924.01	01/03/2018	021218ub	230.00
Invoice: 97.1924.01						DEPOSIT REFUNDS- 2000 S APACHE RD #17		
				230.00 4005	230000	Security Deposits Refundable		
						CHECK	112757 TOTAL:	230.00
112758	02/12/2018	PRTD	999997	BURKHART, DAWN & WILLIAM	98.8559.04	01/04/2018	021218ub	80.38
Invoice: 98.8559.04						TERM/OVERPAYMENT REFUND- 25797 W WINSLOW AVE		
				80.38 9999	117500	Utility A/R Clearing		
						CHECK	112758 TOTAL:	80.38
112759	02/12/2018	PRTD	999997	BURL, MARK	98.5504.02	05/04/2017	021218ub	85.00
Invoice: 98.5504.02						TERM/OVERPAYMENT REFUND- 25765 W WINSLOW AVE		
				85.00 9999	117500	Utility A/R Clearing		
						CHECK	112759 TOTAL:	85.00
112760	02/12/2018	PRTD	999997	BURNS, KRISTI JEAN	11.5299.07	12/06/2017	021218ub	151.09
Invoice: 11.5299.07						DEPOSIT REFUNDS- 22550 W MOHAVE ST		
				151.09 4000	230000	Security Deposits Refundable		
						CHECK	112760 TOTAL:	151.09
112761	02/12/2018	PRTD	999997	CAFFARELLI, TRAVIS	80.0115.02	12/18/2017	021218ub	105.00
Invoice: 80.0115.02						DEPOSIT REFUNDS- 156 S 194TH LN		
				105.00 4001	230000	Security Deposits Refundable		
						CHECK	112761 TOTAL:	105.00
112762	02/12/2018	PRTD	999997	CAH 2014-1 BORROWER LLC	11.0440.09	12/28/2017	021218ub	76.09
Invoice: 11.0440.09						DEPOSIT REFUNDS- 23107 W PAPAGO ST		
				76.09 4000	230000	Security Deposits Refundable		
						CHECK	112762 TOTAL:	76.09
112763	02/12/2018	PRTD	999997	CAH 2014-1 BORROWER LLC	11.0440.09	12/28/2017	021218ub	104.71
Invoice: 11.0440.09						TERM/OVERPAYMENT REFUND- 23107 W PAPAGO ST		
				104.71 9999	117500	Utility A/R Clearing		
						CHECK	112763 TOTAL:	104.71

Invoice #	Date	Party	Invoice Amount	Payment Method	Payment Date	Payment Amount	Refund Description	Refund Amount
112764	02/12/2018	PRTD 999997 CAH 2014-1 BORROWER LLC	18.2983.10	CHECK	12/05/2017	157.16	DEPOSIT REFUNDS- 22284 W ANTELOPE TRAIL Security Deposits Refundable	157.16
			157.16 4000			230000		
				CHECK	112764 TOTAL:	157.16		
112765	02/12/2018	PRTD 999997 CALABRO, MARY	20.1183.02	CHECK	01/02/2018	41.43	TERM/OVERPAYMENT REFUND- 29843 W CLARENDON AVE Utility A/R Clearing	41.43
			41.43 9999			117500		
				CHECK	112765 TOTAL:	41.43		
112766	02/12/2018	PRTD 999997 CALL, TAMARA	98.4524.05	CHECK	07/20/2017	164.42	TERM/OVERPAYMENT REFUND- 24780 W DOVE TRL Utility A/R Clearing	164.42
			164.42 9999			117500		
				CHECK	112766 TOTAL:	164.42		
112767	02/12/2018	PRTD 999997 CAO, QING LUCY	97.1916.02	CHECK	01/09/2018	114.55	DEPOSIT REFUNDS- 23778 W RIPPLE RD Security Deposits Refundable	114.55
			114.55 4005			230000		
				CHECK	112767 TOTAL:	114.55		
112768	02/12/2018	PRTD 999997 CARMONA, NATHALIE & FLORENTIN, JE	98.8454.03	CHECK	01/24/2018	79.68	TERM/OVERPAYMENT REFUND- 5920 S 235TH LN Utility A/R Clearing	79.68
			79.68 9999			117500		
				CHECK	112768 TOTAL:	79.68		
112769	02/12/2018	PRTD 999997 CARRANZA, SYLVIA	98.3908.04	CHECK	01/22/2018	92.75	DEPOSIT REFUNDS- 24719 W DOVE RIDGE Security Deposits Refundable	92.75
			92.75 4005			230000		
				CHECK	112769 TOTAL:	92.75		
112770	02/12/2018	PRTD 999997 CASSIDY, JENNIFER & PATRICK	25.0485.05	CHECK	12/14/2017	119.04	DEPOSIT REFUNDS- 20797 N 259TH DR Security Deposits Refundable	119.04
			119.04 4000			230000		
				CHECK	112770 TOTAL:	119.04		



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112778 02/12/2018 PRD 999997 COFFMAN, TANYA	98.9369.03	01/29/2018	021218ub	150.72
Invoice: 98.9369.03		DEPOSIT REFUNDS- 5930 S 240TH DR		
	150.72 4005 230000	Security Deposits Refundable		
		CHECK 112778 TOTAL:		150.72
112779 02/12/2018 PRD 999997 COLLINS, CHRISTINE & SCUTCHFIELD,	80.0145.03	01/31/2018	021218ub	18.82
Invoice: 80.0145.03		DEPOSIT REFUNDS- 14 N 193RD AVE		
	18.82 4001 230000	Security Deposits Refundable		
		CHECK 112779 TOTAL:		18.82
112780 02/12/2018 PRD 999997 COLLINS, CHRISTINE & SCUTCHFIELD,	80.0145.03	01/31/2018	021218ub	54.24
Invoice: 80.0145.03		TERM/OVERPAYMENT REFUND- 14 N 193RD AVE		
	54.24 9999 117500	Utility A/R Clearing		
		CHECK 112780 TOTAL:		54.24
112781 02/12/2018 PRD 999997 COLLINS, JINKY	25.1061.06	12/13/2017	021218ub	128.69
Invoice: 25.1061.06		DEPOSIT REFUNDS- 26129 W SEQUOIA DR		
	128.69 4000 230000	Security Deposits Refundable		
		CHECK 112781 TOTAL:		128.69
112782 02/12/2018 PRD 999997 CORNELL, DANIELLE & NEAL	13.5114.04	12/04/2017	021218ub	13.32
Invoice: 13.5114.04		DEPOSIT REFUNDS- 8 N 226TH LN		
	13.32 4000 230000	Security Deposits Refundable		
		CHECK 112782 TOTAL:		13.32
112783 02/12/2018 PRD 999997 CORRIGAN, JUSTIN & ASHLEIGH	25.0759.03	12/14/2017	021218ub	130.67
Invoice: 25.0759.03		DEPOSIT REFUNDS- 20619 N 260TH LN		
	130.67 4000 230000	Security Deposits Refundable		
		CHECK 112783 TOTAL:		130.67
112784 02/12/2018 PRD 999997 COURET, LAURA	17.0370.05	12/06/2017	021218ub	30.00
Invoice: 17.0370.05		DEPOSIT REFUNDS- 21163 W GREEN ST		
	30.00 4005 230000	Security Deposits Refundable		
		CHECK 112784 TOTAL:		30.00



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112785 02/12/2018 PRD 999997 CRISTY, YVONNE Invoice: 11.4260.06	11.4260.06	12/27/2017	021218ub	58.98
58.98 4000 230000	DEPOSIT REFUNDS- 22752 W MOHAVE ST			
	Security Deposits Refundable			
	CHECK 112785 TOTAL:			58.98
112786 02/12/2018 PRD 999997 CTS REATLY Invoice: 18.3028.06	18.3028.06	11/15/2017	021218ub	121.35
121.35 9999 117500	TERM/OVERPAYMENT REFUND- 1018 S 222ND LN			
	Utility A/R Clearing			
	CHECK 112786 TOTAL:			121.35
112787 02/12/2018 PRD 999997 CUMMINGS GLEN Invoice: 98.7098.05	98.7098.05	01/24/2018	021218ub	124.36
124.36 4005 230000	DEPOSIT REFUNDS- 24851 W PUEBLO AVE			
	Security Deposits Refundable			
	CHECK 112787 TOTAL:			124.36
112788 02/12/2018 PRD 999997 CURTIS, CHARLES Invoice: 14.5600.07	14.5600.07	12/21/2017	021218ub	110.23
110.23 4000 230000	DEPOSIT REFUNDS- 21961 W CASEY LN			
	Security Deposits Refundable			
	CHECK 112788 TOTAL:			110.23
112789 02/12/2018 PRD 999997 DALLYN, TERRY Invoice: 10.3450.16	10.3450.16	01/16/2018	021218ub	181.29
181.29 4000 230000	DEPOSIT REFUNDS- 25229 W CLANTON AVE			
	Security Deposits Refundable			
	CHECK 112789 TOTAL:			181.29
112790 02/12/2018 PRD 999997 DELPILAR, ELENA Invoice: 98.0616.02	98.0616.02	10/05/2017	021218ub	125.00
125.00 9999 117500	TERM/OVERPAYMENT REFUND- 131 5TH AVE W			
	Utility A/R Clearing			
	CHECK 112790 TOTAL:			125.00
112791 02/12/2018 PRD 999997 DEMOISE JR., LAWRENCE Invoice: 98.8158.06	98.8158.06	01/03/2018	021218ub	200.00
200.00 4005 230000	DEPOSIT REFUNDS- 5815 S 239TH DR			
	Security Deposits Refundable			
	CHECK 112791 TOTAL:			200.00

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112792 02/12/2018 PRD 999997 DENLINGER, GREGORY Invoice: 13.1158.02	13.1158.02	01/04/2018	021218ub	62.12
62.12 4000 230000		DEPOSIT REFUNDS- 222 S 225TH AVE Security Deposits Refundable		
		CHECK 112792 TOTAL:		62.12
112793 02/12/2018 PRD 999997 DENNIS, KRISTY Invoice: 10.4010.09	10.4010.09	12/26/2017	021218ub	105.74
105.74 4000 230000		DEPOSIT REFUNDS- 8948 S PARKSIDE LANE E Security Deposits Refundable		
		CHECK 112793 TOTAL:		105.74
112794 02/12/2018 PRD 999997 DERWIN, MARGIE & JERRY Invoice: 98.1888.02	98.1888.02	12/05/2017	021218ub	12.97
12.97 4005 230000		DEPOSIT REFUNDS- 4201 S EMERALD DR Security Deposits Refundable		
		CHECK 112794 TOTAL:		12.97
112795 02/12/2018 PRD 999997 DOBBERTIN JR, EDWARD Invoice: 12.9216.08	12.9216.08	02/01/2018	021218ub	145.46
145.46 4000 230000		DEPOSIT REFUNDS- 548 S 232ND AVE Security Deposits Refundable		
		CHECK 112795 TOTAL:		145.46
112796 02/12/2018 PRD 999997 DOMSCHKE, TOM Invoice: 97.0812.03	97.0812.03	01/18/2018	021218ub	124.73
124.73 4005 230000		DEPOSIT REFUNDS- 24451 W PUEBLO AVE Security Deposits Refundable		
		CHECK 112796 TOTAL:		124.73
112797 02/12/2018 PRD 999997 DR HORTON Invoice: 97.1222.01	97.1222.01	11/28/2017	021218ub	64.70
64.70 9999 117500		TERM/OVERPAYMENT REFUND- 23844 W MOBILE LN Utility A/R Clearing		
		CHECK 112797 TOTAL:		64.70
112798 02/12/2018 PRD 999997 DR HORTON Invoice: 97.1540.01	97.1540.01	10/11/2017	021218ub	20.81
20.81 9999 117500		TERM/OVERPAYMENT REFUND- 6278 S 252ND LN Utility A/R Clearing		
		CHECK 112798 TOTAL:		20.81

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112799 02/12/2018 PRD 999997 DR HORTON	97.1539.01	10/17/2017	021218ub	21.50
Invoice: 97.1539.01		TERM/OVERPAYMENT REFUND- 23779 W ATLANTA AVE		
21.50 9999 117500		Utility A/R Clearing		
		CHECK 112799 TOTAL:		21.50
112800 02/12/2018 PRD 999997 DR HORTON INC	97.1991.01	01/31/2018	021218ub	168.18
Invoice: 97.1991.01		TERM/OVERPAYMENT REFUND- 7031 S BLUE HILLS DR		
168.18 9999 117500		Utility A/R Clearing		
		CHECK 112800 TOTAL:		168.18
112801 02/12/2018 PRD 999997 DR HORTON INC	97.1765.01	12/07/2017	021218ub	240.93
Invoice: 97.1765.01		TERM/OVERPAYMENT REFUND- 6199 S 252ND DR		
240.93 9999 117500		Utility A/R Clearing		
		CHECK 112801 TOTAL:		240.93
112802 02/12/2018 PRD 999997 DRINVILLE, LEVI	17.8887.03	12/04/2017	021218ub	30.00
Invoice: 17.8887.03		DEPOSIT REFUNDS- 2208 N HERITAGE ST		
30.00 4005 230000		Security Deposits Refundable		
		CHECK 112802 TOTAL:		30.00
112803 02/12/2018 PRD 999997 DUARTE, JANA	98.5610.03	01/31/2018	021218ub	157.83
Invoice: 98.5610.03		DEPOSIT REFUNDS- 25790 W WINSLOW AVE		
157.83 4005 230000		Security Deposits Refundable		
		CHECK 112803 TOTAL:		157.83
112804 02/12/2018 PRD 999997 DUNCAN, SCOTT & MARIANNA	25.0563.03	01/04/2018	021218ub	48.67
Invoice: 25.0563.03		DEPOSIT REFUNDS- 26107 W POTTER DR		
48.67 4000 230000		Security Deposits Refundable		
		CHECK 112804 TOTAL:		48.67
112805 02/12/2018 PRD 999997 BITH, SHANNA	18.8368.03	12/07/2017	021218ub	89.49
Invoice: 18.8368.03		DEPOSIT REFUNDS- 21773 W CHEYENNE DR		
89.49 4000 230000		Security Deposits Refundable		
		CHECK 112805 TOTAL:		89.49

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INVOICE DTL DESC								
112806	02/12/2018	PRTD	999997 ELLEDGE, ANNA & ALEX	98.4824.02	12/04/2017		021218ub	150.00
			Invoice: 98.4824.02				TERM/OVERPAYMENT REFUND- 25831 W VICTORY ST	
				150.00 9999	117500		Utility A/R Clearing	
						CHECK	112806 TOTAL:	150.00
112807	02/12/2018	PRTD	999997 EVANS, WESLEY	15.3276.08	12/18/2017		021218ub	195.18
			Invoice: 15.3276.08				DEPOSIT REFUNDS- 23375 W ASHLEIGH MARIE DR	
				195.18 4000	230000		Security Deposits Refundable	
						CHECK	112807 TOTAL:	195.18
112808	02/12/2018	PRTD	999997 FALEK, FREDERICK	20.0753.04	01/02/2018		021218ub	36.26
			Invoice: 20.0753.04				DEPOSIT REFUNDS- 29604 W COLUMBUS AVE	
				36.26 4000	230000		Security Deposits Refundable	
						CHECK	112808 TOTAL:	36.26
112809	02/12/2018	PRTD	999997 FASHBAUGH, DENNIS	98.7247.02	12/28/2017		021218ub	16.32
			Invoice: 98.7247.02				DEPOSIT REFUNDS- 25630 W PLEASANT LN	
				16.32 4005	230000		Security Deposits Refundable	
						CHECK	112809 TOTAL:	16.32
112810	02/12/2018	PRTD	999997 FERRARA, SUMMER & ROBERT	98.9191.02	12/12/2017		021218ub	77.40
			Invoice: 98.9191.02				TERM/OVERPAYMENT REFUND- 5317 S 239TH DR	
				77.40 9999	117500		Utility A/R Clearing	
						CHECK	112810 TOTAL:	77.40
112811	02/12/2018	PRTD	999997 FLESCH, MEAKA	25.1009.05	12/19/2017		021218ub	153.37
			Invoice: 25.1009.05				DEPOSIT REFUNDS- 26231 W BEHREND DR	
				153.37 4000	230000		Security Deposits Refundable	
						CHECK	112811 TOTAL:	153.37
112812	02/12/2018	PRTD	999997 FOGARTY, SHELBY	16.4355.06	01/02/2018		021218ub	110.26
			Invoice: 16.4355.06				TERM/OVERPAYMENT REFUND- 299 S 229TH DR	
				110.26 9999	117500		Utility A/R Clearing	
						CHECK	112812 TOTAL:	110.26

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112813 02/12/2018 PRD 999997 FRAUENTHAL, KENNETH & ANGEL	17.0955.01	01/12/2018	021218ub	9.10
Invoice: 17.0955.01		DEPOSIT REFUNDS- 20900 W STONE HILL RD		
9.10 4005	230000	Security Deposits Refundable		
		CHECK	112813 TOTAL:	9.10
112814 02/12/2018 PRD 999997 GARRETT, SEAN & IDENA	18.2392.02	01/23/2018	021218ub	90.21
Invoice: 18.2392.02		DEPOSIT REFUNDS- 22247 W SHADOW DR		
90.21 4000	230000	Security Deposits Refundable		
		CHECK	112814 TOTAL:	90.21
112815 02/12/2018 PRD 999997 GARRETT, SEAN & IDENA	18.2392.02	01/23/2018	021218ub	90.71
Invoice: 18.2392.02		TERM/OVERPAYMENT REFUND- 22247 W SHADOW DR		
90.71 9999	117500	Utility A/R Clearing		
		CHECK	112815 TOTAL:	90.71
112816 02/12/2018 PRD 999997 GECC ENTERPRISES- AMERICAN ASSOCI	98.8644.04	12/07/2017	021218ub	66.08
Invoice: 98.8644.04		DEPOSIT REFUNDS- 5679 S 237TH LN		
66.08 4005	230000	Security Deposits Refundable		
		CHECK	112816 TOTAL:	66.08
112817 02/12/2018 PRD 999997 GIBSON, ROBERT & LEANA	11.3940.12	12/05/2017	021218ub	141.75
Invoice: 11.3940.12		DEPOSIT REFUNDS- 1582 S 228 LN		
141.75 4000	230000	Security Deposits Refundable		
		CHECK	112817 TOTAL:	141.75
112818 02/12/2018 PRD 999997 GINGRAS, MAURICE	98.9387.01	01/11/2018	021218ub	216.83
Invoice: 98.9387.01		TERM/OVERPAYMENT REFUND- 23856 W CHICKASAW ST		
216.83 9999	117500	Utility A/R Clearing		
		CHECK	112818 TOTAL:	216.83
112819 02/12/2018 PRD 999997 GNAU, WILLIAM & CYNTHIA	21.0496.02	11/28/2017	021218ub	36.26
Invoice: 21.0496.02		TERM/OVERPAYMENT REFUND- 26534 W POTTER DR		
36.26 9999	117500	Utility A/R Clearing		
		CHECK	112819 TOTAL:	36.26

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
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INVOICE	INV DATE	PO	CHECK	NET
INVOICE DTL DESC				
112820 02/12/2018 PRD 999997 GOMEZ, ARMANDO Invoice: 15.2360.09	15.2360.09	12/21/2017	021218ub	102.10
102.10 4000 230000	DEPOSIT REFUNDS- 23211 W MOHAVE ST			
	Security Deposits Refundable			
	CHECK 112820 TOTAL:			102.10
112821 02/12/2018 PRD 999997 GOMEZ, GRACIELA Invoice: 25.0383.03	25.0383.03	01/17/2018	021218ub	230.00
230.00 4000 230000	DEPOSIT REFUNDS- 25957 W BURNETT RD			
	Security Deposits Refundable			
	CHECK 112821 TOTAL:			230.00
112822 02/12/2018 PRD 999997 GONZALES, TIMOTHY Invoice: 98.7459.02	98.7459.02	12/21/2017	021218ub	47.28
47.28 9999 117500	TERM/OVERPAYMENT REFUND- 25735 W RIPPLE RD			
	Utility A/R Clearing			
	CHECK 112822 TOTAL:			47.28
112823 02/12/2018 PRD 999997 GORMAN, BRIAN Invoice: 14.1160.07	14.1160.07	01/31/2018	021218ub	50.61
50.61 4000 230000	DEPOSIT REFUNDS- 850 S 223RD LN			
	Security Deposits Refundable			
	CHECK 112823 TOTAL:			50.61
112824 02/12/2018 PRD 999997 GREEN EQUITES LLC Invoice: 98.3997.07	98.3997.07	12/12/2017	021218ub	84.30
84.30 4005 230000	DEPOSIT REFUNDS- 25735 W ELWOOD ST			
	Security Deposits Refundable			
	CHECK 112824 TOTAL:			84.30
112825 02/12/2018 PRD 999997 GREER, JAMES & MEREDITH Invoice: 98.3627.03	98.3627.03	12/20/2017	021218ub	30.00
30.00 4005 230000	DEPOSIT REFUNDS- 24906 W DOVE RUN DR			
	Security Deposits Refundable			
	CHECK 112825 TOTAL:			30.00
112826 02/12/2018 PRD 999997 GREER, JAMES & MEREDITH Invoice: 98.3627.03	98.3627.03	12/20/2017	021218ub	54.66
54.66 4005 230000	DEPOSIT REFUNDS- 24906 W DOVE RUN DR			
	Security Deposits Refundable			
	CHECK 112826 TOTAL:			54.66

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112827	02/12/2018	PRTD	999997	GREER, JAMES & MEREDITH	98.3627.03	12/20/2017	021218ub	109.61
				Invoice: 98.3627.03				
				109.61 9999	117500	TERM/OVERPAYMENT REFUND- 24906 W DOVE RUN DR		
						Utility A/R Clearing		
						CHECK	112827 TOTAL:	109.61
112828	02/12/2018	PRTD	999997	GRENIER, KAREN	11.5199.07	12/13/2017	021218ub	99.74
				Invoice: 11.5199.07				
				99.74 4000	230000	DEPOSIT REFUNDS- 22523 W PIMA ST		
						Security Deposits Refundable		
						CHECK	112828 TOTAL:	99.74
112829	02/12/2018	PRTD	999997	GRIMALDO, DAVID	98.4437.03	01/04/2018	021218ub	39.29
				Invoice: 98.4437.03				
				39.29 9999	117500	TERM/OVERPAYMENT REFUND- 25663 W ST CHARLES CT		
						Utility A/R Clearing		
						CHECK	112829 TOTAL:	39.29
112830	02/12/2018	PRTD	999997	GRIMALDO, DAVID	98.4437.03	01/04/2018	021218ub	100.15
				Invoice: 98.4437.03				
				100.15 4005	230000	DEPOSIT REFUNDS- 25663 W ST CHARLES CT		
						Security Deposits Refundable		
						CHECK	112830 TOTAL:	100.15
112831	02/12/2018	PRTD	999997	GRIMSLEY, RUSSELL & MARION	21.0178.03	01/09/2018	021218ub	153.12
				Invoice: 21.0178.03				
				153.12 4000	230000	DEPOSIT REFUNDS- 26373 W POTTER DR		
						Security Deposits Refundable		
						CHECK	112831 TOTAL:	153.12
112832	02/12/2018	PRTD	999997	GRUNTMEIR, JUSTINE	98.8727.03	01/08/2018	021218ub	30.00
				Invoice: 98.8727.03				
				30.00 4005	230000	DEPOSIT REFUNDS- 23807 W GROVE ST		
						Security Deposits Refundable		
						CHECK	112832 TOTAL:	30.00
112833	02/12/2018	PRTD	999997	GRUNTMEIR, JUSTINE	98.8727.03	01/08/2018	021218ub	88.16
				Invoice: 98.8727.03				
				88.16 4005	230000	DEPOSIT REFUNDS- 23807 W GROVE ST		
						Security Deposits Refundable		
						CHECK	112833 TOTAL:	88.16

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112834 02/12/2018 PRD 999997 GUERRA, GUILLERMO Invoice: 14.4600.17	14.4600.17		12/04/2017 021218ub	143.11
	143.11 4000 230000	DEPOSIT REFUNDS- 50 N 219TH DR		
		Security Deposits Refundable		
		CHECK 112834 TOTAL:		143.11
112835 02/12/2018 PRD 999997 GULLETT, HAYDEN Invoice: 20.2896.08	20.2896.08		12/18/2017 021218ub	68.78
	68.78 4000 230000	DEPOSIT REFUNDS- 3240 N 302ND CT		
		Security Deposits Refundable		
		CHECK 112835 TOTAL:		68.78
112836 02/12/2018 PRD 999997 GUSTAFSON, ROLAND & PATRICIA Invoice: 17.7623.04	17.7623.04		12/11/2017 021218ub	30.00
	30.00 4005 230000	DEPOSIT REFUNDS- 21386 W BRITTLE BUSH LN		
		Security Deposits Refundable		
		CHECK 112836 TOTAL:		30.00
112837 02/12/2018 PRD 999997 HALAS, RYAN Invoice: 17.9442.03	17.9442.03		12/21/2017 021218ub	29.49
	29.49 4005 230000	DEPOSIT REFUNDS- 2576 N SAIDE LN		
		Security Deposits Refundable		
		CHECK 112837 TOTAL:		29.49
112838 02/12/2018 PRD 999997 HARDESTY, ALLISON & DOUGLAS Invoice: 17.9381.01	17.9381.01		12/11/2017 021218ub	30.00
	30.00 4005 230000	DEPOSIT REFUNDS- 21083 W WYCLIFF CT		
		Security Deposits Refundable		
		CHECK 112838 TOTAL:		30.00
112839 02/12/2018 PRD 999997 HARPE, KEVIN & ALLISON Invoice: 16.5432.04	16.5432.04		01/22/2018 021218ub	103.57
	103.57 4000 230000	DEPOSIT REFUNDS- 23849 W ADAMS ST		
		Security Deposits Refundable		
		CHECK 112839 TOTAL:		103.57
112840 02/12/2018 PRD 999997 HARPE, KEVIN & ALLISON Invoice: 16.5432.04	16.5432.04		01/22/2018 021218ub	90.71
	90.71 9999 117500	TERM/OVERPAYMENT REFUND- 23849 W ADAMS ST		
		Utility A/R Clearing		
		CHECK 112840 TOTAL:		90.71



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112841	02/12/2018	PRTD	999997	HARRINGTON, MICHAEL	98.4430.04		01/04/2018	021218ub	123.06
				Invoice: 98.4430.04					
			123.06	4005	230000		DEPOSIT REFUNDS- 25845 W VICTORY ST		
							Security Deposits Refundable		
							CHECK	112841 TOTAL:	123.06
112842	02/12/2018	PRTD	999997	HAYES, EVAN	15.0580.09		01/18/2018	021218ub	40.91
				Invoice: 15.0580.09					
			40.91	4000	230000		DEPOSIT REFUNDS- 23453 W MOHAVE ST		
							Security Deposits Refundable		
							CHECK	112842 TOTAL:	40.91
112843	02/12/2018	PRTD	999997	HAYES, EVAN	15.0580.09		01/18/2018	021218ub	128.52
				Invoice: 15.0580.09					
			128.52	9999	117500		TERM/OVERPAYMENT REFUND- 23453 W MOHAVE ST		
							Utility A/R Clearing		
							CHECK	112843 TOTAL:	128.52
112844	02/12/2018	PRTD	999997	HEATHCOTE, DOUGLAS	17.8739.02		01/24/2018	021218ub	30.00
				Invoice: 17.8739.02					
			30.00	4005	230000		DEPOSIT REFUNDS- 20987 W WHITE ROCK RD		
							Security Deposits Refundable		
							CHECK	112844 TOTAL:	30.00
112845	02/12/2018	PRTD	999997	HEE VEE & VEE LLLP	98.8990.04		01/30/2018	021218ub	166.16
				Invoice: 98.8990.04					
			166.16	4005	230000		DEPOSIT REFUNDS- 4919 S 245TH LN		
							Security Deposits Refundable		
							CHECK	112845 TOTAL:	166.16
112846	02/12/2018	PRTD	999997	HERNANDEZ, CECELIO	12.5290.08		12/18/2017	021218ub	94.84
				Invoice: 12.5290.08					
			94.84	4000	230000		DEPOSIT REFUNDS- 126 S 228TH DR		
							Security Deposits Refundable		
							CHECK	112846 TOTAL:	94.84
112847	02/12/2018	PRTD	999997	HERNANDEZ, JOEL & ELOISE	16.2710.10		02/01/2018	021218ub	35.84
				Invoice: 16.2710.10					
			35.84	4000	230000		DEPOSIT REFUNDS- 23929 W TWILIGHT TRAIL		
							Security Deposits Refundable		
							CHECK	112847 TOTAL:	35.84



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112848	02/12/2018	PRTD	999997	HERNANDEZ, RIVA & HERNA, ALEXANDR	98.2628.04	11/07/2017	021218ub	5.86
Invoice: 98.2628.04						TERM/OVERPAYMENT REFUND- 83 5TH AVE W		
					5.86 9999	Utility A/R Clearing		
						CHECK	112848 TOTAL:	5.86
112849	02/12/2018	PRTD	999997	HERNANDEZ, SANDRA	97.1050.02	01/23/2018	021218ub	18.99
Invoice: 97.1050.02						DEPOSIT REFUNDS- 121 6TH AVE W #26		
					18.99 4005	Security Deposits Refundable		
						CHECK	112849 TOTAL:	18.99
112850	02/12/2018	PRTD	999997	HERNER, GORDON & JACKALEEN	98.6966.04	05/04/2017	021218ub	39.74
Invoice: 98.6966.04						TERM/OVERPAYMENT REFUND- 25621 W ST CHARLES CT		
					39.74 9999	Utility A/R Clearing		
						CHECK	112850 TOTAL:	39.74
112851	02/12/2018	PRTD	999997	HIATT, STEPHANIE	14.8077.09	12/27/2017	021218ub	17.14
Invoice: 14.8077.09						DEPOSIT REFUNDS- 50 N 224TH LN		
					17.14 4000	Security Deposits Refundable		
						CHECK	112851 TOTAL:	17.14
112852	02/12/2018	PRTD	999997	HIATT, STEPHANIE	14.8077.09	12/27/2017	021218ub	105.01
Invoice: 14.8077.09						TERM/OVERPAYMENT REFUND- 50 N 224TH LN		
					105.01 9999	Utility A/R Clearing		
						CHECK	112852 TOTAL:	105.01
112853	02/12/2018	PRTD	999997	HICKMANS EGG RANCH INC	98.8729.02	12/13/2017	021218ub	89.62
Invoice: 98.8729.02						TERM/OVERPAYMENT REFUND- 23710 W CHAMBERS ST		
					89.62 9999	Utility A/R Clearing		
						CHECK	112853 TOTAL:	89.62
112854	02/12/2018	PRTD	999997	HOFLEIT, JOBRINA & KURT	17.9941.01	01/22/2018	021218ub	30.00
Invoice: 17.9941.01						DEPOSIT REFUNDS- 3250 N ACACIA WAY		
					30.00 4005	Security Deposits Refundable		
						CHECK	112854 TOTAL:	30.00

112855	02/12/2018	PRTD	999997	HOLLISTER, JOSHUA	18.2377.09	01/09/2018	021218ub	27.55
	Invoice:	18.2377.09				DEPOSIT REFUNDS-	22266 W TWILIGHT TRL	
			27.55	4000	230000	Security Deposits Refundable		
						CHECK	112855 TOTAL:	27.55
112856	02/12/2018	PRTD	999997	HOUSING SOLUTIONS INC	14.8017.09	01/09/2018	021218ub	138.56
	Invoice:	14.8017.09				DEPOSIT REFUNDS-	22502 W WOODLANDS AVE	
			138.56	4000	230000	Security Deposits Refundable		
						CHECK	112856 TOTAL:	138.56
112857	02/12/2018	PRTD	999997	HOWARD, CLAIRE	17.5986.01	12/15/2017	021218ub	15.90
	Invoice:	17.5986.01				TERM/OVERPAYMENT REFUND-	3742 N SPRINGFIELD ST	
			15.90	9999	117500	Utility A/R Clearing		
						CHECK	112857 TOTAL:	15.90
112858	02/12/2018	PRTD	999997	HUGHES, AMANDA	10.7010.05	01/02/2018	021218ub	56.21
	Invoice:	10.7010.05				DEPOSIT REFUNDS-	25812 W VALLEY VIEW DR	
			56.21	4000	230000	Security Deposits Refundable		
						CHECK	112858 TOTAL:	56.21
112859	02/12/2018	PRTD	999997	HUGHES, THOMAS & VICTORIA	98.8379.05	01/02/2018	021218ub	159.85
	Invoice:	98.8379.05				DEPOSIT REFUNDS-	5284 S 239TH DR	
			159.85	4005	230000	Security Deposits Refundable		
						CHECK	112859 TOTAL:	159.85
112860	02/12/2018	PRTD	999997	HUTCHINSON, JEFFREY & LINDA	17.1059.01	01/16/2018	021218ub	9.62
	Invoice:	17.1059.01				DEPOSIT REFUNDS-	4281 N GOLF DR	
			9.62	4005	230000	Security Deposits Refundable		
						CHECK	112860 TOTAL:	9.62
112861	02/12/2018	PRTD	999997	HUTCHINSON, JEFFREY & LINDA	17.1059.01	01/16/2018	021218ub	20.38
	Invoice:	17.1059.01				TERM/OVERPAYMENT REFUND-	4281 N GOLF DR	
			20.38	9999	117500	Utility A/R Clearing		
						CHECK	112861 TOTAL:	20.38



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112862	02/12/2018	PRTD	999997	INVIVATION HOMES	98.3969.05	01/09/2018	021218ub	97.01
Invoice: 98.3969.05					TERM/OVERPAYMENT REFUND- 25704 W ST KATERI CT			
			97.01	9999	117500	Utility A/R Clearing		
						CHECK	112862 TOTAL:	97.01
112863	02/12/2018	PRTD	999997	INVIVATION HOMES	98.3969.05	01/09/2018	021218ub	108.25
Invoice: 98.3969.05					DEPOSIT REFUNDS- 25704 W ST KATERI CT			
			108.25	4005	230000	Security Deposits Refundable		
						CHECK	112863 TOTAL:	108.25
112864	02/12/2018	PRTD	999997	JABLOW, LEON	98.7880.02	11/02/2017	021218ub	22.37
Invoice: 98.7880.02					TERM/OVERPAYMENT REFUND- 2000 S APACHE RD # 260			
			22.37	9999	117500	Utility A/R Clearing		
						CHECK	112864 TOTAL:	22.37
112865	02/12/2018	PRTD	999997	JAIN, SUDEEP	97.6385.02	12/21/2017	021218ub	90.71
Invoice: 97.6385.02					TERM/OVERPAYMENT REFUND- 25366 W PARK AVE			
			90.71	9999	117500	Utility A/R Clearing		
						CHECK	112865 TOTAL:	90.71
112866	02/12/2018	PRTD	999997	JAIN, SUDEEP	97.6385.02	12/21/2017	021218ub	101.39
Invoice: 97.6385.02					DEPOSIT REFUNDS- 25366 W PARK AVE			
			101.39	4005	230000	Security Deposits Refundable		
						CHECK	112866 TOTAL:	101.39
112867	02/12/2018	PRTD	999997	JAMES, DANIEL	98.3019.05	01/17/2018	021218ub	79.24
Invoice: 98.3019.05					DEPOSIT REFUNDS- 91 5TH AVE W			
			79.24	4005	230000	Security Deposits Refundable		
						CHECK	112867 TOTAL:	79.24
112868	02/12/2018	PRTD	999997	JIMENEZ, JORGE	98.5421.01	08/11/2016	021218ub	33.37
Invoice: 98.5421.01					TERM/OVERPAYMENT REFUND- 25873 W MIAMI ST			
			33.37	9999	117500	Utility A/R Clearing		
						CHECK	112868 TOTAL:	33.37

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112869 02/12/2018 PRTD 999997 JOHNSON, SHIRLEY	98.9908.03	02/01/2018	021218ub	134.37
Invoice: 98.9908.03		DEPOSIT REFUNDS- 25896 W TWILIGHT LN		
	134.37 4005 230000	Security Deposits Refundable		
		CHECK 112869 TOTAL:		134.37
112870 02/12/2018 PRTD 999997 KINUNEN, DIANA	21.2433.02	12/21/2017	021218ub	49.89
Invoice: 21.2433.02		TERM/OVERPAYMENT REFUND- 20052 N 269TH DR		
	49.89 9999 117500	Utility A/R Clearing		
		CHECK 112870 TOTAL:		49.89
112871 02/12/2018 PRTD 999997 KRUEEE, KIETSAYAM	17.9747.01	12/13/2017	021218ub	9.62
Invoice: 17.9747.01		DEPOSIT REFUNDS- 1630 N 214TH LN		
	9.62 4005 230000	Security Deposits Refundable		
		CHECK 112871 TOTAL:		9.62
112872 02/12/2018 PRTD 999997 KRUEEE, KIETSAYAM	17.9747.01	12/13/2017	021218ub	20.38
Invoice: 17.9747.01		TERM/OVERPAYMENT REFUND- 1630 N 214TH LN		
	20.38 9999 117500	Utility A/R Clearing		
		CHECK 112872 TOTAL:		20.38
112873 02/12/2018 PRTD 999997 LA CORTE, ROBIN	25.1258.02	01/22/2018	021218ub	91.51
Invoice: 25.1258.02		DEPOSIT REFUNDS- 19885 N 259TH AVE		
	91.51 4000 230000	Security Deposits Refundable		
		CHECK 112873 TOTAL:		91.51
112874 02/12/2018 PRTD 999997 LANNAN, JASMINE	17.9737.01	01/16/2018	021218ub	9.62
Invoice: 17.9737.01		DEPOSIT REFUNDS- 3670 N HOOPER CT		
	9.62 4005 230000	Security Deposits Refundable		
		CHECK 112874 TOTAL:		9.62
112875 02/12/2018 PRTD 999997 LANNAN, JASMINE	17.9737.01	01/16/2018	021218ub	20.38
Invoice: 17.9737.01		TERM/OVERPAYMENT REFUND- 3670 N HOOPER CT		
	20.38 9999 117500	Utility A/R Clearing		
		CHECK 112875 TOTAL:		20.38

CHECK NO	CHK DATE	TYPE	VENDOR NAME	CASH IN BANK	CHECKING	INVOICE	INVOICE DTL DESC	PO	CHECK	NET
112876	02/12/2018	PRTD	999997 LEDESMA, ROSA			18.3079.04	01/31/2018 021218ub DEPOSIT REFUNDS- 22270 W DESERT BLOOM ST Security Deposits Refundable			136.97
			Invoice: 18.3079.04							
				136.97	4000	230000				
							CHECK	112876	TOTAL:	136.97
112877	02/12/2018	PRTD	999997 LEWIS, YVONNE & FOUNDS, WILLIAM			11.5195.14	12/04/2017 021218ub DEPOSIT REFUNDS- 1391 S 225 LN Security Deposits Refundable			55.28
			Invoice: 11.5195.14							
				55.28	4000	230000				
							CHECK	112877	TOTAL:	55.28
112878	02/12/2018	PRTD	999997 LGI HOMES			97.1445.01	07/12/2017 021218ub TERM/OVERPAYMENT REFUND- 24666 W ROMLEY RD Utility A/R Clearing			70.89
			Invoice: 97.1445.01							
				70.89	9999	117500				
							CHECK	112878	TOTAL:	70.89
112879	02/12/2018	PRTD	999997 LIEGGI, ANTHONY & MARIA			20.0065.10	11/16/2017 021218ub TERM/OVERPAYMENT REFUND- 3743 N 292ND DR Utility A/R Clearing			65.58
			Invoice: 20.0065.10							
				65.58	9999	117500				
							CHECK	112879	TOTAL:	65.58
112880	02/12/2018	PRTD	999997 LIU, LIU-PIN			17.0834.03	01/18/2018 021218ub DEPOSIT REFUNDS- 20747 W RIDGE RD Security Deposits Refundable			30.00
			Invoice: 17.0834.03							
				30.00	4005	230000				
							CHECK	112880	TOTAL:	30.00
112881	02/12/2018	PRTD	999997 LLC RE RANCH			97.0979.02	02/01/2018 021218ub DEPOSIT REFUNDS- 25447 W HEATHERMOOR DR Security Deposits Refundable			20.68
			Invoice: 97.0979.02							
				20.68	4005	230000				
							CHECK	112881	TOTAL:	20.68
112882	02/12/2018	PRTD	999997 LOGAN, MICHEL			98.9358.01	01/29/2018 021218ub DEPOSIT REFUNDS- 23867 W YAVAPAI ST Security Deposits Refundable			115.00
			Invoice: 98.9358.01							
				115.00	4005	230000				
							CHECK	112882	TOTAL:	115.00



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112883	02/12/2018	PRTD	999997	LOGAN, MICHEL	98.9358.03			01/25/2018	021218ub	139.16
				Invoice: 98.9358.03				DEPOSIT REFUNDS- 23867 W YAVAPAI ST		
					139.16	4005	230000	Security Deposits Refundable		
								CHECK	112883 TOTAL:	139.16
112884	02/12/2018	PRTD	999997	LOPEZ, EVERETT & ELIZALDE, BIANCA	11.4290.09			01/31/2018	021218ub	34.70
				Invoice: 11.4290.09				DEPOSIT REFUNDS- 22770 W MOHAVE ST		
					34.70	4000	230000	Security Deposits Refundable		
								CHECK	112884 TOTAL:	34.70
112885	02/12/2018	PRTD	999997	LUCE, ROBERT	17.0591.04			04/13/2016	021218ub	241.60
				Invoice: 17.0591.04				TERM/OVERPAYMENT REFUND- 20954 W CORA VISTA		
					241.60	9999	117500	Utility A/R Clearing		
								CHECK	112885 TOTAL:	241.60
112886	02/12/2018	PRTD	999997	LUNA, MARIA	20.2780.02			01/11/2018	021218ub	36.34
				Invoice: 20.2780.02				DEPOSIT REFUNDS- 30241 W CHEERY LYNN RD		
					36.34	4000	230000	Security Deposits Refundable		
								CHECK	112886 TOTAL:	36.34
112887	02/12/2018	PRTD	999997	MACK, KATHLEEN	10.7002.07			12/13/2017	021218ub	124.36
				Invoice: 10.7002.07				DEPOSIT REFUNDS- 25844 W VALLEY VIEW DR		
					124.36	4000	230000	Security Deposits Refundable		
								CHECK	112887 TOTAL:	124.36
112888	02/12/2018	PRTD	999997	MARJAY LLC	25.1017.03			01/11/2018	021218ub	40.35
				Invoice: 25.1017.03				DEPOSIT REFUNDS- 26163 W TONTO LN		
					40.35	4000	230000	Security Deposits Refundable		
								CHECK	112888 TOTAL:	40.35
112889	02/12/2018	PRTD	999997	MARKEN, JODI	18.0070.09			01/24/2018	021218ub	89.27
				Invoice: 18.0070.09				TERM/OVERPAYMENT REFUND- 22214 W YAVAPAI ST		
					89.27	9999	117500	Utility A/R Clearing		
								CHECK	112889 TOTAL:	89.27

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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112890	02/12/2018	PRTD	999997 MARSH, LANNY	17.1057.01	12/28/2017		021218ub	9.62
			Invoice: 17.1057.01				DEPOSIT REFUNDS- 21460 W TERRI LEE DR	
				9.62 4005	230000		Security Deposits Refundable	
						CHECK	112890 TOTAL:	9.62
112891	02/12/2018	PRTD	999997 MARSHALL, ELIZONDO	8.1012.03	12/04/2017		021218ub	30.00
			Invoice: 8.1012.03				DEPOSIT REFUNDS- 29008 W COCOPAH ST	
				30.00 4000	230000		Security Deposits Refundable	
						CHECK	112891 TOTAL:	30.00
112892	02/12/2018	PRTD	999997 MARTIN, SARAH	25.1010.11	12/28/2017		021218ub	85.01
			Invoice: 25.1010.11				DEPOSIT REFUNDS- 26221 W BEHREND DR	
				85.01 4000	230000		Security Deposits Refundable	
						CHECK	112892 TOTAL:	85.01
112893	02/12/2018	PRTD	999997 MARTIN, SARAH	25.1010.11	12/28/2017		021218ub	115.92
			Invoice: 25.1010.11				TERM/OVERPAYMENT REFUND- 26221 W BEHREND DR	
				115.92 9999	117500		Utility A/R Clearing	
						CHECK	112893 TOTAL:	115.92
112894	02/12/2018	PRTD	999997 MAVROMATIS, GEORGE	80.1560.02	12/26/2017		021218ub	80.76
			Invoice: 80.1560.02				DEPOSIT REFUNDS- 19326 W MORNING GLORY DR	
				80.76 4001	230000		Security Deposits Refundable	
						CHECK	112894 TOTAL:	80.76
112895	02/12/2018	PRTD	999997 MCCALLUM, JOSEPH G	11.6140.06	12/07/2017		021218ub	33.23
			Invoice: 11.6140.06				DEPOSIT REFUNDS- 22662 W ASHLEIGH MARIE DR	
				33.23 4000	230000		Security Deposits Refundable	
						CHECK	112895 TOTAL:	33.23
112896	02/12/2018	PRTD	999997 MCCORMACK, EDWARD	97.6465.02	12/28/2017		021218ub	164.37
			Invoice: 97.6465.02				DEPOSIT REFUNDS- 25351 W ELLIS DR	
				164.37 4005	230000		Security Deposits Refundable	
						CHECK	112896 TOTAL:	164.37



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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112897	02/12/2018	PRTD	999997	MCGAUGH, TYLER	98.8042.03			
Invoice: 98.8042.03								
			13.43	4005	230000	01/31/2018	021218ub	13.43
				DEPOSIT REFUNDS- 24002 W CHAMBERS ST				
				Security Deposits Refundable				
				CHECK 112897 TOTAL:				
112898	02/12/2018	PRTD	999997	MCGAUGH, TYLER	98.8042.03			
Invoice: 98.8042.03								
			16.39	9999	117500	01/31/2018	021218ub	16.39
				TERM/OVERPAYMENT REFUND- 24002 W CHAMBERS ST				
				Utility A/R Clearing				
				CHECK 112898 TOTAL:				
112899	02/12/2018	PRTD	999997	MCGUIRE, MICHAEL	80.1328.02			
Invoice: 80.1328.02								
			18.82	4001	230000	01/31/2018	021218ub	18.82
				DEPOSIT REFUNDS- 68 N 194TH LN				
				Security Deposits Refundable				
				CHECK 112899 TOTAL:				
112900	02/12/2018	PRTD	999997	MCLANE, JOHN KODY & SARAH	97.0139.01			
Invoice: 97.0139.01								
			30.00	4005	230000	12/07/2017	021218ub	30.00
				DEPOSIT REFUNDS- 7343 S 253RD DR				
				Security Deposits Refundable				
				CHECK 112900 TOTAL:				
112901	02/12/2018	PRTD	999997	MCLANE, JOHN KODY & SARAH	97.0139.01			
Invoice: 97.0139.01								
			87.81	4005	230000	12/07/2017	021218ub	87.81
				DEPOSIT REFUNDS- 7343 S 253RD DR				
				Security Deposits Refundable				
				CHECK 112901 TOTAL:				
112902	02/12/2018	PRTD	999997	MEDLIN, STEPHANIE & HONEYCOTT, DA	98.4373.04			
Invoice: 98.4373.04								
			47.66	4005	230000	01/31/2018	021218ub	47.66
				DEPOSIT REFUNDS- 25744 W SAINT KATERI DR				
				Security Deposits Refundable				
				CHECK 112902 TOTAL:				
112903	02/12/2018	PRTD	999997	MELGOZA, MARIO	11.7300.04			
Invoice: 11.7300.04								
			49.62	4000	230000	01/17/2018	021218ub	49.62
				DEPOSIT REFUNDS- 22849 W HOPI ST				
				Security Deposits Refundable				
				CHECK 112903 TOTAL:				



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				INVOICE	INV DATE	PO	CHECK	NET
					INVOICE DTL	DESC		
112904	02/12/2018	PRTD	999997	MENDEZ, LYNETTE & AYALA, JUSTIN	18.3298.05			
				Invoice: 18.3298.05				
				119.45 4000	230000	01/08/2018	021218ub	119.45
						DEPOSIT REFUNDS- 993 S 221ST DR		
						Security Deposits Refundable		
						CHECK	112904 TOTAL:	119.45
112905	02/12/2018	PRTD	999997	MENDOZA, GREGORY	18.3406.03			
				Invoice: 18.3406.03				
				117.02 4000	230000	12/05/2017	021218ub	117.02
						DEPOSIT REFUNDS- 844 S WINDMILL VILLAGE BLVD		
						Security Deposits Refundable		
						CHECK	112905 TOTAL:	117.02
112906	02/12/2018	PRTD	999997	METROPOLITAN REAL ESTATE	14.4930.14			
				Invoice: 14.4930.14				
				53.96 4000	230000	12/06/2017	021218ub	53.96
						DEPOSIT REFUNDS- 22073 W CANTILEVER ST		
						Security Deposits Refundable		
						CHECK	112906 TOTAL:	53.96
112907	02/12/2018	PRTD	999997	METROPOLITAN REAL ESTATE	16.0540.05			
				Invoice: 16.0540.05				
				43.34 4000	230000	12/14/2017	021218ub	43.34
						DEPOSIT REFUNDS- 23868 W TONTO ST		
						Security Deposits Refundable		
						CHECK	112907 TOTAL:	43.34
112908	02/12/2018	PRTD	999997	METROPOLITAN REAL ESTATE	80.0049.03			
				Invoice: 80.0049.03				
				71.14 4001	230000	12/06/2017	021218ub	71.14
						DEPOSIT REFUNDS- 19317 W JEFFERSON ST		
						Security Deposits Refundable		
						CHECK	112908 TOTAL:	71.14
112909	02/12/2018	PRTD	999997	METROPOLITAN REAL ESTATE	98.3249.05			
				Invoice: 98.3249.05				
				140.77 4005	230000	12/06/2017	021218ub	140.77
						DEPOSIT REFUNDS- 24975 W DOVE MESA DR		
						Security Deposits Refundable		
						CHECK	112909 TOTAL:	140.77
112910	02/12/2018	PRTD	999997	MILLER, BRADEN & SHELBY	25.0827.06			
				Invoice: 25.0827.06				
				12.24 9999	117500	12/18/2017	021218ub	12.24
						TERM/OVERPAYMENT REFUND- 20500 N 262ND AVE		
						Utility A/R Clearing		
						CHECK	112910 TOTAL:	12.24

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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112911	02/12/2018	PRTD	999997 MIMS, LOUISE	18.2728.04	12/04/2017		021218ub	139.04
	Invoice: 18.2728.04				DEPOSIT REFUNDS- 595 S 220TH LN			
				139.04 4000	230000		Security Deposits Refundable	
						CHECK	112911 TOTAL:	139.04
112912	02/12/2018	PRTD	999997 MIRACLE, DIANA	80.1194.03	02/01/2018		021218ub	17.86
	Invoice: 80.1194.03				DEPOSIT REFUNDS- 19417 W MORNING GLORY DR			
				17.86 4001	230000		Security Deposits Refundable	
						CHECK	112912 TOTAL:	17.86
112913	02/12/2018	PRTD	999997 MITCHIN, LAWRENCE	18.8899.04	12/26/2017		021218ub	5.04
	Invoice: 18.8899.04				DEPOSIT REFUNDS- 22225 W ASHLEIGH MARIE DR			
				5.04 4000	230000		Security Deposits Refundable	
						CHECK	112913 TOTAL:	5.04
112914	02/12/2018	PRTD	999997 MOORE, WILLIAM & VIRGINIA	80.0069.02	12/07/2017		021218ub	44.80
	Invoice: 80.0069.02				DEPOSIT REFUNDS- 19389 W MONROE ST			
				44.80 4001	230000		Security Deposits Refundable	
						CHECK	112914 TOTAL:	44.80
112915	02/12/2018	PRTD	999997 MORALES, BRENDA	98.4232.03	01/24/2018		021218ub	146.32
	Invoice: 98.4232.03				DEPOSIT REFUNDS- 215 6TH AVE W			
				146.32 4005	230000		Security Deposits Refundable	
						CHECK	112915 TOTAL:	146.32
112916	02/12/2018	PRTD	999997 MOREHOUSE, BRIAN	16.5663.08	01/23/2018		021218ub	192.97
	Invoice: 16.5663.08				DEPOSIT REFUNDS- 23546 W ADAMS ST			
				192.97 4000	230000		Security Deposits Refundable	
						CHECK	112916 TOTAL:	192.97
112917	02/12/2018	PRTD	999997 MORNINGSIDE FUNDING LLC	14.4590.11	01/31/2018		021218ub	179.13
	Invoice: 14.4590.11				DEPOSIT REFUNDS- 62 N 219TH DR			
				179.13 4000	230000		Security Deposits Refundable	
						CHECK	112917 TOTAL:	179.13



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112918	02/12/2018	PRTD	999997	MORRIER, THOMAS	18.3367.11	11/28/2017	021218ub	109.04
Invoice: 18.3367.11						TERM/OVERPAYMENT REFUND- 22228 W ANTELOPE TR		
					109.04 9999	Utility A/R Clearing		
						CHECK	112918 TOTAL:	109.04
112919	02/12/2018	PRTD	999997	MUIR, JOHN	98.4628.04	01/03/2018	021218ub	135.03
Invoice: 98.4628.04						TERM/OVERPAYMENT REFUND- 7493 S MORNING DEW LN		
					135.03 9999	Utility A/R Clearing		
						CHECK	112919 TOTAL:	135.03
112920	02/12/2018	PRTD	999997	MURRAY, DIANE	32.0005.02	02/01/2018	021218ub	19.65
Invoice: 32.0005.02						DEPOSIT REFUNDS- 19622 W PRIMROSE LN		
					19.65 4000	Security Deposits Refundable		
						CHECK	112920 TOTAL:	19.65
112921	02/12/2018	PRTD	999997	NARANJO, ANTONIA	6.3380.08	12/12/2017	021218ub	77.25
Invoice: 6.3380.08						DEPOSIT REFUNDS- 567 N RUBEL CT		
					77.25 4000	Security Deposits Refundable		
						CHECK	112921 TOTAL:	77.25
112922	02/12/2018	PRTD	999997	NARANJO, ANTONIA	6.3380.08	12/12/2017	021218ub	98.71
Invoice: 6.3380.08						TERM/OVERPAYMENT REFUND- 567 N RUBEL CT		
					98.71 9999	Utility A/R Clearing		
						CHECK	112922 TOTAL:	98.71
112923	02/12/2018	PRTD	999997	NAVARRE, THEODORE	17.9851.01	11/02/2017	021218ub	96.18
Invoice: 17.9851.01						TERM/OVERPAYMENT REFUND- 20697 W HAMILTON ST		
					96.18 9999	Utility A/R Clearing		
						CHECK	112923 TOTAL:	96.18
112924	02/12/2018	PRTD	999997	NEAL, MICHAEL	13.0708.07	01/30/2018	021218ub	170.02
Invoice: 13.0708.07						DEPOSIT REFUNDS- 22510 W HADLEY ST		
					170.02 4000	Security Deposits Refundable		
						CHECK	112924 TOTAL:	170.02

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112925 02/12/2018 PRTD 999997 NEGRETE, KENNETH Invoice: 10.6398.10	10.6398.10	12/18/2017	021218ub	40.60
	40.60 4000	230000	DEPOSIT REFUNDS- 25461 W JACKSON AVE Security Deposits Refundable	
		CHECK	112925 TOTAL:	40.60
112926 02/12/2018 PRTD 999997 NEWELL, BRENT Invoice: 14.3630.09	14.3630.09	12/26/2017	021218ub	117.05
	117.05 9999	117500	TERM/OVERPAYMENT REFUND- 22238 W SOLANO DR Utility A/R Clearing	
		CHECK	112926 TOTAL:	117.05
112927 02/12/2018 PRTD 999997 NEWELL, BRENT & JENNIFER Invoice: 80.1687.03	80.1687.03	01/02/2018	021218ub	21.14
	21.14 9999	117500	TERM/OVERPAYMENT REFUND- 19912 W GRANT ST Utility A/R Clearing	
		CHECK	112927 TOTAL:	21.14
112928 02/12/2018 PRTD 999997 NEWELL, BRENT & JENNIFER Invoice: 80.1687.03	80.1687.03	01/02/2018	021218ub	74.03
	74.03 4001	230000	DEPOSIT REFUNDS- 19912 W GRANT ST Security Deposits Refundable	
		CHECK	112928 TOTAL:	74.03
112929 02/12/2018 PRTD 999997 NEWELL, BRENT & JENNIFER Invoice: 36.0026.02	36.0026.02	12/27/2017	021218ub	90.02
	90.02 4000	230000	DEPOSIT REFUNDS- 30605 W ROOSEVELT ST Security Deposits Refundable	
		CHECK	112929 TOTAL:	90.02
112930 02/12/2018 PRTD 999997 NOBLE, LINDA & FAESER, DOROTHY Invoice: 98.8832.02	98.8832.02	12/11/2017	021218ub	97.66
	97.66 9999	117500	TERM/OVERPAYMENT REFUND- 25167 W PARK AVE Utility A/R Clearing	
		CHECK	112930 TOTAL:	97.66
112931 02/12/2018 PRTD 999997 NOLCOX, MIA Invoice: 11.5281.10	11.5281.10	01/02/2018	021218ub	174.99
	174.99 4000	230000	DEPOSIT REFUNDS- 1515 S 225TH LN Security Deposits Refundable	
		CHECK	112931 TOTAL:	174.99

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112932 02/12/2018 PRD 999997 NORD, EVA & STEWART, ANNE	98.5047.02	12/06/2017	021218ub	140.86
Invoice: 98.5047.02		DEPOSIT REFUNDS- 25814 W VICTORY ST		
	140.86 4005 230000	Security Deposits Refundable		
		CHECK 112932 TOTAL:		140.86
112933 02/12/2018 PRD 999997 NYBACK, DENNIS & RUTH	21.1162.03	12/13/2017	021218ub	153.54
Invoice: 21.1162.03		DEPOSIT REFUNDS- 26679 W IRMA LN		
	153.54 4000 230000	Security Deposits Refundable		
		CHECK 112933 TOTAL:		153.54
112934 02/12/2018 PRD 999997 O'CONNER, MARVIN	14.3610.02	12/04/2017	021218ub	73.56
Invoice: 14.3610.02		DEPOSIT REFUNDS- 22222 W SOLANO DR		
	73.56 4000 230000	Security Deposits Refundable		
		CHECK 112934 TOTAL:		73.56
112935 02/12/2018 PRD 999997 O'KEEFE, KATHY	20.2616.11	01/04/2018	021218ub	28.27
Invoice: 20.2616.11		DEPOSIT REFUNDS- 3421 N 301ST DR		
	28.27 4000 230000	Security Deposits Refundable		
		CHECK 112935 TOTAL:		28.27
112936 02/12/2018 PRD 999997 OD ARIZONA F LLC	14.3480.03	12/12/2017	021218ub	155.37
Invoice: 14.3480.03		DEPOSIT REFUNDS- 22237 W SOLANO DR		
	155.37 4000 230000	Security Deposits Refundable		
		CHECK 112936 TOTAL:		155.37
112937 02/12/2018 PRD 999997 OD ARIZONA F LLC	20.1111.04	12/18/2017	021218ub	230.00
Invoice: 20.1111.04		DEPOSIT REFUNDS- 29722 W CLARENDON AVE		
	230.00 4000 230000	Security Deposits Refundable		
		CHECK 112937 TOTAL:		230.00
112938 02/12/2018 PRD 999997 OD ARIZONA F LLC	16.2320.15	01/04/2018	021218ub	49.70
Invoice: 16.2320.15		DEPOSIT REFUNDS- 24001 W TWILIGHT TRL		
	49.70 4000 230000	Security Deposits Refundable		
		CHECK 112938 TOTAL:		49.70

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112939 02/12/2018 PRTD 999997 OD ARIZONA F LLC Invoice: 15.0150.08	15.0150.08	12/14/2017	021218ub	131.66
		DEPOSIT REFUNDS- 23419 W HARRISON DR		
		Security Deposits Refundable		
131.66 4000 230000		CHECK 112939 TOTAL:		131.66
112940 02/12/2018 PRTD 999997 OD ARIZONA F LLC Invoice: 98.9939.02	98.9939.02	12/04/2017	021218ub	155.37
		DEPOSIT REFUNDS- 1828 S 238TH LN		
		Security Deposits Refundable		
155.37 4005 230000		CHECK 112940 TOTAL:		155.37
112941 02/12/2018 PRTD 999997 OD ARIZONA F LLC Invoice: 14.0840.08	14.0840.08	01/09/2018	021218ub	141.75
		DEPOSIT REFUNDS- 546 S 223RD DR		
		Security Deposits Refundable		
141.75 4000 230000		CHECK 112941 TOTAL:		141.75
112942 02/12/2018 PRTD 999997 OFFERPAD LLC Invoice: 11.7150.04	11.7150.04	01/18/2018	021218ub	124.00
		TERM/OVERPAYMENT REFUND- 22752 W ASHLEIGH MARIE DR		
		Utility A/R Clearing		
124.00 9999 117500		CHECK 112942 TOTAL:		124.00
112943 02/12/2018 PRTD 999997 OFFERPAD LLC Invoice: 14.7020.03	14.7020.03	01/30/2018	021218ub	55.31
		DEPOSIT REFUNDS- 224 N 222ND DR		
		Security Deposits Refundable		
55.31 4000 230000		CHECK 112943 TOTAL:		55.31
112944 02/12/2018 PRTD 999997 OFFERPAD LLC Invoice: 18.0700.04	18.0700.04	01/02/2018	021218ub	79.61
		DEPOSIT REFUNDS- 22080 W YAVAPAI ST		
		Security Deposits Refundable		
79.61 4000 230000		CHECK 112944 TOTAL:		79.61
112945 02/12/2018 PRTD 999997 OFFERPAD LLC Invoice: 97.0194.02	97.0194.02	11/08/2017	021218ub	94.50
		TERM/OVERPAYMENT REFUND- 4533 S 236TH DR		
		Utility A/R Clearing		
94.50 9999 117500		CHECK 112945 TOTAL:		94.50

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112946 02/12/2018 PRD 999997 OFFERPAD LLC	18.0700.04		01/02/2018	021218ub	99.01
Invoice: 18.0700.04			TERM/OVERPAYMENT REFUND- 22080 W YAVAPAI ST		
	99.01 9999	117500	Utility A/R Clearing		
			CHECK	112946 TOTAL:	99.01
112947 02/12/2018 PRD 999997 OFFERPAD LLC	14.7020.03		01/30/2018	021218ub	106.71
Invoice: 14.7020.03			TERM/OVERPAYMENT REFUND- 224 N 222ND DR		
	106.71 9999	117500	Utility A/R Clearing		
			CHECK	112947 TOTAL:	106.71
112948 02/12/2018 PRD 999997 OPENDOOR PHOENIX LLC	98.3953.02		01/18/2018	021218ub	48.78
Invoice: 98.3953.02			DEPOSIT REFUNDS- 24706 W DOVE RIDGE		
	48.78 4005	230000	Security Deposits Refundable		
			CHECK	112948 TOTAL:	48.78
112949 02/12/2018 PRD 999997 OPENDOOR PHOENIX LLC	16.5375.05		01/23/2018	021218ub	93.12
Invoice: 16.5375.05			DEPOSIT REFUNDS- 23833 W WILSON ST		
	93.12 4000	230000	Security Deposits Refundable		
			CHECK	112949 TOTAL:	93.12
112950 02/12/2018 PRD 999997 OPENDOOR PHOENIX LLC	98.9023.03		01/08/2018	021218ub	121.38
Invoice: 98.9023.03			DEPOSIT REFUNDS- 23644 W PARKWAY DR		
	121.38 4005	230000	Security Deposits Refundable		
			CHECK	112950 TOTAL:	121.38
112951 02/12/2018 PRD 999997 OPENDOOR PHOENIX LLC	98.3953.02		01/18/2018	021218ub	143.32
Invoice: 98.3953.02			TERM/OVERPAYMENT REFUND- 24706 W DOVE RIDGE		
	143.32 9999	117500	Utility A/R Clearing		
			CHECK	112951 TOTAL:	143.32
112952 02/12/2018 PRD 999997 OPENDOOR PHOENIX LLC	97.1367.02		01/03/2018	021218ub	68.98
Invoice: 97.1367.02			DEPOSIT REFUNDS- 7114 S 254TH LN		
	68.98 4005	230000	Security Deposits Refundable		
			CHECK	112952 TOTAL:	68.98



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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112953	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	98.2075.02			
Invoice: 98.2075.02					12/13/2017		021218ub	114.38
			114.38	4005	230000		DEPOSIT REFUNDS- 6934 S SKYLARK LN	
							Security Deposits Refundable	
							CHECK 112953 TOTAL:	114.38
112954	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	16.4145.03			
Invoice: 16.4145.03					01/09/2018		021218ub	75.45
			75.45	4000	230000		DEPOSIT REFUNDS- 24120 W TONTO ST	
							Security Deposits Refundable	
							CHECK 112954 TOTAL:	75.45
112955	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	25.0591.03			
Invoice: 25.0591.03					01/09/2018		021218ub	78.28
			78.28	4000	230000		DEPOSIT REFUNDS- 20482 N 260TH LN	
							Security Deposits Refundable	
							CHECK 112955 TOTAL:	78.28
112956	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	11.7440.08			
Invoice: 11.7440.08					02/01/2018		021218ub	151.76
			151.76	4000	230000		DEPOSIT REFUNDS- 22792 W HOPI CIR	
							Security Deposits Refundable	
							CHECK 112956 TOTAL:	151.76
112957	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	11.3750.04			
Invoice: 11.3750.04					01/23/2018		021218ub	181.43
			181.43	9999	117500		TERM/OVERPAYMENT REFUND- 1382 S 228TH DR	
							Utility A/R Clearing	
							CHECK 112957 TOTAL:	181.43
112958	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	17.8757.04			
Invoice: 17.8757.04					01/22/2018		021218ub	9.31
			9.31	4005	230000		DEPOSIT REFUNDS- 21137 W ELM WAY	
							Security Deposits Refundable	
							CHECK 112958 TOTAL:	9.31
112959	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	97.0333.03			
Invoice: 97.0333.03					12/11/2017		021218ub	82.42
			82.42	9999	117500		TERM/OVERPAYMENT REFUND- 25364 W ELLIS DR	
							Utility A/R Clearing	
							CHECK 112959 TOTAL:	82.42

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112960	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	20.0339.06			
Invoice: 20.0339.06					01/02/2018		021218ub	94.26
			94.26	4000	230000	DEPOSIT REFUNDS- 3955 N 294TH LN Security Deposits Refundable		
					CHECK	112960	TOTAL:	94.26
112961	02/12/2018	PRTD	999997	OPENDOOR PHOENIX LLC	97.1508.02			
Invoice: 97.1508.02					12/19/2017		021218ub	101.42
			101.42	4005	230000	DEPOSIT REFUNDS- 5033 S 236TH DR Security Deposits Refundable		
					CHECK	112961	TOTAL:	101.42
112962	02/12/2018	PRTD	999997	OPENDOOR PHOENIX, LLC	97.0208.02			
Invoice: 97.0208.02					01/24/2018		021218ub	74.15
			74.15	4005	230000	DEPOSIT REFUNDS- 25160 W PARK AVE Security Deposits Refundable		
					CHECK	112962	TOTAL:	74.15
112963	02/12/2018	PRTD	999997	OROZCO, MICHAEL	16.4355.07			
Invoice: 16.4355.07					01/22/2018		021218ub	97.68
			97.68	4000	230000	DEPOSIT REFUNDS- 299 S 229TH DR Security Deposits Refundable		
					CHECK	112963	TOTAL:	97.68
112964	02/12/2018	PRTD	999997	PARKER, AMY	98.4942.06			
Invoice: 98.4942.06					12/07/2017		021218ub	30.00
			30.00	4005	230000	DEPOSIT REFUNDS- 25753 W KENDALL ST Security Deposits Refundable		
					CHECK	112964	TOTAL:	30.00
112965	02/12/2018	PRTD	999997	PARKER, AMY	98.4942.06			
Invoice: 98.4942.06					12/07/2017		021218ub	57.25
			57.25	4005	230000	DEPOSIT REFUNDS- 25753 W KENDALL ST Security Deposits Refundable		
					CHECK	112965	TOTAL:	57.25
112966	02/12/2018	PRTD	999997	PARKS, RYAN	14.8050.16			
Invoice: 14.8050.16					12/11/2017		021218ub	31.15
			31.15	4000	230000	DEPOSIT REFUNDS- 172 N 224TH LN Security Deposits Refundable		
					CHECK	112966	TOTAL:	31.15

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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112967	02/12/2018	PRTD	999997	PARRA, ANABEL	98.7808.05			
	Invoice: 98.7808.05							
			150.13	9999	117500			
					12/06/2016		021218ub	150.13
					TERM/OVERPAYMENT REFUND- 25740 W ELIZABETH AVE			
					Utility A/R Clearing			
					CHECK	112967	TOTAL:	150.13
112968	02/12/2018	PRTD	999997	PEINADO, DAVID	98.7607.03			
	Invoice: 98.7607.03							
			25.65	4005	230000			
					01/30/2018		021218ub	25.65
					DEPOSIT REFUNDS- 111 6TH AVE E			
					Security Deposits Refundable			
					CHECK	112968	TOTAL:	25.65
112969	02/12/2018	PRTD	999997	PERRY, COURTNEY & HAYMORE, TYLER	98.7041.01			
	Invoice: 98.7041.01							
			10.37	4005	230000			
					12/04/2017		021218ub	10.37
					DEPOSIT REFUNDS- 25634 W RIPPLE RD			
					Security Deposits Refundable			
					CHECK	112969	TOTAL:	10.37
112970	02/12/2018	PRTD	999997	PERRY, JODY	12.2027.03			
	Invoice: 12.2027.03							
			149.59	4000	230000			
					02/01/2018		021218ub	149.59
					DEPOSIT REFUNDS- 22961 W LASSO LN			
					Security Deposits Refundable			
					CHECK	112970	TOTAL:	149.59
112971	02/12/2018	PRTD	999997	PETERSON, SARAH	21.1737.02			
	Invoice: 21.1737.02							
			44.86	4000	230000			
					12/27/2017		021218ub	44.86
					DEPOSIT REFUNDS- 26934 W POTTER DR			
					Security Deposits Refundable			
					CHECK	112971	TOTAL:	44.86
112972	02/12/2018	PRTD	999997	PETTA, RAYMOND E	11.4200.09			
	Invoice: 11.4200.09							
			139.43	4000	230000			
					01/02/2018		021218ub	139.43
					DEPOSIT REFUNDS- 1579 S 227TH AVE			
					Security Deposits Refundable			
					CHECK	112972	TOTAL:	139.43
112973	02/12/2018	PRTD	999997	PETTIT, RICKY	97.6307.02			
	Invoice: 97.6307.02							
			200.00	4005	230000			
					01/03/2018		021218ub	200.00
					DEPOSIT REFUNDS- 7412 S SUNSET WAY			
					Security Deposits Refundable			
					CHECK	112973	TOTAL:	200.00

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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112974	02/12/2018	PRTD	999997 PHOENIX HOLDINGS I LP	98.6964.03	11/08/2017		021218ub	9.40
Invoice: 98.6964.03				9.40 9999	117500	TERM/OVERPAYMENT REFUND- 25699 W FOREST GROVE AVE Utility A/R Clearing		
				CHECK 112974 TOTAL:				9.40
112975	02/12/2018	PRTD	999997 PINTER, DORA	20.3592.07	12/06/2017		021218ub	131.60
Invoice: 20.3592.07				131.60 4000	230000	DEPOSIT REFUNDS- 30272 W SHEILA LN Security Deposits Refundable		
				CHECK 112975 TOTAL:				131.60
112976	02/12/2018	PRTD	999997 PIPER, BEN & MELISA	17.9888.02	01/31/2018		021218ub	9.62
Invoice: 17.9888.02				9.62 4005	230000	DEPOSIT REFUNDS- 3236 N CLANTON ST Security Deposits Refundable		
				CHECK 112976 TOTAL:				9.62
112977	02/12/2018	PRTD	999997 PLUMMER, RANDY & SHEW-PLUMMER, HE	17.0341.03	01/11/2018		021218ub	20.38
Invoice: 17.0341.03				20.38 9999	117500	TERM/OVERPAYMENT REFUND- 20426 W LOST CREEK DR Utility A/R Clearing		
				CHECK 112977 TOTAL:				20.38
112978	02/12/2018	PRTD	999997 PPG PROPERTY MGMT	14.4460.14	01/03/2018		021218ub	36.74
Invoice: 14.4460.14				36.74 4000	230000	DEPOSIT REFUNDS- 59 S 219TH DR Security Deposits Refundable		
				CHECK 112978 TOTAL:				36.74
112979	02/12/2018	PRTD	999997 PRADO, RICARDO & BRISCEIDA	18.3043.15	01/09/2018		021218ub	148.95
Invoice: 18.3043.15				148.95 4000	230000	DEPOSIT REFUNDS- 22269 W TONTO ST Security Deposits Refundable		
				CHECK 112979 TOTAL:				148.95
112980	02/12/2018	PRTD	999997 PRESTON, THOMAS & NANCY	17.0946.01	11/09/2017		021218ub	19.87
Invoice: 17.0946.01				19.87 9999	117500	TERM/OVERPAYMENT REFUND- 2231 N HERITAGE ST Utility A/R Clearing		
				CHECK 112980 TOTAL:				19.87

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

CHECK NO	CHK DATE	TYPE	VENDOR NAME	CASH IN BANK	CHECKING	INVOICE	INV DATE	PO	CHECK	NET
						INVOICE DTL DESC				
112981	02/12/2018	PRTD	999997	PRIOLO, JESSICA		98.3496.08	01/29/2018		021218ub	198.79
Invoice: 98.3496.08						198.79 4005	230000	DEPOSIT REFUNDS- 24936 W DOVE RUN DR Security Deposits Refundable		
								CHECK	112981 TOTAL:	198.79
112982	02/12/2018	PRTD	999997	PROCHKO, MICHAEL		11.1940.12	12/05/2017		021218ub	6.99
Invoice: 11.1940.12						6.99 4000	230000	DEPOSIT REFUNDS- 23009 W COCOPAH ST Security Deposits Refundable		
								CHECK	112982 TOTAL:	6.99
112983	02/12/2018	PRTD	999997	PROPERTY FRAMEWORKS		18.0985.13	01/03/2018		021218ub	57.44
Invoice: 18.0985.13						57.44 4000	230000	DEPOSIT REFUNDS- 22029 W COCOPAH ST Security Deposits Refundable		
								CHECK	112983 TOTAL:	57.44
112984	02/12/2018	PRTD	999997	PROPERTY FRAMEWORKS		11.3410.08	01/17/2018		021218ub	66.26
Invoice: 11.3410.08						66.26 4000	230000	DEPOSIT REFUNDS- 22837 W YAVAPAI ST Security Deposits Refundable		
								CHECK	112984 TOTAL:	66.26
112985	02/12/2018	PRTD	999997	PURCELL, WILMA		16.0100.12	12/14/2017		021218ub	68.24
Invoice: 16.0100.12						68.24 4000	230000	DEPOSIT REFUNDS- 23814 W TONTO ST Security Deposits Refundable		
								CHECK	112985 TOTAL:	68.24
112986	02/12/2018	PRTD	999997	RAMIREZ, ALEJANDRO		12.5980.04	11/21/2017		021218ub	90.71
Invoice: 12.5980.04						90.71 9999	117500	TERM/OVERPAYMENT REFUND- 119 N 228TH AVE Utility A/R Clearing		
								CHECK	112986 TOTAL:	90.71
112987	02/12/2018	PRTD	999997	RAMIRO'S/CRG RESTAURANTS LLC		6.1190.02	12/18/2017		021218ub	334.65
Invoice: 6.1190.02						334.65 4000	230000	DEPOSIT REFUNDS- 1321 E HWY 85 Security Deposits Refundable		
								CHECK	112987 TOTAL:	334.65

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112988	02/12/2018	PRTD	999997 RASMUSSEN, KEITH	25.0980.03	01/03/2018		021218ub	175.36
			Invoice: 25.0980.03				DEPOSIT REFUNDS- 26267 W WAHALLA LN	
				175.36 4000	230000		Security Deposits Refundable	
						CHECK	112988 TOTAL:	175.36
112989	02/12/2018	PRTD	999997 RAYGOZA, JOSE	15.2440.06	12/11/2017		021218ub	98.36
			Invoice: 15.2440.06				DEPOSIT REFUNDS- 23262 W MOHAVE ST	
				98.36 4000	230000		Security Deposits Refundable	
						CHECK	112989 TOTAL:	98.36
112990	02/12/2018	PRTD	999997 RE RANCH LLC	7.0120.03	12/13/2017		021218ub	45.00
			Invoice: 7.0120.03				TERM/OVERPAYMENT REFUND- 22524 W HILTON	
				45.00 9999	117500		Utility A/R Clearing	
						CHECK	112990 TOTAL:	45.00
112991	02/12/2018	PRTD	999997 RED GRAND EQUITIES LP	98.7474.05	01/30/2018		021218ub	128.69
			Invoice: 98.7474.05				DEPOSIT REFUNDS- 2115 S 257TH DR	
				128.69 4005	230000		Security Deposits Refundable	
						CHECK	112991 TOTAL:	128.69
112992	02/12/2018	PRTD	999997 REDLIN, JESSE	11.5172.15	12/18/2017		021218ub	78.90
			Invoice: 11.5172.15				DEPOSIT REFUNDS- 22605 W YAVAPAI ST	
				78.90 4000	230000		Security Deposits Refundable	
						CHECK	112992 TOTAL:	78.90
112993	02/12/2018	PRTD	999997 REEVES, DONALD	17.9386.01	12/15/2017		021218ub	29.49
			Invoice: 17.9386.01				DEPOSIT REFUNDS- 21005 W COURT ST	
				29.49 4005	230000		Security Deposits Refundable	
						CHECK	112993 TOTAL:	29.49
112994	02/12/2018	PRTD	999997 REGENCY INTERNATIONAL EQUITIES LL	10.2180.15	01/04/2018		021218ub	87.88
			Invoice: 10.2180.15				DEPOSIT REFUNDS- 25261 W CRANSTON LN	
				87.88 4000	230000		Security Deposits Refundable	
						CHECK	112994 TOTAL:	87.88

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 CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
 CHECK NO CHK DATE TYPE VENDOR NAME

				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
112995	02/12/2018	PRTD	999997	RENDON, DAMIAN	97.0188.01			
	Invoice: 97.0188.01							
			5.76	4005	230000	01/11/2018	021218ub	5.76
						DEPOSIT REFUNDS- 1819 S 238TH LN		
						Security Deposits Refundable		
						CHECK	112995 TOTAL:	5.76
112996	02/12/2018	PRTD	999997	RENDON, DAMIAN	97.0188.01			
	Invoice: 97.0188.01							
			96.11	9999	117500	01/11/2018	021218ub	96.11
						TERM/OVERPAYMENT REFUND- 1819 S 238TH LN		
						Utility A/R Clearing		
						CHECK	112996 TOTAL:	96.11
112997	02/12/2018	PRTD	999997	RENTVEST ARIZONA LLC	6.1070.02			
	Invoice: 6.1070.02							
			135.71	9999	117500	11/27/2017	021218ub	135.71
						TERM/OVERPAYMENT REFUND- 603 E IRONWOOD DR		
						Utility A/R Clearing		
						CHECK	112997 TOTAL:	135.71
112998	02/12/2018	PRTD	999997	REYES, JIMMY & DEBRA	21.3665.02			
	Invoice: 21.3665.02							
			124.41	4000	230000	01/11/2018	021218ub	124.41
						DEPOSIT REFUNDS- 26775 W ESCUDA DR		
						Security Deposits Refundable		
						CHECK	112998 TOTAL:	124.41
112999	02/12/2018	PRTD	999997	REYES, REMEDIOS	15.1020.04			
	Invoice: 15.1020.04							
			15.59	4000	230000	12/26/2017	021218ub	15.59
						DEPOSIT REFUNDS- 1598 S 234TH LN		
						Security Deposits Refundable		
						CHECK	112999 TOTAL:	15.59
113000	02/12/2018	PRTD	999997	REYES, REMEDIOS	15.1020.04			
	Invoice: 15.1020.04							
			135.62	9999	117500	12/26/2017	021218ub	135.62
						TERM/OVERPAYMENT REFUND- 1598 S 234TH LN		
						Utility A/R Clearing		
						CHECK	113000 TOTAL:	135.62
113001	02/12/2018	PRTD	999997	RIS, DAVID & RANAE	21.3800.02			
	Invoice: 21.3800.02							
			206.30	4000	230000	01/16/2018	021218ub	206.30
						DEPOSIT REFUNDS- 26863 W PIUTE AVE		
						Security Deposits Refundable		
						CHECK	113001 TOTAL:	206.30

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

INVOICE	INV DATE	PO	CHECK	NET
INVOICE DTL DESC				
113002 02/12/2018 PRTD 999997 ROBINSON, CAROL Invoice: 98.8224.02	98.8224.02	02/01/2018	021218ub	43.73
43.73 4005 230000	DEPOSIT REFUNDS- 23997 W CHAMBERS ST Security Deposits Refundable			
	CHECK	113002 TOTAL:		43.73
113003 02/12/2018 PRTD 999997 RODRIGUES, CAROLYN & LINDNER, KEV Invoice: 98.0854.03	98.0854.03	01/17/2018	021218ub	52.66
52.66 4005 230000	DEPOSIT REFUNDS- 305 W BASELINE RD Security Deposits Refundable			
	CHECK	113003 TOTAL:		52.66
113004 02/12/2018 PRTD 999997 RODRIGUEZ, RODOLFO & JULIA Invoice: 98.8702.04	98.8702.04	12/05/2017	021218ub	30.00
30.00 4005 230000	DEPOSIT REFUNDS- 25694 W MIAMI ST Security Deposits Refundable			
	CHECK	113004 TOTAL:		30.00
113005 02/12/2018 PRTD 999997 RODRIGUEZ, RODOLFO & JULIA Invoice: 98.8702.04	98.8702.04	12/05/2017	021218ub	42.78
42.78 4005 230000	DEPOSIT REFUNDS- 25694 W MIAMI ST Security Deposits Refundable			
	CHECK	113005 TOTAL:		42.78
113006 02/12/2018 PRTD 999997 ROMAN BAHENA, MIRIAM & AGUILAR, J Invoice: 18.7332.08	18.7332.08	01/22/2018	021218ub	59.66
59.66 4000 230000	DEPOSIT REFUNDS- 21878 W COCOPAH ST Security Deposits Refundable			
	CHECK	113006 TOTAL:		59.66
113007 02/12/2018 PRTD 999997 ROMERO, JESUS Invoice: 11.5313.07	11.5313.07	12/07/2017	021218ub	146.37
146.37 4000 230000	DEPOSIT REFUNDS- 22669 W COCOPAH ST Security Deposits Refundable			
	CHECK	113007 TOTAL:		146.37
113008 02/12/2018 PRTD 999997 ROMO, DANIEL Invoice: 18.0223.12	18.0223.12	01/30/2018	021218ub	59.59
59.59 9999 117500	TERM/OVERPAYMENT REFUND- 22172 W SONORA ST Utility A/R Clearing			
	CHECK	113008 TOTAL:		59.59



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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
113009	02/12/2018	PRTD	999997	ROSS, REAL	13.0564.07			
	Invoice: 13.0564.07							
			126.84	4000	230000	12/04/2017	021218ub	126.84
						DEPOSIT REFUNDS- 22582 W LASSO LN		
						Security Deposits Refundable		
						CHECK	113009 TOTAL:	126.84
113010	02/12/2018	PRTD	999997	ROTT, LINA	98.2235.06			
	Invoice: 98.2235.06							
			138.82	4005	230000	02/01/2018	021218ub	138.82
						DEPOSIT REFUNDS- 2000 S APACHE RD # 101		
						Security Deposits Refundable		
						CHECK	113010 TOTAL:	138.82
113011	02/12/2018	PRTD	999997	SAGOO, JASDEEP	15.1140.18			
	Invoice: 15.1140.18							
			105.00	4000	230000	01/22/2018	021218ub	105.00
						DEPOSIT REFUNDS- 23448 W PIMA ST		
						Security Deposits Refundable		
						CHECK	113011 TOTAL:	105.00
113012	02/12/2018	PRTD	999997	SALAZAR, JOSE JR & CYRSTAL	98.8717.02			
	Invoice: 98.8717.02							
			30.00	4005	230000	12/21/2017	021218ub	30.00
						DEPOSIT REFUNDS- 23694 W CHAMBERS ST		
						Security Deposits Refundable		
						CHECK	113012 TOTAL:	30.00
113013	02/12/2018	PRTD	999997	SALAZAR, JOSE JR & CYRSTAL	98.8717.02			
	Invoice: 98.8717.02							
			40.48	4005	230000	12/21/2017	021218ub	40.48
						DEPOSIT REFUNDS- 23694 W CHAMBERS ST		
						Security Deposits Refundable		
						CHECK	113013 TOTAL:	40.48
113014	02/12/2018	PRTD	999997	SALAZAR, VALERIE	16.4385.04			
	Invoice: 16.4385.04							
			5.05	4000	230000	01/09/2018	021218ub	5.05
						DEPOSIT REFUNDS- 155 S 229TH DR		
						Security Deposits Refundable		
						CHECK	113014 TOTAL:	5.05
113015	02/12/2018	PRTD	999997	SALDANA, JENNIFER	97.0110.02			
	Invoice: 97.0110.02							
			230.00	4005	230000	12/07/2017	021218ub	230.00
						DEPOSIT REFUNDS- 2116 S 238TH LN		
						Security Deposits Refundable		
						CHECK	113015 TOTAL:	230.00

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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
113016	02/12/2018	PRTD	999997	SALDANA, MARIA C	18.1183.08			
Invoice: 18.1183.08								
			122.37	4000	230000	12/05/2017	021218ub	122.37
				DEPOSIT REFUNDS- 21939 W PAPAGO ST				
				Security Deposits Refundable				
				CHECK 113016 TOTAL:				
								122.37
113017	02/12/2018	PRTD	999997	SAMHAN, SAMI	98.5184.04			
Invoice: 98.5184.04								
			83.37	4005	230000	01/09/2018	021218ub	83.37
				DEPOSIT REFUNDS- 2877 S 257TH DR				
				Security Deposits Refundable				
				CHECK 113017 TOTAL:				
								83.37
113018	02/12/2018	PRTD	999997	SANCHEZ, VANESSA	17.1985.02			
Invoice: 17.1985.02								
			10.13	4005	230000	12/05/2017	021218ub	10.13
				DEPOSIT REFUNDS- 20935 W HAMILTON ST				
				Security Deposits Refundable				
				CHECK 113018 TOTAL:				
								10.13
113019	02/12/2018	PRTD	999997	SAWIERS, GEORGE	97.1009.01			
Invoice: 97.1009.01								
			30.00	4005	230000	01/11/2018	021218ub	30.00
				DEPOSIT REFUNDS- 24656 W MOBILE LN				
				Security Deposits Refundable				
				CHECK 113019 TOTAL:				
								30.00
113020	02/12/2018	PRTD	999997	SAWIERS, GEORGE	97.1009.01			
Invoice: 97.1009.01								
			73.92	4005	230000	01/11/2018	021218ub	73.92
				DEPOSIT REFUNDS- 24656 W MOBILE LN				
				Security Deposits Refundable				
				CHECK 113020 TOTAL:				
								73.92
113021	02/12/2018	PRTD	999997	SAWIERS, GEORGE	97.1009.01			
Invoice: 97.1009.01								
			97.01	9999	117500	01/11/2018	021218ub	97.01
				TERM/OVERPAYMENT REFUND- 24656 W MOBILE LN				
				Utility A/R Clearing				
				CHECK 113021 TOTAL:				
								97.01
113022	02/12/2018	PRTD	999997	SCHAUB BRANZ, PATRICIA	17.7709.02			
Invoice: 17.7709.02								
			9.62	4005	230000	01/15/2018	021218ub	9.62
				DEPOSIT REFUNDS- 4426 N JACKSON CT				
				Security Deposits Refundable				
				CHECK 113022 TOTAL:				
								9.62

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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
113023	02/12/2018	PRTD	999997	SCHMIDT, THERESA	17.0035.02			
Invoice: 17.0035.02				30.00 4005	230000	12/06/2017	021218ub	30.00
				DEPOSIT REFUNDS- 4018 N FOUNDER CIR				
				Security Deposits Refundable				
				CHECK 113023 TOTAL:				30.00
113024	02/12/2018	PRTD	999997	SCHUBERT, RITA	17.0021.03			
Invoice: 17.0021.03				9.62 4005	230000	01/17/2018	021218ub	9.62
				DEPOSIT REFUNDS- 20910 W LOST CREEK DR				
				Security Deposits Refundable				
				CHECK 113024 TOTAL:				9.62
113025	02/12/2018	PRTD	999997	SCHUBERT, RITA	17.0021.03			
Invoice: 17.0021.03				20.38 9999	117500	01/17/2018	021218ub	20.38
				TERM/OVERPAYMENT REFUND- 20910 W LOST CREEK DR				
				Utility A/R Clearing				
				CHECK 113025 TOTAL:				20.38
113026	02/12/2018	PRTD	999997	SCOFIELD, DUANE	17.0871.01			
Invoice: 17.0871.01				9.62 4005	230000	12/11/2017	021218ub	9.62
				DEPOSIT REFUNDS- 20690 W DELANEY DR				
				Security Deposits Refundable				
				CHECK 113026 TOTAL:				9.62
113027	02/12/2018	PRTD	999997	SHAHEEN, BRYCE & MOODY, KASSANDRA	18.6669.07			
Invoice: 18.6669.07				170.02 9999	117500	01/30/2018	021218ub	170.02
				TERM/OVERPAYMENT REFUND- 1729 S 217TH AVE				
				Utility A/R Clearing				
				CHECK 113027 TOTAL:				170.02
113028	02/12/2018	PRTD	999997	SHARP ROCK SFR LLC	98.7492.04			
Invoice: 98.7492.04				131.03 4005	230000	12/27/2017	021218ub	131.03
				DEPOSIT REFUNDS- 25873 W HILTON AVE				
				Security Deposits Refundable				
				CHECK 113028 TOTAL:				131.03
113029	02/12/2018	PRTD	999997	SHEPHERD, MELISSA & JOE	17.9984.01			
Invoice: 17.9984.01				9.62 4005	230000	01/29/2018	021218ub	9.62
				DEPOSIT REFUNDS- 20842 W CARLTON MANOR				
				Security Deposits Refundable				
				CHECK 113029 TOTAL:				9.62

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INVOICE	INV DATE	PO	CHECK	NET
INVOICE DTL DESC				
113030 02/12/2018 PRTD 999997 SILVA, ANA Invoice: 97.0539.03	97.0539.03	12/11/2017	021218ub	117.36
117.36 9999 117500		TERM/OVERPAYMENT REFUND- 218 4TH AVE E Utility A/R Clearing		
		CHECK 113030 TOTAL:		117.36
113031 02/12/2018 PRTD 999997 SIORDIA, OLGA Invoice: 98.1916.03	98.1916.03	11/14/2017	021218ub	87.45
87.45 9999 117500		TERM/OVERPAYMENT REFUND- 2000 S APACHE RD # 117 Utility A/R Clearing		
		CHECK 113031 TOTAL:		87.45
113032 02/12/2018 PRTD 999997 SLATER, DIANNE & JAMES Invoice: 12.2003.03	12.2003.03	12/14/2017	021218ub	96.72
96.72 4000 230000		DEPOSIT REFUNDS- 23021 W LASSO LN Security Deposits Refundable		
		CHECK 113032 TOTAL:		96.72
113033 02/12/2018 PRTD 999997 SMITH, KATHLEEN Invoice: 98.8745.02	98.8745.02	01/03/2018	021218ub	127.44
127.44 4005 230000		DEPOSIT REFUNDS- 5769 S 235TH DR Security Deposits Refundable		
		CHECK 113033 TOTAL:		127.44
113034 02/12/2018 PRTD 999997 SMITH, LAURA Invoice: 20.3816.09	20.3816.09	12/05/2017	021218ub	174.99
174.99 4000 230000		DEPOSIT REFUNDS- 2965 N 303RD DR Security Deposits Refundable		
		CHECK 113034 TOTAL:		174.99
113035 02/12/2018 PRTD 999997 SMITH, VICTORIA Invoice: 17.7489.02	17.7489.02	12/14/2017	021218ub	9.62
9.62 4005 230000		DEPOSIT REFUNDS- 20579 W SUMMIT PL Security Deposits Refundable		
		CHECK 113035 TOTAL:		9.62
113036 02/12/2018 PRTD 999997 SMITH, VICTORIA Invoice: 17.7489.02	17.7489.02	12/14/2017	021218ub	20.38
20.38 9999 117500		TERM/OVERPAYMENT REFUND- 20579 W SUMMIT PL Utility A/R Clearing		
		CHECK 113036 TOTAL:		20.38

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113037 02/12/2018 PRD 999997 SOLTERO, SAMANTHA & RAMON	16.0800.11	01/02/2018	021218ub	128.52
Invoice: 16.0800.11		TERM/OVERPAYMENT REFUND- 23887 W DESERT BLOOM ST		
128.52 9999	117500	Utility A/R Clearing		
		CHECK	113037 TOTAL:	128.52
113038 02/12/2018 PRD 999997 SPANGLER, DAVID	21.3016.02	11/30/2017	021218ub	31.80
Invoice: 21.3016.02		TERM/OVERPAYMENT REFUND- 21295 N 262ND DR		
31.80 9999	117500	Utility A/R Clearing		
		CHECK	113038 TOTAL:	31.80
113039 02/12/2018 PRD 999997 STANDLEE, MARIE TTA	18.6726.07	12/20/2017	021218ub	112.38
Invoice: 18.6726.07		DEPOSIT REFUNDS- 21711 W COCOPAH ST		
112.38 4000	230000	Security Deposits Refundable		
		CHECK	113039 TOTAL:	112.38
113040 02/12/2018 PRD 999997 STARLINE REAL PROPERTY LLC	18.0778.13	12/27/2017	021218ub	46.84
Invoice: 18.0778.13		DEPOSIT REFUNDS- 1508 S 220TH LN		
46.84 4000	230000	Security Deposits Refundable		
		CHECK	113040 TOTAL:	46.84
113041 02/12/2018 PRD 999997 STEPRO, CHAD	97.0222.01	01/04/2018	021218ub	129.06
Invoice: 97.0222.01		TERM/OVERPAYMENT REFUND- 1878 S 237TH AVE		
129.06 9999	117500	Utility A/R Clearing		
		CHECK	113041 TOTAL:	129.06
113042 02/12/2018 PRD 999997 STEVENSON, TIMOTHY & SARAH	98.6265.05	11/20/2017	021218ub	59.55
Invoice: 98.6265.05		TERM/OVERPAYMENT REFUND- 24852 W ROSITA AVE		
59.55 9999	117500	Utility A/R Clearing		
		CHECK	113042 TOTAL:	59.55
113043 02/12/2018 PRD 999997 STRENGIER, PHIL	14.4600.18	12/19/2017	021218ub	92.21
Invoice: 14.4600.18		DEPOSIT REFUNDS- 50 N 219TH DR		
92.21 4000	230000	Security Deposits Refundable		
		CHECK	113043 TOTAL:	92.21

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				INVOICE	INV DATE	PO	CHECK	NET
					INVOICE DTL DESC			
113044	02/12/2018	PRTD	999997	SUICO, MARIA LYNLIE	15.2940.11			
	Invoice: 15.2940.11							
			140.77	4000	230000	12/11/2017	021218ub	140.77
						DEPOSIT REFUNDS- 1682 S 233RD AVE		
						Security Deposits Refundable		
						CHECK	113044 TOTAL:	140.77
113045	02/12/2018	PRTD	999997	SUMMERS, MAX & ANGELA	15.1140.17			
	Invoice: 15.1140.17							
			137.00	9999	117500	12/21/2017	021218ub	137.00
						TERM/OVERPAYMENT REFUND- 23448 W PIMA ST		
						Utility A/R Clearing		
						CHECK	113045 TOTAL:	137.00
113046	02/12/2018	PRTD	999997	SUPERFUND, JC NIXON	20.3752.07			
	Invoice: 20.3752.07							
			103.87	4000	230000	12/28/2017	021218ub	103.87
						DEPOSIT REFUNDS- 30433 W CATALINA DR		
						Security Deposits Refundable		
						CHECK	113046 TOTAL:	103.87
113047	02/12/2018	PRTD	999997	TAFARODI, LYNDIA & MAHMOUD	21.1774.02			
	Invoice: 21.1774.02							
			403.96	9999	117500	01/14/2015	021218ub	403.96
						TERM/OVERPAYMENT REFUND- 27115 W BURNETT RD		
						Utility A/R Clearing		
						CHECK	113047 TOTAL:	403.96
113048	02/12/2018	PRTD	999997	TALIERCIO, BRYCE & BARRA, LIZETH	97.0979.01			
	Invoice: 97.0979.01							
			22.49	9999	117500	12/06/2017	021218ub	22.49
						TERM/OVERPAYMENT REFUND- 25447 W HEATHERMOOR DR		
						Utility A/R Clearing		
						CHECK	113048 TOTAL:	22.49
113049	02/12/2018	PRTD	999997	TERSHEL, ROBERT	98.7211.03			
	Invoice: 98.7211.03							
			75.19	9999	117500	06/02/2016	021218ub	75.19
						TERM/OVERPAYMENT REFUND- 25847 W WILLIAMS ST		
						Utility A/R Clearing		
						CHECK	113049 TOTAL:	75.19
113050	02/12/2018	PRTD	999997	THE BEATA LLC	97.0086.04			
	Invoice: 97.0086.04							
			38.16	4005	230000	12/19/2017	021218ub	38.16
						DEPOSIT REFUNDS- 23549 W WIER AVE		
						Security Deposits Refundable		
						CHECK	113050 TOTAL:	38.16

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113051 02/12/2018 PRD 999997 THURSTON-HUGGHINS, NANCY	98.5193.06	12/04/2017	021218ub	155.37
Invoice: 98.5193.06		DEPOSIT REFUNDS- 5471 S DOVE HILL		
155.37 4005	230000	Security Deposits Refundable		
		CHECK	113051 TOTAL:	155.37
113052 02/12/2018 PRD 999997 TLD BUILDERS, LLC	36.0453.01	01/22/2018	021218ub	6.86
Invoice: 36.0453.01		DEPOSIT REFUNDS- 30317 W ROOSEVELT ST		
6.86 4000	230000	Security Deposits Refundable		
		CHECK	113052 TOTAL:	6.86
113053 02/12/2018 PRD 999997 TLD BUILDERS, LLC	36.0453.01	01/22/2018	021218ub	72.66
Invoice: 36.0453.01		TERM/OVERPAYMENT REFUND- 30317 W ROOSEVELT ST		
72.66 9999	117500	Utility A/R Clearing		
		CHECK	113053 TOTAL:	72.66
113054 02/12/2018 PRD 999997 TOMPKINS, CHARON MICKIE	18.3391.02	01/30/2018	021218ub	20.66
Invoice: 18.3391.02		DEPOSIT REFUNDS- 22175 W DEVIN DR		
20.66 4000	230000	Security Deposits Refundable		
		CHECK	113054 TOTAL:	20.66
113055 02/12/2018 PRD 999997 TOUCAN FORGE LLC	16.3210.10	12/05/2017	021218ub	70.52
Invoice: 16.3210.10		DEPOSIT REFUNDS- 24002 W LASSO LANE		
70.52 4000	230000	Security Deposits Refundable		
		CHECK	113055 TOTAL:	70.52
113056 02/12/2018 PRD 999997 ULTIMATE PROPERTIES INC	98.5639.06	01/08/2018	021218ub	57.50
Invoice: 98.5639.06		DEPOSIT REFUNDS- 25874 W WINSLOW AVE		
57.50 4005	230000	Security Deposits Refundable		
		CHECK	113056 TOTAL:	57.50
113057 02/12/2018 PRD 999997 URREA, TANE	98.7476.04	10/26/2017	021218ub	200.00
Invoice: 98.7476.04		TERM/OVERPAYMENT REFUND- 25818 W DUNLAP RD		
200.00 9999	117500	Utility A/R Clearing		
		CHECK	113057 TOTAL:	200.00

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				INVOICE	INV DATE	PO	CHECK	NET
					INVOICE DTL DESC			
113058	02/12/2018	PRTD	999997	VALENTINE SALES & MANAGMENT	98.8218.04	01/08/2018	021218ub	74.73
Invoice: 98.8218.04							DEPOSIT REFUNDS- 5880 S 236TH DR	
			74.73	4005	230000		Security Deposits Refundable	
						CHECK	113058 TOTAL:	74.73
113059	02/12/2018	PRTD	999997	VALENZUELA, GILBERT	14.0000.04	12/20/2017	021218ub	26.30
Invoice: 14.0000.04							DEPOSIT REFUNDS- 22375 W DESERT BLOOM ST	
			26.30	4000	230000		Security Deposits Refundable	
						CHECK	113059 TOTAL:	26.30
113060	02/12/2018	PRTD	999997	VALLE, KARINA	14.7972.07	12/18/2017	021218ub	59.16
Invoice: 14.7972.07							DEPOSIT REFUNDS- 22448 W ADAMS ST	
			59.16	4000	230000		Security Deposits Refundable	
						CHECK	113060 TOTAL:	59.16
113061	02/12/2018	PRTD	999997	VALLE, KARINA	14.7972.07	12/18/2017	021218ub	129.35
Invoice: 14.7972.07							TERM/OVERPAYMENT REFUND- 22448 W ADAMS ST	
			129.35	9999	117500		Utility A/R Clearing	
						CHECK	113061 TOTAL:	129.35
113062	02/12/2018	PRTD	999997	VALLEY COLLECTIONS	97.0070.05	09/22/2016	021218ub	56.79
Invoice: 97.0070.05							TERM/OVERPAYMENT REFUND- 24004 W BOWKER ST	
			56.79	9999	117500		Utility A/R Clearing	
						CHECK	113062 TOTAL:	56.79
113063	02/12/2018	PRTD	999997	VARGAS, MOISES & CADI	98.8229.02	01/09/2018	021218ub	101.82
Invoice: 98.8229.02							TERM/OVERPAYMENT REFUND- 7305 S 253RD AVE	
			101.82	9999	117500		Utility A/R Clearing	
						CHECK	113063 TOTAL:	101.82
113064	02/12/2018	PRTD	999997	VARGAS, XAVIER	2.0170.16	12/28/2017	021218ub	196.56
Invoice: 2.0170.16							DEPOSIT REFUNDS- 407 E EDISON AVE	
			196.56	4000	230000		Security Deposits Refundable	
						CHECK	113064 TOTAL:	196.56



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				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
113065	02/12/2018	PRTD	999997	VILLA, FRANCISCO	6.1340.09		01/08/2018 021218ub	92.37
Invoice: 6.1340.09							DEPOSIT REFUNDS- 602 N MULBERRY ST	
				92.37 4000	230000		Security Deposits Refundable	
							CHECK 113065 TOTAL:	92.37
113066	02/12/2018	PRTD	999997	WADMAN, FREDERICK & ETHEL	16.3195.03		01/02/2018 021218ub	143.43
Invoice: 16.3195.03							DEPOSIT REFUNDS- 24013 W LASSO LN	
				143.43 4000	230000		Security Deposits Refundable	
							CHECK 113066 TOTAL:	143.43
113067	02/12/2018	PRTD	999997	WALKER, TERRY	18.3094.04		01/04/2018 021218ub	159.76
Invoice: 18.3094.04							DEPOSIT REFUNDS- 22263 W DESERT BLOOM ST	
				159.76 4000	230000		Security Deposits Refundable	
							CHECK 113067 TOTAL:	159.76
113068	02/12/2018	PRTD	999997	WARE, SHARISMA	98.8261.03		12/18/2017 021218ub	56.69
Invoice: 98.8261.03							TERM/OVERPAYMENT REFUND- 5352 S 240TH DR	
				56.69 9999	117500		Utility A/R Clearing	
							CHECK 113068 TOTAL:	56.69
113069	02/12/2018	PRTD	999997	WEARE, MELISSA	13.5369.07		01/31/2018 021218ub	62.81
Invoice: 13.5369.07							DEPOSIT REFUNDS- 22627 W ADAMS DR	
				62.81 4000	230000		Security Deposits Refundable	
							CHECK 113069 TOTAL:	62.81
113070	02/12/2018	PRTD	999997	WELCH, DAVID & SUSAN	25.1069.02		12/28/2017 021218ub	85.66
Invoice: 25.1069.02							DEPOSIT REFUNDS- 26100 W ORAIBI DR	
				85.66 4000	230000		Security Deposits Refundable	
							CHECK 113070 TOTAL:	85.66
113071	02/12/2018	PRTD	999997	WESTPARK CVH LLC	97.1802.01		01/04/2018 021218ub	188.00
Invoice: 97.1802.01							TERM/OVERPAYMENT REFUND- 25780 W WATKINS ST	
				188.00 9999	117500		Utility A/R Clearing	
							CHECK 113071 TOTAL:	188.00

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 City of Buckeye, AZ - LIVE  
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 CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
 CHECK NO CHK DATE TYPE VENDOR NAME

				INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
113072	02/12/2018	PRTD	999997 WESTPARK CVH LLC	97.1093.01	12/27/2017		021218ub	140.53
			Invoice: 97.1093.01					
				140.53 4005	230000		DEPOSIT REFUNDS- 25749 W WATKINS ST	
							Security Deposits Refundable	
							CHECK 113072 TOTAL:	140.53
113073	02/12/2018	PRTD	999997 WESTPARK CVH LLC	97.1305.01	01/23/2018		021218ub	200.00
			Invoice: 97.1305.01					
				200.00 4005	230000		DEPOSIT REFUNDS- 3623 S 256TH AVE	
							Security Deposits Refundable	
							CHECK 113073 TOTAL:	200.00
113074	02/12/2018	PRTD	999997 WHEELER, ANNETTE	97.6840.01	12/28/2017		021218ub	44.66
			Invoice: 97.6840.01					
				44.66 4005	230000		DEPOSIT REFUNDS- 4937 S 244TH DR	
							Security Deposits Refundable	
							CHECK 113074 TOTAL:	44.66
113075	02/12/2018	PRTD	999997 WHINNERY, EDWARD	21.3986.02	01/11/2018		021218ub	151.76
			Invoice: 21.3986.02					
				151.76 4000	230000		DEPOSIT REFUNDS- 21673 N 266TH AVE	
							Security Deposits Refundable	
							CHECK 113075 TOTAL:	151.76
113076	02/12/2018	PRTD	999997 WHITE, CHRISTINA	18.1192.04	12/26/2017		021218ub	41.43
			Invoice: 18.1192.04					
				41.43 4000	230000		DEPOSIT REFUNDS- 1442 S 219TH DR	
							Security Deposits Refundable	
							CHECK 113076 TOTAL:	41.43
113077	02/12/2018	PRTD	999997 WHITE, LANA	20.2274.08	12/28/2017		021218ub	53.51
			Invoice: 20.2274.08					
				53.51 4000	230000		DEPOSIT REFUNDS- 29971 W FAIRMOUNT AVE	
							Security Deposits Refundable	
							CHECK 113077 TOTAL:	53.51
113078	02/12/2018	PRTD	999997 WILLIAMS RYAN HOMES	33.0061.01	01/31/2018		021218ub	10.03
			Invoice: 33.0061.01					
				10.03 9999	117500		TERM/OVERPAYMENT REFUND- 19404 W ECHO LN	
							Utility A/R Clearing	
							CHECK 113078 TOTAL:	10.03

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CASH ACCOUNT: 9999 104000 Cash in Bank - Checking  
CHECK NO CHK DATE TYPE VENDOR NAME

CHECK NO	CHK DATE	TYPE	VENDOR NAME	INVOICE	INV DATE	PO	CHECK	NET
				INVOICE DTL DESC				
113079	02/12/2018	PRTD	999997 WOODS, JORDYN	98.7147.04	01/23/2018		021218ub	162.39
Invoice: 98.7147.04				162.39 4005	230000	DEPOSIT REFUNDS- 25847 W NANCY LN Security Deposits Refundable		
					CHECK	113079	TOTAL:	162.39
113080	02/12/2018	PRTD	999997 WOODS, MICHAEL & YOLANDA	20.2606.05	10/17/2017		021218ub	115.92
Invoice: 20.2606.05				115.92 9999	117500	TERM/OVERPAYMENT REFUND- 3489 N 301ST DR Utility A/R Clearing		
					CHECK	113080	TOTAL:	115.92
113081	02/12/2018	PRTD	999997 YANEZ, MARIBEL & JULIO	98.8035.02	10/25/2017		021218ub	115.60
Invoice: 98.8035.02				115.60 9999	117500	TERM/OVERPAYMENT REFUND- 25255 W PLEASANT LN Utility A/R Clearing		
					CHECK	113081	TOTAL:	115.60
113082	02/12/2018	PRTD	999997 ZAREMBA, SCOTT	12.5120.16	12/12/2017		021218ub	18.07
Invoice: 12.5120.16				18.07 4000	230000	DEPOSIT REFUNDS- 22792 W GARDENIA DR Security Deposits Refundable		
					CHECK	113082	TOTAL:	18.07
				NUMBER OF CHECKS	390	*** CASH ACCOUNT TOTAL ***		34,776.35
				COUNT		AMOUNT		
TOTAL PRINTED CHECKS				390		34,776.35		
						*** GRAND TOTAL ***		34,776.35

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CLERK: ptulkan

JOURNAL ENTRIES TO BE CREATED

YEAR PER	JNL									
SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT	
2018 8 80										
APP 9999-201000	02/12/2018	021218ub	ub0212			Accounts Payable		10,784.87		
						AP CASH DISBURSEMENTS JOURNAL				
APP 9999-104000	02/12/2018	021218ub	ub0212			Cash in Bank - Checking			34,776.35	
						AP CASH DISBURSEMENTS JOURNAL				
APP 4000-201000	02/12/2018	021218ub	ub0212			Accounts Payable		14,298.60		
						AP CASH DISBURSEMENTS JOURNAL				
APP 4005-201000	02/12/2018	021218ub	ub0212			Accounts Payable		9,171.37		
						AP CASH DISBURSEMENTS JOURNAL				
APP 4001-201000	02/12/2018	021218ub	ub0212			Accounts Payable		521.51		
						AP CASH DISBURSEMENTS JOURNAL				
GENERAL LEDGER TOTAL								34,776.35	34,776.35	
APP 9999-201010	02/12/2018	021218ub	ub0212			DT DF		23,991.48		
APP 4000-101010	02/12/2018	021218ub	ub0212			Pooled Cash Equity			14,298.60	
APP 4005-101010	02/12/2018	021218ub	ub0212			Pooled Cash Equity			9,171.37	
APP 4001-101010	02/12/2018	021218ub	ub0212			Pooled Cash Equity			521.51	
SYSTEM GENERATED ENTRIES TOTAL								23,991.48	23,991.48	
JOURNAL 2018/08/80 TOTAL								58,767.83	58,767.83	

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JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
4000 Water Utility Fund 4000-101010 4000-201000	2018 8	80	02/12/2018	Pooled Cash Equity Accounts Payable	14,298.60	14,298.60
				FUND TOTAL	14,298.60	14,298.60
4001 Wastewater Fund 4001-101010 4001-201000	2018 8	80	02/12/2018	Pooled Cash Equity Accounts Payable	521.51	521.51
				FUND TOTAL	521.51	521.51
4005 Environmental Services 4005-101010 4005-201000	2018 8	80	02/12/2018	Pooled Cash Equity Accounts Payable	9,171.37	9,171.37
				FUND TOTAL	9,171.37	9,171.37
9999 Pooled Cash 9999-104000 9999-201000 9999-201010	2018 8	80	02/12/2018	Cash in Bank - Checking Accounts Payable DT DF	10,784.87 23,991.48	34,776.35
				FUND TOTAL	34,776.35	34,776.35

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City of Buckeye, AZ - LIVE  
A/P CASH DISBURSEMENTS JOURNAL

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JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FROM
4000 Water Utility Fund		14,298.60
4001 Wastewater Fund		521.51
4005 Environmental Services		9,171.37
9999 Pooled Cash	23,991.48	
	<hr/>	<hr/>
TOTAL	23,991.48	23,991.48

\*\* END OF REPORT - Generated by Pam Tulkan \*\*

**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> *6A. IGA between Buckeye, Surprise, and Maricopa County relating to the White Tank Mountain Regional Park
<b>DATE PREPARED:</b> 2/5/2018	<b>DISTRICT NO.:</b> n/a
<b>STAFF LIAISON:</b> Terri Hogan, Deputy Director of Planning, (623) 349-6214, thogan@buckeyeaz.gov	
<b>DEPARTMENT:</b> Development Services	<b>AGENDA ITEM TYPE:</b> Consent Item

**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council to take action on Resolution No. 06-18 approving the Intergovernmental Agreement between the City of Buckeye, Maricopa County, and the City of Surprise relating to the inclusion of White Tank Mountain Regional Park in the City of Buckeye's and the City of Surprise's general plan planning area; and authorizing the City Manager to approve, execute and deliver said agreement with nonsubstantive modifications.

**RELEVANT GOALS:**

GOAL 3: A Well-Planned Urban Community

**SUMMARY**

**PROJECT DESCRIPTION:**

This Intergovernmental Agreement (IGA) between the City of Buckeye, City of Surprise, and Maricopa County will enable inclusion of a portion of the White Tanks Mountain Park in both cities' municipal planning areas (MPAs) in agreement that the cities will not pursue annexation of the park. These respective areas are shown on the attached exhibit that will be made part of the IGA. Meetings have occurred with Maricopa County Supervisor Clint Hickman (District 4) and both mayors and all are in general agreement with the intent of this IGA. Additionally, the City of Buckeye has included the park as shown in their upcoming General Plan Update. Through this agreement, the city will not have regulatory control over the park; but will be able to illustrate that portion of the park in their municipal planning area which most directly adjoins and benefits the city. Inclusion of the park in this fashion enables the city to continue efforts in promoting recreational and preservation activities around the park in the short term and development of a recreational trail system through out the park system in the long term. It is anticipated that future trail connections connecting the Skyline Park to the White Tanks Mountain Park will require another more extensive IGA so that hikers and campers could use the entirety of the parks without additional fees or complications.

**BENEFITS:**

This IGA will allow for inclusion of a portion of the White Tanks Mountain Park in the City's planning boundary while at the same time maintaining a mutually beneficial relationship between the City of Surprise and Maricopa County.

**FUTURE ACTION:** Council and staff; does this need to be communicated internally/externally?

The City of Surprise and Maricopa County will need to execute the IGA.

**FINANCIAL IMPACT STATEMENT:** Must be completed before submission

n/a

**CURRENT FISCAL YEAR TOTAL COST:**

**BUDGETED**

**ATTACHMENTS:**

	<b>Description</b>
▣	<b>Resolution No. 06-18</b>
▣	<b>IGA</b>



**RESOLUTION NO. 06-18**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BUCKEYE, MARICOPA COUNTY, AND THE CITY OF SURPRISE RELATING TO THE INCLUSION OF WHITE TANK MOUNTAIN REGIONAL PARK IN THE CITY OF BUCKEYE'S AND THE CITY OF SURPRISE'S GENERAL PLAN PLANNING AREA; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER SAID AGREEMENT.**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:**

Section 1. The Intergovernmental Agreement between the City of Buckeye ("Buckeye"), Maricopa County, Arizona ("Maricopa County"), and the City of Surprise ("Surprise") relating to the inclusion of the White Tank Mountain Regional Park ("Park") in Buckeye's and Surprise's general plan planning areas and the agreement by both Buckeye and Surprise that they will not annex Park property without prior permission of the County (the "Agreement") is hereby approved in substantially the form and substance as on file with the City Clerk's Office.

Section 2. The City Manager is hereby authorized to (i) execute and deliver the Agreement and (ii) approve, execute and deliver a modified Agreement with non-substantive changes that may be made in connection with the review process of the other parties to this Agreement.

Section 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Buckeye, Arizona, this 6<sup>th</sup> day of March, 2018.

---

Jackie A. Meck, Mayor

ATTEST:

---

Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

---

City Attorney

**INTERGOVERNMENTAL AGREEMENT AMONG  
MARICOPA COUNTY, THE CITY OF BUCKEYE, ARIZONA AND THE CITY OF  
SURPRISE, ARIZONA**

**C-30-018-\_\_\_\_ - \_\_-0  
G-30205**

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is entered into as of date last signed below among Maricopa County, a political subdivision of the State of Arizona (the "County"), the City of Buckeye, a municipal corporation ("Buckeye") and the City of Surprise, a municipal corporation ("Surprise") (hereinafter, individually as a "Party" or collectively as the "Parties").

**WITNESSETH**

WHEREAS, the County, Buckeye and Surprise are authorized to enter into this Agreement pursuant to A.R.S. §§ 11-201, 11-952 et. seq., and;

WHEREAS, the County, through its Parks and Recreation Department provides recreational opportunities and educational programs to the public; and

WHEREAS, Buckeye and Surprise are updating their respective general plans, which will include certain areas outside their respective boundaries, including the White Tank Mountain Regional Park ("Park"); and

WHEREAS, the Parties would like to maintain a mutually beneficial relationship by which they may in the future work together to accomplish common objectives related to the Park; and

WHEREAS, the Parties desire to enter into this Agreement to set forth each Party's understandings and agreements related to the Park.

**AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the promises and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

**1. PURPOSE OF AGREEMENT**

The purpose of this Agreement is to set forth the Parties' agreements related to the Park, annexation of the Park and the inclusion of the Park in the planning areas of Buckeye and Surprise in their respective general plans. The Park and the delineation of the respective planning areas are depicted upon the Map attached hereto as Exhibit A and incorporated herein by reference.

## **2. AGREEMENTS**

- 2.1 Subject to the provisions of Paragraphs 2.2 and 2.3, County agrees that Buckeye and Surprise may include the Park in their respective general plan planning areas, as delineated in Exhibit A, notwithstanding that the Park is not within the corporate boundaries of either Buckeye or Surprise.
- 2.2 Buckeye agrees it will not annex any portion or all of the Park without the prior written consent of the County, nor will it attempt to extend regulatory control over the Park without prior written consent of the County.
- 2.3 Surprise agrees it will not annex any portion or all of the Park without the prior written consent of the County, nor will it attempt to extend regulatory control over the Park without prior written consent of the County.
- 2.4 In the future, the Parties may consider joint development of trails or similar amenities within the Park or outside the Park, in which case an amendment to this Agreement will be executed or a new Agreement will be executed.

## **3. INDEMNIFICATION**

By entering into this Agreement, each Party (as “Indemnitor”) agrees that to the extent permitted by law, to indemnify and hold the other Parties (as “Indemnitees”) harmless, including any of the Parties’ departments, agencies, officers, employees, elected officials or agents, from and against all loss, expense, damage or claim of any nature whatsoever (“Claims”), but only to the extent that such Claims which result in vicarious/derivative liability to an Indemnatee are caused by the act, omission, negligence, misconduct or other fault of the Indemnitor, its officers, officials, agents, employees or volunteers.

## **4. DURATION**

This Agreement shall become effective as of the date it is executed by all the Parties and shall continue until terminated by the Parties. This Agreement may be terminated by any Party for any reason with thirty (30) days advance written notice to the other Parties without penalty.

## **5. ASSIGNMENT AND DELEGATION**

No Party may assign any rights hereunder without the express, written, prior consent of all Parties.

## **6. DISPUTES**

- 6.1 Disputes arising from this Agreement shall be subject to arbitration as may be required by A.R.S. § 12-1518. A notice of a dispute must be provided in writing

to the other Parties and provide a summary of the issue that is the subject of the dispute.

- 6.2 The Parties shall confer within thirty (30) days of receipt of a notice of dispute to resolve the dispute and/or decide, within ten (10) days after conferring, on a mutually acceptable arbiter. If a mutually acceptable arbiter cannot be agreed upon within thirty (30) days after conferring, the Parties agree that each Party shall name one (1) arbiter and those three (3) arbiters shall select a fourth arbiter. Any decisions made shall be made by a majority of the panel of four (4) arbiters.
- 6.3 If any Party decides to proceed to Arbitration in lieu of terminating this Agreement, arbitration shall be binding. The cost of any arbitration shall be shared equally by the Parties.
- 6.4 Maricopa County, Arizona shall be the venue for any action filed in the courts to resolve a dispute arising out of or relating to this Agreement.

**7. CONFLICT OF INTEREST**

The parties acknowledge that this Agreement is subject to cancellation provisions pursuant to A.R.S. § 38-511, the provisions of which are hereby incorporated herein and made a part hereof.

**8. ENTIRE AGREEMENT**

This Agreement contains the entire understanding of the parties hereto. There are no representations or provisions other than those contained herein. This Agreement shall not be amended or modified, in any manner, except by an instrument in writing, signed by the Parties hereto.

**9. INVALIDITY OF PART OF THIS AGREEMENT**

The parties agree that should any part of this Agreement be held to be invalid or void, the remainder of the Agreement shall remain in full force and effect and shall be binding upon the parties.

**10. GOVERNING LAW**

This Agreement shall be construed under the laws of the State of Arizona and shall incorporate by reference, all laws governing the interagency agreements and mandatory contract provisions of state agencies required by statute or executive order.

**11. NOTICES AND REQUESTS**

Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i)

delivered to the Party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below, (iii) given to a recognized and reputable overnight delivery service, to the address set forth below or (iv) delivered by facsimile transmission to the number set forth below:

If to County: Maricopa County Parks & Recreation Department  
Attention: Contract Administrator  
41835 N. Castle Hot Springs Road  
Morristown, AZ 85342  
Email: [emilymiller@mail.maricopa.gov](mailto:emilymiller@mail.maricopa.gov)  
Phone: (928) 501-9211

With copy to: Maricopa County Real Estate Department  
Attention: Director  
2801 W Durango Street  
Phoenix, AZ 85009  
Email: [michellecolby@mail.maricopa.gov](mailto:michellecolby@mail.maricopa.gov)  
Phone: (602) 506-4748

If to Buckeye: Roger Klingler, City Manager  
530 E. Monroe, Ave.  
Buckeye, Arizona 85326  
Email: [rklingler@buckeyeaz.gov](mailto:rklingler@buckeyeaz.gov)  
Telephone: 623-349-6910

With copy to: Shiela Schmidt, City Attorney  
Gust Rosenfeld, P.L.C.  
One East Washington, Suite 1600  
Phoenix, Arizona 85004-2553  
Email: [sschmidt@gustlaw.com](mailto:sschmidt@gustlaw.com)  
Telephone: 602-257-7990

If to Surprise: Bob Wingenroth, City Manager  
16000 N. Civic Center Plaza  
Surprise, Arizona 85374  
Email: [bob.wingenroth@surpriseaz.gov](mailto:bob.wingenroth@surpriseaz.gov)  
Telephone: 623-222-1100

With copy to: Robert Wingo, City Attorney  
16000 N. Civic Center Plaza  
Surprise, Arizona 85373  
Email: [Robert.wingo@surpriseaz.gov](mailto:Robert.wingo@surpriseaz.gov)  
Telephone: 623-222-1120

or at such other address, and to the attention of such other person or officer, as any Party may designate in writing by notice duly given pursuant to this Section. Notices shall be

deemed received (i) when delivered to the Party, (ii) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, (iii) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day, or (iv) when received by facsimile transmission during the normal business hours of the recipient. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

**12. RECORDS AND AUDITS**

All books, accounts, reports, files and other records of any Party relating to the Agreement or the work done under this Agreement shall be subject at all reasonable times to inspection and audit by the other Party until five years after the Agreement is terminated. Such records shall be available for inspection upon five business days' notice at the offices of the Party in possession of the records, per Arizona Revised Statutes § 35-214. To the extent applicable under law, the provisions set forth in Arizona Revised Statutes §§ 35-214 and 35-215 shall apply to this Agreement.

**13. E-VERIFY**

To the extent applicable under Arizona Revised Statutes § 41-4401, each Party and its contractors and subcontractors warrant their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-verify requirements under Arizona Revised Statutes § 23-214(A). A breach of the above-mentioned warranty by any Party or its contractors or subcontractors shall be deemed a material breach of the Agreement and may result in the termination of the Agreement by the non-breaching Party. Each Party retains the legal right to randomly inspect the papers and records of the other Party's or its contractors' or subcontractors' employees who work under the Agreement to ensure that the other Party and its contractors and subcontractors are complying with the above-mentioned warranty.

**14. COUNTERPARTS**

This Agreement may be executed in any number of counterparts, all such counterparts shall be deemed to constitute one and the same instrument, and each of said counterparts shall be deemed original hereof.

[SIGNATURES ON FOLLOWING PAGES]

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the last day and year written below.

**“County”**

MARICOPA COUNTY, a political subdivision  
of the State of Arizona

By: \_\_\_\_\_  
Steve Chucri, Chairman  
Board of Supervisors

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

\_\_\_\_\_  
Deputy County Attorney

[ADDITIONAL SIGNATURES ON FOLLOWING PAGES]

**“Buckeye”**

CITY OF BUCKEYE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Roger Klingler, City Manager

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Lucinda J. Aja, City Clerk

[ADDITIONAL SIGNATURES ON FOLLOWING PAGES]



**“Surprise”**

CITY OF SURPRISE, an Arizona municipal  
corporation

By: \_\_\_\_\_  
Bob Wingenroth, City Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sherry Ann Aguilar, City Clerk

[ADDITIONAL SIGNATURES ON FOLLOWING PAGES]

IN ACCORDANCE WITH THE REQUIREMENTS OF ARIZONA REVISED STATUTES §§ 11-952(D), 11-201 AND 11-251, THE UNDERSIGNED ATTORNEYS ACKNOWLEDGE THAT (1) THEY HAVE REVIEWED THE ABOVE AGREEMENT ON BEHALF OF THEIR RESPECTIVE CLIENTS, AND (2) AS TO THEIR RESPECTIVE CLIENTS ONLY, EACH ATTORNEY HAS DETERMINED THAT THIS AGREEMENT IS IN PROPER FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED UNDER THE LAWS OF THE STATE OF ARIZONA.

---

Shiela B. Schmidt, City Attorney  
for the City Buckeye

[ADDITIONAL SIGNATURES ON FOLLOWING PAGES]

IN ACCORDANCE WITH THE REQUIREMENTS OF ARIZONA REVISED STATUTES §§ 11-952(D), 11-201 AND 11-251, THE UNDERSIGNED ATTORNEYS ACKNOWLEDGE THAT (1) THEY HAVE REVIEWED THE ABOVE AGREEMENT ON BEHALF OF THEIR RESPECTIVE CLIENTS, AND (2) AS TO THEIR RESPECTIVE CLIENTS ONLY, EACH ATTORNEY HAS DETERMINED THAT THIS AGREEMENT IS IN PROPER FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED UNDER THE LAWS OF THE STATE OF ARIZONA.

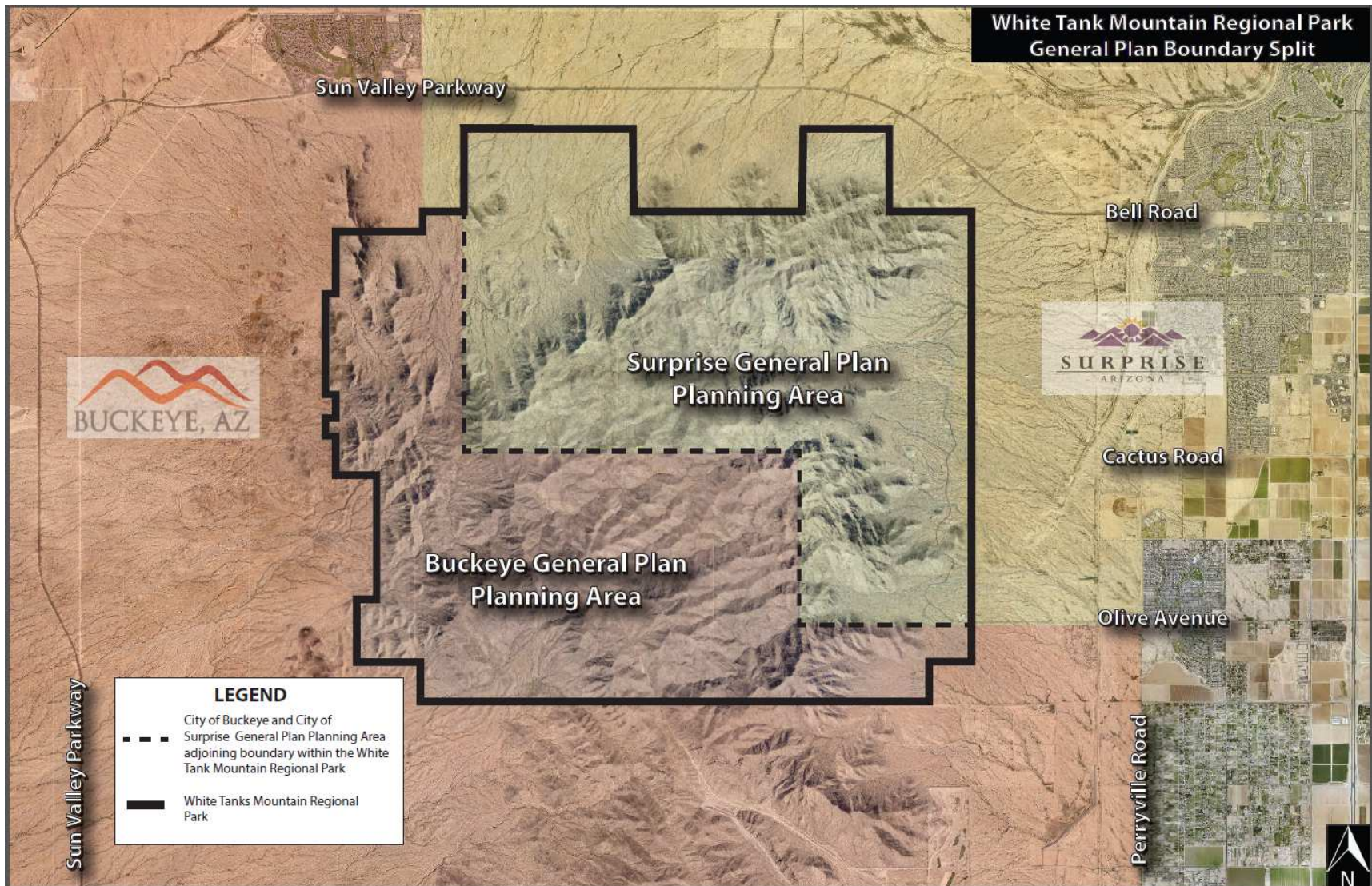
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Robert Wingo, City Attorney  
for the City of Surprise

EXHIBIT A  
TO  
INTERGOVERNMENTAL AGREEMENT  
BETWEEN  
MARICOPA COUNTY  
AND  
THE CITY OF BUCKEYE  
AND  
THE CITY OF SURPRISE

[Map]

See following page



**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> *6B. Notice of Intent to increase or establish new Development User Fees
<b>DATE PREPARED:</b> 2/7/2018	<b>DISTRICT NO.:</b> All
<b>STAFF LIAISON:</b> Scott Zipprich, City Engineer, (623) 349-6217, szipprich@buckeyeaz.gov George Flores, Development Services Director, (623) 349-6209, gflores@buckeyeaz.gov	
<b>DEPARTMENT:</b> Engineering	<b>AGENDA ITEM TYPE:</b> Consent Item

**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council to take action on Resolution No. 05-18 adopting a Notice of Intent to increase or establish new Development User Fees; to make available to the public a written report in support of the proposed new or increased Development User Fees; approving modifications to the Development User Fees previously adopted by Mayor and City Council on December 19, 2017; and vacating the April 1, 2018 effective date of the Development User Fees.

**RELEVANT GOALS:**

GOAL 5: Responsive and Accountable Government and Effective Public Services

**SUMMARY**

**PROJECT DESCRIPTION:**

The purpose of the Development User Fee Schedule is to provide clearly-described, value-added service to the City's residents and business partners. Mayor and Council adopted new Development User Fees on December 19, 2017 pursuant to Resolution No. 64-17. The effective date of the Development User Fees, as adopted in Resolution No. 64-17 is April 1, 2018. Subsequent to the adoption of the Development User Fees on December 19, 2017, staff determined that certain modifications are necessary, including establishing some additional new or increased fees. In some cases, staff has determined that fees should be reduced. The attached February 7, 2018 letter, or report, prepared by the City Engineer, describes the modifications to the Development User Fees previously adopted by Council on December 19, 2017. The Development User Fee schedule, also attached, has been highlighted to show the changes that are described in the City Engineer's February 7, 2018 letter. The subject Resolution No. 05-18, if adopted by Council, provides the statutorily required notice of proposed new or increased fees under consideration by City Council. A subsequent Resolution will be scheduled for consideration by Council at its May 15, 2018 regular Council meeting at which time Council will approve or disapprove the proposed new or increased fees or charges in the Development User Fee Schedule as well as the other described modifications. Due to the changes proposed by Resolution No. 05-18, staff recommends that the April 1, 2018 effective date of the Developer User Fees be vacated and continued to a later date so that the proposed modifications and new fees can be included and all Developer User Fees, as modified, will then be effective on the same date. Staff will be recommending the new effective date to be July 1, 2018 which such date will be included in the resolution for Council action on May 15, 2018.

**BENEFITS:**

It is important to clearly communicate fees to all users, i.e. staff, residents, customers and the Development Community. The revisions to the Development User Fees will further define the fees and clarify issues that have arisen over the past several years during use of the current Development User Fee Schedule.

**FUTURE ACTION:** Council and staff; does this need to be communicated internally/externally?

The Development Partners have been advised of the proposed new implementation date of July 1, 2018 and the City Engineer's letter or report in support of the modifications and the proposed new or increased fees or charges for Development User Fees will be made available to the public beginning March 7, 2018 in the office of the City Clerk, 530 East Monroe Avenue, Buckeye, Arizona, on the homepage of City's website and shall be circulated by social media or other electronic communication tools. Resolution No. 05-18, adopting the Notice of intent will likewise be posted on the home page of the City's website and also circulated by social media or other

electronic communication tools.

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**FINANCIAL IMPACT STATEMENT:** Must be completed before submission

The adoption of proper development user fees and charges insure that the City of Buckeye staff costs and overhead for providing direct service in the development process are adequately recovered through the user fees and charges and not subsidized by the residents of Buckeye.

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**ATTACHMENTS:**

**Description**

- ☐ **Resolution No 05-18**
- ☐ **MGT Cost Recovery Study Report of Findings**
- ☐ **Development User Fee Schedule**
- ☐ **Fee modification justification letter "February Report"**

## **RESOLUTION NO. 05-18**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, ADOPTING A NOTICE OF INTENT TO INCREASE OR ESTABLISH NEW DEVELOPMENT USER FEES; TO MAKE AVAILABLE TO THE PUBLIC A WRITTEN REPORT IN SUPPORT OF THE PROPOSED NEW OR INCREASED DEVELOPMENT USER FEES; APPROVING MODIFICATIONS TO THE DEVELOPMENT USER FEES PREVIOUSLY ADOPTED BY MAYOR AND CITY COUNCIL ON DECEMBER 19, 2017; AND VACATING THE APRIL 1, 2018 EFFECTIVE DATE OF THE DEVELOPMENT USER FEES.**

**WHEREAS**, pursuant to the provisions of A.R.S. § 9-499.15, the Mayor and City Council (collectively, the “City Council”) of the City of Buckeye (the “City”) may increase fees and charges within the City where (i) a schedule of the proposed new or increased fees or charges has been prepared that includes the amount of the proposed new or increased fee or charge, and (ii) a written report or data supporting the new or increased fee or charge has been prepared and made available to the public, (iii) a notice of intent to establish new or increased fees or charges has been adopted, and (iv) the schedule of the proposed new or increased fees or charges and the written report or data that supports the proposed new or increased fees or charges is posted on the home page of the City’s website at least sixty (60) days before the date the proposed new or increased fees or charges are approved or disapproved by the City Council; and

**WHEREAS**, the City has prepared (1) a schedule of the proposed new or increased fees or charges for the Development User Fees and (2) a written report supporting the proposed new or increased Development User Fees dated February 7, 2018 (the foregoing schedule and written report hereinafter collectively referred to as the “February Report”); and

**WHEREAS**, City Council adopted Resolution No. 64-17 on December 19, 2017 establishing new or increased Development User Fees and, in addition to proposing additional new or increased fees or charges for the Development User Fees pursuant to the February Report, the City Council wishes to modify the Development User Fees previously adopted by City Council on December 19, 2017 which such modifications are also described in the February Report; and

**WHEREAS**, City Council wishes to vacate the effective date of April 1, 2018 of the Development User Fees set forth in Resolution No. 64-17; and

**WHEREAS**, the City Council desires to declare their intention to establish new or increased fees or charges for Development User Fees as described above consistent with the findings of the Report and to post and circulate the documents in support of the increase pursuant to A.R.S. § 9-499.15.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA**, as follows:



Section 1. That this Notice of Intent to establish new or increased fees or charges for Development User Fees is hereby adopted.

Section 2. That a Council meeting on the proposed modifications and new or increased fees or charges for Development User Fees shall be held before City Council on May 15, 2018, at 6:00 p.m. in the Council Chambers, 530 East Monroe Avenue, Buckeye, Arizona.

Section 3. That the February Report in support of the proposed modifications and new or increased fees or charges for Development User Fees shall be available to the public beginning March 7, 2018, in the office of the City Clerk, 530 East Monroe Avenue, Buckeye, Arizona, on the homepage of the City's website, and shall be circulated by social media or other electronic communication tools.

Section 4. That this Notice of Intent shall be posted no later than March 7, 2018 on the homepage of the City's website and shall be circulated by social media or other electronic communication tools.

Section 5. That the effective date of April 1, 2018 for the Development User Fees adopted by City Council in Resolution No. 64-17 is hereby vacated and the current Development User Fees for the City of Buckeye shall remain in place until such time as City Council takes further action.

Section 6. That the Mayor, the City Manager, the City Clerk, the City Attorney, the City Engineer, and the Director of Development Services are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution.

**PASSED AND ADOPTED** by the Mayor and Council of the City of Buckeye, Arizona, this 6th day of March, 2018.

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Jackie A. Meck, Mayor

ATTEST:

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Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

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City Attorney



# Cost Recovery Study Report of Findings

September 2017



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916.443.3411 | [mgtconsulting.com](http://mgtconsulting.com)



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## EXECUTIVE SUMMARY

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### Introduction

MGT Consulting Group (MGT) is pleased to present The City of Buckeye with this summary of findings for the cost of services study for Development user fees.

The Development user fee schedule has not been examined by an outside agency for several years. The City is now interested in knowing the current full cost recovery of providing user fee-related services and exploring the options of modifying fees to better reflect Council priorities. In late 2016, the City contracted with MGT to perform an updated cost analysis using the adopted 2016/2017 fiscal year staffing budget and actual 2015/16 materials and supplies costs.

MGT has conducted hundreds of user fee studies throughout the United States and therefore has access to quality data and best practices, which guided this fee study process. MGT employed a defensible and transparent calculation methodology, and intuitive and powerful spreadsheet calculation models, which are fully customized for the City and can be used by City staff for future fee updates.

This report is the culmination of a collaborative effort between MGT and City staff. This study took place over the course of ten months and involved multiple site visits to meet with program management and staff to design the study, collect data, review MGT's analysis, and finally to develop recommendations for fee adjustments for review by the Development Partners group and ultimately City Council. MGT would like to take this opportunity to acknowledge all City staff who participated on this project for their efforts and coordination. Their responsiveness and continued interest in the outcome of this study contributed greatly to its success.

## Study Scope and Objectives

This study included a review of fee-for-service activities within the following City departments and divisions:

### Development Service Department:

- ◆◆ Planning Division
  - Entitlement Processes
- ◆◆ Building Division
  - Vertical Construction
  - Table 1A
- ◆◆ Engineering Department
  - Civil Engineering
  - Horizontal Construction, Site Preparation, Utilities
- ◆◆ Fire Department
  - Fire Related Services
- ◆◆ Public Works Department
  - Class Permits

The primary goals of the study were to:

- ◆◆ Define what it costs the City to provide various fee-related services.
- ◆◆ Determine whether there are any opportunities to implement new fees.
- ◆◆ Identify service areas where the City might adjust fees based on the full cost of services and other economic or policy considerations.
- ◆◆ Develop revenue projections based on recommended changes to fees.
- ◆◆ Provide comparative data for what neighboring cities are charging for similar services.

The information summarized in this report addresses each of these issues and provides The City of Buckeye with the tools necessary to make informed decisions about possible fee adjustments and the resulting impact on revenues.

MGT's scope was limited to analysis of user fees only. User fees are charges to recover staff and materials costs related to the processing of applications and permits. We did not evaluate impact fees (intended to recover infrastructure costs), penalties and fines (intended to change behavior) or policy fees (those found in the General Requirements section of the fee schedule and not related to cost).

## Study Findings

While the purpose of this study is to identify the cost of fee-related activities, one of the outcomes of the analysis is to provide a complete picture of the full cost of services offered. It is necessary to identify *all* costs, whether fee-related or not, so that there is a fair and equitable distribution of all indirect or overhead costs (discussed in a later section of this report) across all activities, thereby ensuring a definitive relationship between the cost of the service and the fee that is charged. No service should be burdened with costs that cannot be directly or indirectly linked to that service. Therefore, the first task in this study is to separate the fee-for-service activities from the non-fee activities. Some non-fee related activities are appropriately funded by discretionary monies, such as safety services, public information, and long-range planning analysis. The costs of these other services are not built into the proposed cost recovery models for user fee services.

The exhibit on the following page displays the costs and revenues of each service into the following categories:

### City of Buckeye User Fee Revenue Analysis

<i>Department/Division</i>	<b>Current</b>				<b>Recommended</b>	
	<i>Costs, User Fee Services (A)</i>	<i>Current Revenue (B )</i>		<i>Subsidy (C )</i>	<i>Cost Recovery Policy (D)</i>	<i>Increased Revenue (E)</i>
Planning & Building	\$5,220,058	\$4,100,415	79%	\$1,119,643	\$5,115,967 98%	\$1,015,552
Engineering	\$1,811,269	\$1,808,709	100%	\$2,560	\$1,811,269 100%	\$2,560
Fire	\$111,501	\$74,995	67%	\$36,506	\$102,206 92%	\$27,211
Public Works	\$747	\$3,000	402%	(\$2,253)	\$747 100%	(\$2,253)
<b>Total</b>	<b>\$7,143,575</b>	<b>\$5,987,119</b>	<b>84%</b>	<b>\$1,156,456</b>	<b>\$7,030,189 98%</b>	<b>\$1,043,070</b>

**Column A, Costs of Fee Services** – The full cost of providing fee related services to the public in FY 2016/17 was \$7,143,575. These figures are derived by multiplying individual costs by annual volume for each fee schedule category. *It is important to note that cost figures assume the addition of 5 Building Inspectors (contract or City staff) to complete the current high-level of construction activity.*

**Column B, Current Revenue** – Based on current fee levels, the City generates fee related revenues of \$6.0 million and is experiencing an overall 84% cost recovery level. Within each department, current cost recovery levels range from 67% for Fire fees up to 402% for Public Works fee. The detail of individual fees may be found in subsequent sections of this report.

**Column C, Subsidy** – Current fee levels recover 84% of full cost, leaving 16% or \$1,156,456 to be funded by other funding sources. The City may eliminate this gap by either increasing fees or reducing costs (staff). Note that staffing levels for Building reflect 5 additional Building Inspector FTE's.

**Column D, Recommend Recovery** – It is estimated that adoption of the recommended cost recovery policy would generate fee revenues of \$7,030,189. This would bring the overall cost recovery level up to 98%.

**Column E, Increased Revenue** – Increasing fees to the recommended levels would generate approximately \$1,043,070 in additional revenue. This represents a 17% increase over revenue currently being collected for these activities by the City on an annual basis.

## Analysis Highlights

### Development Services: Entitlement Process (Planning), Vertical Construction (Building), and General Requirements

The Planning and Building analysis was a little unusual in that existing staff do not have enough hours available in a year (after reducing holiday, sick, vacation and staff meeting hours) to process all entitlements, inspections and plan reviews at current demand levels. The department supplements with contract staffing, but not enough to meet current demand. Based on our analysis, 5.20 additional building inspectors are needed. MGT reviewed this finding with Development Services staff and scrutinized time estimates to see if any had been over-estimated. Staff believe the time estimates reflect the time required to properly inspect and review fee related services. To equalize staffing with demand, we have incorporated 5.20 additional building inspectors into our fee model. **Accordingly, when reviewing annual Planning and Building figures in our report it is imperative to understand that these are projected costs, not actual costs, and that they assume the addition of 5.20 city staff, or an equivalent portion of contract staffing.**

Building Staffing Levels – a byproduct of our cost analysis is feedback regarding appropriate staffing levels. Our fee model applies average time requirements for each fee category against annual construction volume (average of FY 2014/15 and FY 2015/16). The results indicate that the Building Inspector position is over-utilized. This means there are not enough hours in the workday to complete all of the inspections demanded in a given year. Table 1 below shows the available hours and workload for the Building Inspector position and takes into account the current use of outside contract inspectors. At the time of this report, the department had already converted 2 Management Analyst positions to Building Inspector positions and has added 1 additional full time equivalent (FTE) inspector position to their staff for a total of 6 FTEs.

Table 1 - Building Inspection Staff Utilization	
Available Hours	5 FTE x 1,561 direct hours plus 1 additional FTE added in FY 2017-2018: 6 FTE x 1,561 direct hours = 9,366 direct hours available
Hours of construction demand:	26,847 hours
Over-utilization:	17,481 hours
Expressed in FTE (1,561 direct hours each):	11.20 FTE
Less: number of contract staff:	6 FTE*
Total additional 2017-2018 staffing needs:	5.20 FTE

\* Assumes FY 2016/2017 budgeted professional service amount / the average City Building Inspector's rate for number of contract inspector's utilized.

As illustrated in Table 1 above, the City needs 5.20 additional Building Inspectors to meet annual construction demands, which continues to grow in the City. Continuing to operate at existing staffing exposes the City to risk that inspections are less than thorough or that there will be a significant delay in inspections being performed. Currently, inspectors average 20+ stops per day. This is significantly higher than the industry average of 14. The National Insurance Service Office (ISO) recommends that cities average no more than 10 stops per day to ensure proper time is devoted to each inspection. **In order for the City to come within range of these national averages and state and local expectations, MGT recommends the City add 5.20 Building Inspector positions.**

Planning and Building Revenues- The study results indicate an overall cost recovery rate of 79% based on annual revenues of \$4,100,415 with a 21% (or \$1,119,643) subsidy. MGT calculated this revenue by multiplying the annual volume of each fee category by the current fee charged. The annual cost of processing entitlement, building permits and plan reviews is \$5,220,058. This cost was calculated by multiplying annual volume of each fee category by the average full cost of each fee. It should be noted that the total actual annual departmental cost, including overhead, is approximately \$4.1 M. The gap between the projected annual costs and revenues indicates that current staffing levels, particularly the Building Inspector position, are not adequate to support the current high level of demand for services. For the City to complete the volume of work properly, MGT recommends the City add 5.20 building inspectors as specified in Table 1. MGT's model projects that by adding needed workforce capacity, combined with specific fee increases, this will eliminate the \$1M gap between department costs and revenues. Note that these figures do not reflect revenues taken in through the various fees located in the General Requirements section of the fee schedule. These fees include charges such as expedited fees and work commenced without authorization permits. General Requirements fees are "policy fees" and as such are not subject to cost vs revenue analysis. MGT's recommendation is to seek full cost recovery on all Building and Planning department fees with a few exceptions that the City would like to subsidize to encourage use of those services. By implementing the cost recovery recommendations, revenues



are projected to increase by 21% or \$1,015,552 for an annual revenue of \$5,115,967. This increase in revenue is based on the assumptions that the City has added the additional inspectors as discussed in Table 1.

**Building and Planning Fees**– MGT worked with Building and Planning staff to improve their fee structure; the result is that several fee categories have been split into multiple fees to provide a more equitable charge to developers. MGT also recommends removing several fees from the master fee schedule that are either no longer necessary or are covered through other fee categories. In addition, several fees have been transferred from the Building section to the Planning section of the fee schedule to better align the services with the primary department. Based on cost vs revenue analysis, individual fee cost recoveries range from 5% to over 100%. MGT recommends full cost recovery on all Building and Planning department fees with a few exceptions that the City would like to subsidize to encourage the use of those services. For those fees which currently generate a profit, MGT recommends they be lowered to 100% cost recovery and those that are under recovering be raised to 100%.

**Operating Reserve** – Industry best practices recommend that cities maintain an operating reserve. Building revenues fluctuate with construction activity, while staff costs typically increase over time in a flat line. It is difficult to ramp-up and ramp-down staffing in unison with construction peaks and valleys. It is equally imperative that trained staff be on-board prior to peaks; otherwise development projects will be delayed. Accordingly, MGT recommends as a best-practice that the City maintain a six-month reserve of operating expenses to avoid staffing disruptions.

**Fire Department** - The cost analysis for Fire department is showing an overall cost recovery of 67% (\$74,995) with a 33% (\$36,506) subsidy rate. Individual cost recoveries range from 18% to 95% with only one fee exceeding 100% full cost recovery. The recommendation is to seek full cost recovery on all Fire fees which would increase most fees and decrease one fee recovering over 100%. By implementing 100% cost recovery, revenues are projected to increase by \$36,506.

- ◆◆ There is one fee being recommended to change from the current fee based on the hourly rate to a flat fee which will make it easier for customers to determine their service cost.
- ◆◆ There is one fee recommended to move to the Entitlement Process (Planning) fee schedule and two fees that are moving from the Vertical Construction (Building) fee schedule onto the Fire fee schedule. This will align the services with the primary department's involvement while including any cross supporting time from the supporting departments into the fee.

**Engineering Department** - The cost analysis for the Engineering department shows an overall cost recovery of 100%. This means that the cost of processing user fees is entirely offset by associated revenues. MGT recommends that several fees be restructured to increase equity to developers (see discussion below). Most of these new fee structures are hourly-rate based. Due to the new structure, forecasting revenues for the fees is problematic, and we have not projected revenues for these fee categories; however, hourly-rate based fees are revenue-neutral by nature.

**Civil Engineering** –

- ♦♦ Several fee categories have been marked for deletion. These categories are either no longer relevant or have been consolidated into other existing fees to make the fee schedule simpler and more user-friendly.
- ♦♦ Major Infrastructure Plan Review fees – after consultation with City staff MGT recommends these “per sheet” fees be charged on an hourly rate basis. Staff feel there is little correlation between the number of sheets submitted and the time required to review these projects. Restructuring these fees to an hourly rate mechanism will increase equity to developers.
- ♦♦ Report Review fees – It is recommended these “per report” fees be restructured to an hourly rate basis to improve equity to developers.

Horizontal Site Preparation, Utilities –

- ♦♦ Grading Construction Permits – The existing grading fee structure is inequitable to certain sized projects. Projects at the upper-end of each acreage range pay more than slightly larger projects. For example:

Project Size in Acres	Fee Per Acre	Total Charge
49 acres	\$193	\$9,457
50 acres	\$145	\$7,250

MGT recommends institution of base fees to maintain equity among acreage ranges. MGT has recommended a base fee plus per acre fee for each range to offset inspection costs.

Other Construction Permits – MGT analyzed all other construction permits via a “total cost vs total revenue” methodology. The results indicated total revenues approximate total costs in aggregate. Accordingly, no changes are recommended for other construction permits.

**Public Works Department** – Public Works user fees include class permits (for inspection of construction in the public right-of-way) and miscellaneous fee services. The primary finding is that offsite hauling fees exceed the cost of processing these permits. Accordingly, MGT recommends a fee reduction from \$1 per square yard to \$0.25 per square yard.

## Methodology

MGT's standard approach for analyzing the cost of providing development user fee-related services is commonly referred to as a "bottom up" approach. The bottom up approach was used to analyze all of Buckeye's user fees. A general description of the "bottom up" approach is as follows:

### **1. Identify all direct staff time spent on the fee related activity or service**

MGT conducted a series of meetings with staff from each division to identify every employee, by classification, who performs work directly in support of fee related services. Direct staff costs are incurred by employees who are "on the front line" and most visible to the customers (e.g. inspectors, plan reviewers, etc.). Once all direct staff were identified, subject matter experts for each section estimated how much time those employees spend, on average, performing each particular fee service.

Developing time estimates for fee related services can be challenging and departments should be commended for the time and effort they put into this. Although MGT provided departments with templates and other tools to assist them in developing average or "typical" time estimates, these calculations were necessarily developed by the subject matter experts within each fee area.

### **2. Calculate direct cost of the staff time for each fee using productive hourly rates**

"Productive hours" means the time staff are in their office or in the field actively performing plan check or inspection services. A full-time City employee typically has 2,080 paid hours per year (40 hours x 52 weeks). However, cost studies reduce this number to account for non-productive hours (sick leave, vacation, holidays, training days, meetings, etc.). MGT calculates the productive hourly rate for each staff classification by dividing annual salary and benefits by annual productive hour figures. The average productive hours for the City's staff that provide these services is 1,561 per year.

### **3. Determine indirect or "overhead" costs**

Generally there are two types of indirect costs: division-specific and citywide overhead. These indirect costs are allocated across user fee services in order to capture the full cost of providing the service. If a division performs non-fee related services, a commensurate amount of indirect cost is segregated and not allocated to the fee related services.

- ❖ Division-specific overhead costs – these costs include support staff as well as other operational costs, such as materials and supplies that are incurred for a common purpose and not readily assigned to a particular service or program.
- ❖ Citywide overhead costs – each department and fund within the city receives an allocation of cost from the city's various central service departments. Central service departments are those whose main function is to support other city departments and funds. Such departments include the City Manager's Office, IT, City Clerk, Attorney, Human Resources etc.

The methods for allocating central service costs can vary but must demonstrate a causal relationship between the allocation methodology and the costs allocated to the operating department. Federal 2 CFR, part 200 guidelines stress the importance of allocating citywide overhead costs in a way that “equitably reflect the value of service” provided to the department receiving the service(s). In most cases, industry standards call for one of the following methodologies for allocating central services costs:

- ▶ Number of full-time equivalent staff in the operating department
- ▶ Total operating department expenditures, excluding fixed assets, pass through funds and large purchases (e.g. energy purchases)
- ▶ Actual or estimates of time spent in support of the operating department based on documented procedures

#### **4. Compare total costs to the current fee schedule.**

Once all direct and indirect costs are calculated, MGT compared the total cost for each fee-related service to the fee currently charged to the public. In most cases we found the total cost of providing a service exceeded the fee charged. In these instances, the fee can be increased to recover these subsidies. However, there were a number of services for which the total calculated cost was less than the fee charged. In these cases the fee must be lowered to comply with State law.

#### **5. Annual volume figures are incorporated.**

Up to this point we have calculated fee costs and revenues on a per-unit basis. By incorporating annual volume figures into the analysis, we extrapolate the per-unit results into annual cost and annual revenue information. This annualization of results gives management an estimate of the fiscal impact of proposed fee adjustments.

Because annual volume will vary from one year to the next, these figures are estimates only. Actual revenue will depend on future demand level and collection rates. Also, some of the proposed fees include a restructuring of existing fee categories. In these cases management should be conservative with fiscal impact projections.

#### **6. Recommend fee adjustments.**

MGT provides fee adjustment recommendations based on full cost information and industry best practices. For development-related services we typically recommend 100% cost recovery, except for services for which staff want to encourage participation/compliance. Of course, MGT's recommendations are advisory in nature only – ultimately Council must decide what fee levels are appropriate.

## Legal, Economic & Policy Considerations

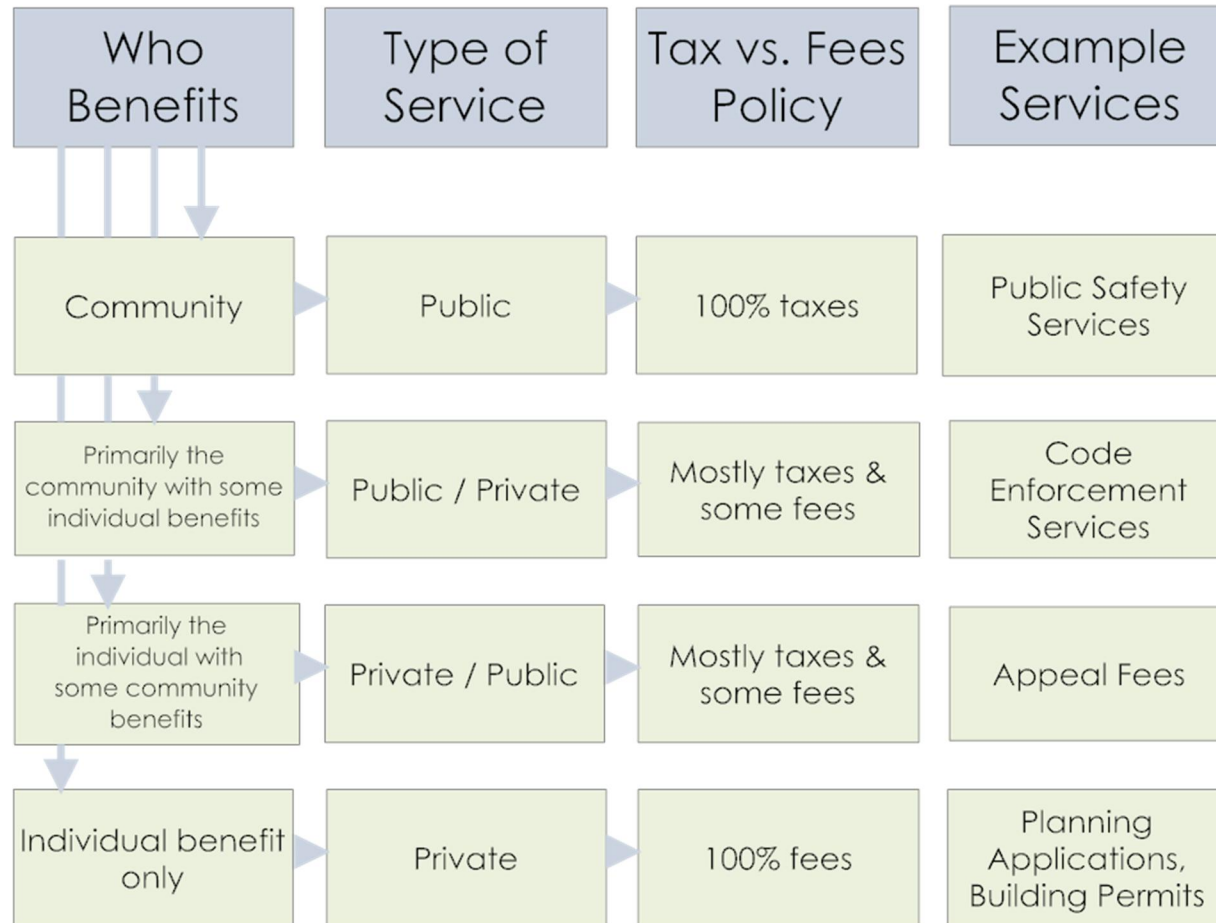
Calculating the true cost of providing City services is a critical step in the process of establishing user fees and corresponding cost recovery levels. Although it is an important factor, other factors must also be given consideration. City decision-makers must also consider the effects that establishing fees for services will have on the individuals purchasing those services, as well as the community as a whole.

The following legal, economic and policy issues help illustrate these considerations.

- ♦♦ **State Law** - In Arizona, user fees are limited to the estimated reasonable cost of providing a service by State law. None of the fee adjustments recommended by MGT contravene this State law.
- ♦♦ **Economic barriers** - It may be a desired policy to establish fees at a level that permits lower income groups to use services that they might not otherwise be able to afford.
- ♦♦ **Community benefit** - If a user fee service also benefits the community as a whole (at least to some extent), it may be appropriate to subsidize a portion of the fee.
- ♦♦ **Private benefit** - If a user fee primarily benefits the fee payer, the fee is typically set at, or close to 100% full cost recovery. Development related fees generally fall into this category; however exceptions are sometimes made for services such as appeal fees or fees charged exclusively to small residential applicants.
- ♦♦ **Managing demand** - Elasticity of demand is a factor in pricing certain City services; increasing the price of some services may result in a reduction of demand for those services, and vice versa.
- ♦♦ **Competition** - Certain services may be provided by neighboring communities or the private sector, and therefore demand for these services can be somewhat dependent on what else may be available at lower prices.
- ♦♦ **Incentives** - Fees can be set low to encourage participation in a service, such as water heater permits.
- ♦♦ **Disincentives** - Penalties can be instituted to discourage undesirable behavior. An example includes fines for construction without a building permit.

The flow chart below helps illustrate the economic and policy considerations listed above.

## DECISION-MAKING FLOW CHART



## **Recommendations Going Forward**

### **Conduct a cost study every two or three years**

MGT recommends that the City build on its investment in this cost-of-service analysis by continuing to analyze its fees and charges. Once the commitment is made to understand the full cost of providing services, it is important to review and update the analysis in order to keep pace with changes in service delivery, staffing changes, and demand levels. Accordingly, MGT recommends the City conduct a comprehensive cost of service analysis every two to three years to ensure fees and charges are set appropriately.

### **Adjust fees annually**

In-between study years, fees should be increased annually by a CPI factor to keep pace with inflation. This best practice is employed by many cities and counties. This practice reduces the likelihood that fees will need significant adjustment in the future. For CPI adjustments, MGT recommends the Employee Cost Index for State and Local Government Employees, Total Compensation as published by the Bureau of Labor Statistics. Annually, as part of the budget cycle, staff should determine the percentage change in this index and apply the increase or decrease to the master fee schedule, rounding up to the nearest whole dollar. Certain fees are exempt from an index adjustment, such as fees set by the State of Arizona. These exempt fees should be noted in the master fee schedule.

## *Planning and Building*



# User Fee Study Summary Sheet

City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

FY 2015-2016

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit		Current Recovery %	Recovery Level	Fee @ Policy Level
1	ENTITLEMENT PROCESSESS - Planning						
2	EP ADMINISTRATIVE FEES						
3	Discovery Meeting (CMPs and abandoned projects)	1st Meeting	\$ 1,200	\$ 4,134	29%	24%	\$ 1,000
4	Discovery Meeting (CMPs and abandoned projects): 2nd Meeting and Each Subsequent Meeting	2nd Meeting and Each Subsequent Meeting	\$ 600	\$ 1,270	47%	39%	\$ 500
5	Written Response Related to Development/Project Status Discovery Meetings (Each Written Response)	Remove	\$ 300	\$ -	0%	Remove	
6	Annexation	Flat Fee	\$ -	\$ 2,596	0%	0%	\$ -
7	Sales / Leasing Trailer, Per Sales Trailer	Remove	\$ 150	\$ -	0%	Remove	
8	Pre Application Conference (PAC)	Per Request	\$ 300	\$ 2,533	12%	20%	\$ 500
9	Property Research (Developer Due Diligence)	Flat Fee	\$ 500	\$ 975	51%	51%	\$ 500
10	Zoning Verification Letter (only zoning), per parcel	Per Request	\$ 250	\$ 350	71%	100%	\$ 350
11	Planning Consultation Meeting	Per Hourly Rates	\$ 100	\$ 195	51%	82%	\$ 160
12	Continuance Applicant Request	New Flat Fee Per Request	\$ -	\$ 365	0%	100%	\$ 365
13	Modification of stipulations	New Flat Fee Per Request	\$ -	\$ 1,012	0%	100%	\$ 1,012
14	Time Extensions: Administrative	New Flat Fee Per Request	\$ -	\$ 243		100%	\$ 243
15	Time Extensions: Planning Commission/Council	New Flat Fee Per Request	\$ -	\$ 473	0%	100%	\$ 473
16	Written Interpretation	New Flat Fee Per Request	\$ -	\$ 515	0%	100%	\$ 515
17	EP APPEALS						
18	Appeal of Administrative or Planning Commission Decision	Per Appeal	\$ 650	\$ 1,134	57%	44%	\$ 500
19	REZONES						
20	Rezone with overlay (original or major amendment): Base fee (Includes 10-160 acres)	Base Fee	\$ 9,500	\$ 6,563	145%	100%	\$ 6,563
21	Rezone with overlay (original or major amendment): Per Acre (161 acres and above)	New Fee: Base + Per Acre (Maximum charge \$50,000)	\$ -	\$ 3	0%	100%	\$ 3
23	Rezone without overlay (original or major amendment)	New Flat Fee	\$ -	\$ 2,784	0%	100%	\$ 2,784

# User Fee Study Summary Sheet

City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

FY 2015-2016

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit			Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
24	Major Amendments to Rezones	Replace 75% of original fee with new base plus per acre fee below	n/a	n/a		Replace fee with base fee plus per acre fee below	
24.1	Major Amendments to Rezones: Base	Base Fee	\$ -	\$ 4,020	0%	100%	\$ 4,020
24.2	Major Amendments to Rezones: Per Acre	Base + Per Acre	\$ -	\$ 1	0%	100%	\$ 1
25	Community Master Plans (CMP), Application Fee: 639 Acres or More (CMP/Planned Unit Plan/PAD)	Remove	\$ 12,000	\$ -	0%	Remove	
26	CMP Design Reports 1st Review (Water, Sewer and Traffic - See Engineering Section for Subsequent Reviews)	Remove	\$ 1,000	\$ -	0%	Remove	
27	CMP Amendment Base Fee	Remove	\$ 7,000	\$ -	0%	Remove	
28	Minor Amendment to Zoning	Change Base Plus Acreage > Flat Fee	\$ 1,500	\$ 1,757	85%	100%	\$ 1,757
29	:Major Amendment, CMP Base Fee Plus	Remove	\$ 1,400	\$ -	0%	Remove	
30	:A - A change in permitted land uses or allowable uses, or amendments to development standards or regulations for permitted uses.	Remove	\$ -	\$ -	0%	Remove	
31	:B - An increase of 5% or more in the total number or residential dwelling units.	Remove	\$ -	\$ -	0%	Remove	
32	:C - A decrease of planned or identified public parks and/or improved open space by 5% or more.	Remove	\$ -	\$ -	0%	Remove	
33	:D - A decrease of the total amount of natural areas or preserved or undisturbed open space by 2% or more.	Remove	\$ -	\$ -	0%	Remove	
34	:E - A shift of 20% or more of the total number of dwelling units from one phase, parcel, or development unit to another phase, parcel, or development unit	Remove	\$ -	\$ -	0%	Remove	
35	:F - A shift of 10% to 19% of the total number of dwelling units from one phase, parcel, or development unit to another phase, parcel, or development unit.	Remove	\$ -	\$ -	0%	Remove	
36	:G - A change in the housing floor plan mix that substantially reduces the options available to future residents	Remove	\$ -	\$ -	0%	Remove	
37	:H - A substantial change to the streets and transportation circulation patterns and regional connectivity.	Remove	\$ -	\$ -	0%	Remove	

# User Fee Study Summary Sheet

City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

FY 2015-2016

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit		Current Recovery %	Recovery Level	Fee @ Policy Level
38	:I - An amendment deemed by the Director to make such a significant or fundamental change that is should be a major amendment.	Remove	\$ -	\$ -	0%	Remove	
39	:J - Engineering Report Amendments, Per Report	Remove	\$ 1,000	\$ -	0%	Remove	
40	Rezone - Update to 2010 development code with concurrent development project per Director's discretion	New Flat Fee	\$ -	\$ 3,032	0%	0%	\$ -
41	USE PERMITS & SIGNS						
42	Conditional Use Permit	Flat Fee	\$ 1,600	\$ 1,663	96%	100%	\$ 1,663
43	CUP with site plan	New Flat Fee	\$ -	\$ 5,174	0%	100%	\$ 5,174
44	Conditional Use Permit Requiring Engineering Analysis	Remove	\$ 2,100	\$ -	0%	Remove	
45	Temporary Use Permit without Fire Inspection	New Fee: Each	\$ -	\$ 522	0%	19%	\$ 100
46	Temporary Use Permit with Fire Inspection	New Fee: Each	\$ -	\$ 614	0%	16%	\$ 100
47	Temporary Sign Permit	New Fee: Each	\$ -	\$ 219	0%	23%	\$ 50
48	Comprehensive Sign Plan: Administrative Review	Broke current fee into 3 fees: Flat Fee	\$ 1,600	\$ 1,096	146%	100%	\$ 1,096
49	Comprehensive Sign Plan: Planning Commission	New Flat Fee	\$ -	\$ 1,689	0%	100%	\$ 1,689
50	Comprehensive Sign Plan: Amendments	New Flat Fee	\$ -	\$ 664	0%	100%	\$ 664
51	DESIGN REVIEW						
52	Residential Design Review	Flat Fee	\$ 1,100	\$ 782	141%	100%	\$ 782
53	Commercial Design Review	New Flat Fee	\$ 500	\$ 458	109%	100%	\$ 458
54	Residential or Commercial Design Review Amendment	Flat Fee	\$ 500	\$ 458	109%	100%	\$ 458
55	Planning Unit Plan: base fee, plus	Base Fee	\$ 11,250	\$ 6,356	177%	100%	\$ 6,356
56	Planning Unit Plan: Per acre	Plus Per Acre	\$ -	\$ 27	0%	100%	\$ 27
57	Planning Unit Plan : Amendments	Per Section	\$ -	\$ 5,278	0%	100%	\$ 5,278
58	DEVELOPMENT CODE AMENDMENTS						
59	Development Code/Text Amendment	Per Section	\$ 2,000	\$ 6,377	31%	39%	\$ 2,500

# User Fee Study Summary Sheet

City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

FY 2015-2016

			Current			Recommendations	
			Per Unit			Per Unit	
Ord	Service Name	Fee Description	Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
60	GENERAL PLAN AMENDMENTS						
61	General Plan Amendments (original and major): Base Fee, Plus	Base Fee	\$ 8,400	\$ 4,710	178%	100%	\$ 4,710
62	General Plan Amendments (original and major): per acre	Plus Per Acre	\$ -	\$ 3	0%	100%	\$ 3
63	General Plan Amendments, Minor: Base Fee, Plus	Base Fee	\$ 4,200	\$ 3,356	125%	100%	\$ 3,356
64	General Plan Amendments, Minor: per acre	Plus Per Acre	\$ -	\$ 3	0%	100%	\$ 3
66	LANDSCAPE						
67	Landscape Permit	BOV*	\$ -	\$ -	0%	BOV	
68	Native Plant Inventory and Native Plant Salvage Permit: Administrative Fee	Plant Fee -> Administrative Flat Fee	\$ 450	\$ 60	756%	100%	\$ 60
69	Native Plant Inventory and Native Plant Salvage Permit: Per acre	Changed Per Plant -> Per Acre	\$ 1	\$ 20	5%	100%	\$ 20
70	Landscape Plans (per review)	Per Sheet	\$ 300	\$ 371	81%	41%	\$ 150
71	Native Plant Inventory and Native Plant Salvage Plan Review: Per Sheet	Per Sheet	\$ 100	\$ 41	242%	100%	\$ 41
72	SITE PLANS						
73	SITE PLANS: Administrative Review (original and major)	Base Fee Plus Acreage	\$ 4,600	\$ 3,786	121%	100%	\$ 3,786
74	SITE PLANS: Per Acre	Per Acre	\$ -	\$ 25	0%	100%	\$ 25
75	SITE PLANS :Planning Commission Review (original and major)	Change Flat Fee -> Base + Acreage	\$ 5,800	\$ 5,174	112%	100%	\$ 5,174
76	Concept Site Plan review	New Flat Fee	\$ -	\$ 971	0%	100%	\$ 971
77	Minor Amendment to site plan	Flat Fee	\$ -	\$ 1,605	0%	100%	\$ 1,605
78	:Town Council Review (Major)	Remove	\$ 2,700	\$ -	0%	Remove	
79	DIVISION OF PROPERTY						
80	Abandonment of Right-of-Way	Flat Fee	\$ 2,500	\$ 1,097	228%	100%	\$ 1,097
81	Reversion to Acreage	Remove	\$ 1,850	\$ -	0%	Remove	
82	Map of Dedication	Change Per Sheet -> Flat Fee	\$ 800	\$ 2,036	39%	98%	\$ 2,000

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City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

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Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit		Current Recovery %	Recovery Level	Fee @ Policy Level
83	Corrective Plat or Affidavit	New Flat Fee	\$ -	\$ 790	0%	100%	\$ 790
84	Lot Split / Lot Combination	Flat Fee	\$ 1,000	\$ 2,045	49%	100%	\$ 2,045
85	Minor Subdivision: Administrative	Flat Fee	\$ -	\$ 1,523	0%	100%	\$ 1,523
86	Minor Subdivision: Council	Flat Fee	\$ -	\$ 1,871	0%	100%	\$ 1,871
87	Lot Combination	Remove	\$ 1,000	\$ -	0%	Remove	
88	PRELIMINARY PLATS						
89	PRELIMINARY PLATS: Base Application Fee, Plus	Base Fee	\$ 4,500	\$ 4,997	90%	100%	\$ 4,997
90	PRELIMINARY PLATS: Per Lot Fee	Per Lot	\$ 40	\$ 25	163%	100%	\$ 25
91	Preliminary Plat Time Extension	Remove	\$ 2,600	\$ -	0%	Remove	
92	FINAL PLATS						
93	FINAL PLATS: Base Application Fee, Plus	Base Fee	\$ 3,000	\$ 3,988	75%	100%	\$ 3,988
94	FINAL PLATS : Per Lot Fee	Per Lot	\$ 30	\$ 25	122%	100%	\$ 25
95	RE-PLATS						
96	Replat - Administrative: Base Application Fee, Plus	Flat Fee	\$ -	\$ 1,523	0%	100%	\$ 1,523
98	Replat - Council: Base Application Fee, Plus	Flat Fee	\$ -	\$ 1,871	0%	100%	\$ 1,871
100	VARIANCES						
101	Variance: Base Fee, Plus	Base Fee	\$ 2,600	\$ 918	283%	100%	\$ 918
102	Variance on same lot: per additional	New Fee: Per Additional	\$ -	\$ 702	0%	100%	\$ 702
103	Vertical Construction, Building and Safety						
104	VERTICAL CONSTRUCTION ADMINISTRATIVE FEES						
105	Subsequent Reviews, 3rd review and beyond	Per Hour	\$ 100	\$ 130	77%	100%	\$ 130
106	Revised BOV permits	Per Hour	\$ 100	\$ 130	77%	100%	\$ 130
107	Building Board of Appeals, Per Appeal	Per Appeal	\$ 1,100	\$ 1,578	70%	100%	\$ 1,578

# User Fee Study Summary Sheet

City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

FY 2015-2016

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit			Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
108	Building Code Modifications, Per Request	Per Request	\$ 500	\$ 158	317%	95%	\$ 150
109	Building Code Studies, Per Hour	Remove	\$ 225	\$ -	0%	Remove	
110	Inspections (Outside Normal Business Hours (\$140 per hour, 4 hour minimum))	Per Hour (4 hr. minimum)	\$ 400	\$ 560	71%	100%	\$ 560
111	Permit Revision Fee	Flat Fee	\$ 55	\$ 122	45%	100%	\$ 122
112	Re-inspection Fees (minimum 24 hour wait prior to request for re-inspection)	Flat Fee	\$ 150	\$ 140	107%	100%	\$ 140
113	Permit Cancellation Fee - Processing Fee	Flat Fee	\$ 75	\$ 57	132%	100%	\$ 57
114	Replication of Plans (When Legally Authorized by Architect / Builder) - Plus Actual Cost	Remove	\$ 110	\$ -	0%	Remove	
115	Stamping of Additional Approved Plans (After Two Initial Sets), Each	Each	\$ 20	\$ 68	29%	100%	\$ 68
116	Written Documentation of Code Compliance, Per Request	Remove	\$ 330	\$ -	0%	Remove	
117	<b>FIRE PERMIT FEES</b>						
119	Vertical Const: Landscape Permit	Moved to Entitlement Process Fee Schedule	\$ -	\$ -	0%	Moved	
120	Vertical Const: Native Plant Salvage Permit, Base Fee, Plus	Moved to Entitlement Process Fee Schedule	\$ 450	\$ -	0%	Moved	
121	Vertical Const: Native Plant Salvage Permit Per Plant Fee	Moved to Entitlement Process Fee Schedule	\$ 1	\$ -	0%	Moved	
122	Vertical Const: Native Plant Salvage Permit Modification, Base Fee, Plus	Moved to Entitlement Process Fee Schedule	\$ 225	\$ -	0%	Moved	
123	Vertical Const: Native Plant Salvage Permit Modification Per Plant Fee	Moved to Entitlement Process Fee Schedule	\$ 1	\$ -	0%	Moved	
124	<b>MISCELLANEOUS PERMIT FEES - BASED ON VALUATION</b>						
125	<b>(SEE TABLE 1-A AND VALUATION CHART BY OCCUPANCY GROUP)</b>						
126	Investigation Fee (Construction Prior to Issuance of Permit) - 100% of Permit Fee - Applies to all Permits	BOV*	\$ -	\$ -	0%	BOV	
127	Patios, Decks, Ramadas, etc.	BOV Based on Table 1-A*	-	\$ 295	\$ -	BOV	
128	Remodel Fee	BOV Based on Table 1-A*	-	\$ 264	\$ -	BOV	
129	Sign Permit	BOV*	\$ -	\$ -	0%	BOV	
130	Use Permit, per permit	Remove	\$ -	\$ -	0%	Remove	
131	Walls - Themed, Retaining, Perimeter and Privacy	BOV*	\$ -	\$ -	0%	BOV	

# User Fee Study Summary Sheet

City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

FY 2015-2016

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit			Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
132	Water Damage	BOV*	\$ -	\$ -	0%	BOV	
133	<b>MISCELLANEOUS PERMIT FEES - FEE-BASED</b>						
134	Building Demolitions, Residential Accessory, Per Structure	Per Structure	\$ 100	\$ 161	62%	100%	\$ 161
135	Building Demolitions, Structures Other than Single Family Residence, Per Structure	Per Structure	\$ 200	\$ 264	76%	100%	\$ 264
136	Building Demolitions, Single Family Residence, Per Structure	Per Structure	\$ 200	\$ 230	87%	100%	\$ 230
137	Building Moving, Per Structure	Per Structure	\$ 3,000	\$ -	0%	100%	\$ 3,000
138	Fences - Pool Barrie	Change Per Inspection -> Flat Fee	\$ 100	\$ 191	52%	26%	\$ 50
138.1	Fences - Block	Change Per Inspection -> Flat Fee	\$ 100	\$ 191	52%	100%	\$ 191
139	Fire Repair / Restoration , Per Inspection Trip	Per Inspection Trip	\$ 100	\$ 140	71%	100%	\$ 140
140	Manufactured Home Set (Per Office of Manufactured Housing Intergovernmental Agreement)	Set by Office of Manufactured Housing Intergovernmental	\$ 350	\$ -	0%	100%	\$ -
141	Community Flag pole (per pole)	Per Pole	\$ 150	\$ 205	73%	100%	\$ 205
142	Model Home Complex, Per Application (Fee Combined with Planning Fee)	Per Application	\$ 625	\$ 302	207%	100%	\$ 302
143	Model Home Complex, Per House	Remove	\$ 100	\$ -	0%	Remove	
144	Model Home Sales Trailer/ Other Sales Trailers, Per Trailer	Per Trailer	\$ 225	\$ 264	85%	100%	\$ 264
145	: Garage Conversion	Per Conversion	\$ 200	\$ 204	98%	100%	\$ 204
146	: Garage Conversion Restoration	Per Restoration	\$ 200	\$ 308	65%	100%	\$ 308
147	Offsite Dirt Hauling Permit (Export), Per Job, plus per yard fee	Remove	\$ 100	\$ -	0%	Remove	
148	: \$1.00 per yard (maximum \$1,000)	Move to Engineering	\$ 1	\$ -	0%	Moved	
149	Standard Plan Revision (Single Family Residence)	Flat Fee	\$ 250	\$ 318	79%	100%	\$ 318
150	Roof Replacement (Single Family Residence) All other: BOV*	Flat Fee	\$ 150	\$ 184	82%	100%	\$ 184
151	(moved to Utility Permit Fee Section)						

# User Fee Study Summary Sheet

City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

FY 2015-2016

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit		Current	Per Unit	
			Current Fee	Full Cost	Recovery %	Recovery Level	Fee @ Policy Level
153	: Above-Ground (Pool or Spa)	Each	\$ 175	\$ 191	91%	100%	\$ 191
154	: In-Ground Spa						
155	: Pre-Fabricated	Each	\$ 275	\$ 260	106%	100%	\$ 260
156	: Site Built	Each	\$ 475	\$ 330	144%	100%	\$ 330
157	: In-Ground Pool (With Approved Standard Plan)	Each	\$ 500	\$ 330	152%	100%	\$ 330
158	: In-Ground Pool (Without Standard Plan, Fee Includes Plan Review)	Remove	\$ 600	\$ -	0%	Remove	
159	: In-Ground Spa / Pool Combination (With Approved Standard Plan)	Each	\$ 675	\$ 341	198%	100%	\$ 341
160	: In-Ground Spa / Pool Combination (Without Approved Standard Plan)	Remove	\$ 775	\$ -	0%	Remove	
161	: Pool Heater (Owner/Builder)	Remove	\$ 75	\$ -	0%	Remove	
162	Stucco (Single Family Residence) All other BOV*	Each	\$ 200	\$ 264	76%	100%	\$ 264
163	Trailers, Temporary(example, Construction Trailers)	Each	\$ 310	\$ 264	117%	100%	\$ 264
164	Window Replacement	Change Flat Fee -> BOV*	\$ 100	\$ -	0%	BOV	
165	Miscellaneous Inspections or Service for which no fee is specifically indicated (hourly rate)	Per Hour	\$ 100	\$ 140	71%	100%	\$ 140
166	OCCUPANCY PERMIT FEES						
167	Certificate of Occupancy, Residential, Per Residence	Per Residence	\$ 100	\$ 105	95%	100%	\$ 105
168	Certificate of Completion, Commercial Shell Buildings, Per Building	Per Building	\$ 100	\$ 105	95%	100%	\$ 105
169	Certificate of Occupancy, Commercial and Multi-Family Buildings, Per Building	Per Building	\$ 100	\$ 105	95%	100%	\$ 105
170	Certificate of Occupancy, Commercial Tenant Improvements, Per Building	Per Building	\$ 100	\$ 105	95%	100%	\$ 105
171	Change of Occupancy Permit, Each	Each	\$ 200	\$ 209	96%	100%	\$ 209
172	Temporary Certificate of Occupancy (TCO) - Permit and Extensions Expire every 60 days:	Remove	\$ -	\$ -	0%	Remove	
173	: TCO (60 Day Expiration or conversion to Final Certificate of Occupancy)	Remove	\$ 200	\$ -	0%	Remove	
174	: First Extension of TCO (61 to 120 Days) - Monthly TCO Fee is 10% of Original Building Permit Fee	Remove	\$ 0	\$ -	0%	Remove	



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Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit		Current Recovery %	Recovery Level	Fee @ Policy Level
175	: Second Extension of TCO (121 to 180 Days) - Monthly TCO Fee is 20% of Original Building Permit Fee	Remove	\$ 0	\$ -	0%	Remove	
176	: Third Extension of TCO (181 to 240 Days) - Monthly TCO Fee is 30% of Original Building Permit Fee	Remove	\$ 0	\$ -	0%	Remove	
177	<b>UTILITY PERMIT FEES (ELECTRICAL, MECHANICAL, HVAC, PLUMBING, GAS, ETC.)</b>						
178	AC Unit, Replace or Upgrade, Commercial or Residential (per unit)	Commercial or Residential (per unit)	\$ 175	\$ 138	127%	54%	\$ 75
179	Backflow Preventer, Commercial	Commercial	\$ 80	\$ 138	58%	100%	\$ 138
180	Electrical Meter (Up to 200 AMP)/Clearance	Per Meter (includes Clearance)	\$ 200	\$ 195	102%	100%	\$ 195
181	Electrical Meter (201 to 400 AMP)/Clearance	Change BOV* -> Flat Fee	\$ -	\$ 260	0%	100%	\$ 260
182	Electrical Meter (Up to 200 AMP), Residential, Per Meter	Remove	\$ 200	\$ -	0%	Remove	
183	Electrical Meter Clearance, Commercial	Remove	\$ 175	\$ -	0%	Remove	
184	Electrical Meter Clearance, Residential	Remove	\$ 100	\$ -	0%	Remove	
185	Electrical Meter or Service Section Upgrade (Above 400 AMP) Per Meter (includes clearance)	BOV*	\$ -	\$ -	0%	BOV	
186	Electrical Meter or Service Section Upgrade (Up to 400 AMP), Per Meter (includes clearance)	Flat Fee	\$ 200	\$ 260	77%	100%	\$ 260
187	Electrical Panel Derate, Residential	Residential	\$ 100	\$ 260	38%	100%	\$ 260
188	Electrical Power Pedestal / Meter (Up to 200 AMP), Commercial, Per Meter (includes Clearance)	Per Meter (includes Clearance)	\$ 200	\$ 260	77%	100%	\$ 260
189	Electrical Power Pedestal / Meter (Above 200 AMP), Commercial, Per Meter (includes Clearance)	Per Meter (includes Clearance)	\$ 375	\$ 260	144%	100%	\$ 260
190	Electrical, Commercial (Misc.)	New Fee: BOV*	\$ -	\$ -	0%	BOV	
191	Electrical Repair, Commercial	Remove	\$ -	\$ -	0%	Remove	
192	Electrical Repair, Residential	BOV*	\$ -	\$ -	0%	BOV	
193	Electrical Run, Residential	Flat Fee	\$ 100	\$ 193	52%	26%	\$ 50
194	Electrical Services, Temporary	Flat Fee	\$ 175	\$ 260	67%	100%	\$ 260
195	Electrical Services, Temporary, Overhead (Per Pole - 80% refundable upon pole removal and request)	Pole - Change 80% refundable upon pole	\$ 500	\$ 260	192%	100%	\$ 260

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Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit		Current	Per Unit	
			Current Fee	Full Cost	Recovery %	Recovery Level	Fee @ Policy Level
196	Gas Line, Commercial (New)	New Flat Fee	\$ 175	\$ 191	91%	100%	\$ 191
197	Gas Line, Commercial (Repair)	BOV*	\$ -	\$ -	0%	BOV	
198	Gas Line, Residential (New)	New Flat Fee	\$ 100	\$ 191	52%	52%	\$ 100
199	Gas Line, Residential (Repair)	BOV*	\$ -	\$ -	0%	BOV	
200	Gas Meter Clearance, Commercial	Flat Fee	\$ 175	\$ 161	109%	100%	\$ 161
201	Gas Meter Clearance, Residential	Flat Fee	\$ 100	\$ 126	79%	100%	\$ 126
202	Generators, Permanent, Per Generator	BOV*	\$ -	\$ -	0%	BOV	
203	Generators, Temporary, Per Generator	Per Generator	\$ 150	\$ 193	78%	100%	\$ 193
204	Photovoltaic System Modification, Residential	Remove	\$ 50	\$ -	0%	Remove	
205	Photovoltaic System, Residential	Flat Fee	\$ 275	\$ 260	106%	58%	\$ 150
206	Propane Tank, Residential	Move to Fire	\$ 200	\$ 57	351%	Moved	
207	Water Heater, Per Unit	Per Unit	\$ 25	\$ 126	20%	20%	\$ 25
208	Water Heater, Solar	Per Unit	\$ 250	\$ 226	111%	11%	\$ 25
209	Water Softener (no permit required)	Remove	\$ -	\$ -	0%	Remove	
210	MISCELLANEOUS OTHER FEES						
211	Street Clean-up Fee [20-7-3]	Move to Engineering	\$ 100		0%	Moved	
212	Street Light Improvement District (SLID) Per Ordinance 43-05, Chapter 20 of Buckeye City Code	Move to Engineering	\$ -	\$ -	0%	Moved	
213	Maintenance Improvement District (MID) Per Ordinance 42-06, Chapter 20 of Buckeye City Code	Move to Engineering	\$ -	\$ -	0%	Moved	
214	PLAN REVIEW FEES - FEE-BASED OR BASED ON VALUATION						
215	Wall Standard Plan Review	New Flat Fee	\$ -	\$ 187	0%	100%	\$ 187
216	Plot (Site) Plan Review for Residential Homes, Per Plot Plan	Per Plot Plan	\$ 30	\$ 58	52%	100%	\$ 58
217	Alarms Standard Plan Review	Remove	\$ 100	\$ -	0%	Remove	

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Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit			Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
218	Sprinklers Standard Plan Review	Move to Fire	\$ 100	\$ 57	175%	Moved	
219	Swimming Pool Standard Plan Review	Plan Review	\$ 200	\$ 195	102%	100%	\$ 195
220	Photovoltaic System - Residential Standard Plan Review	Plan Review	\$ 100	\$ 155	65%	100%	\$ 155
221	Plan Review, 1st and 2nd Review	BOV*	\$ -	\$ -	0%	BOV	
222	Preliminary Fee for Review of Standard Residential Plans, Per Standard Plan (65% of Building Permit Fee per ICC - \$1,000 Initial Submittal Fee due at submission with remaining balance due at permit issuance)	BOV*	\$ -	\$ -	0%	BOV	
223	SINGLE FAMILY RESIDENCE						
224	Tract Homes (65% of Building Permit Fee per ICC)	BOV*	\$ -	\$ -	0%	BOV	
225	Truss (Deferred) Calculation Review, Residential, 1st and 2nd Review, Per Structure	Per Structure	\$ 150	\$ 284	53%	100%	\$ 284
226	Truss (Deferred) Calculation Review, Residential, 3rd and Subsequent Review, Per Structure	Per Structure	\$ 100	\$ 205	49%	100%	\$ 205
227	Custom Homes (65% of Building Permit Fee per ICC)	BOV*	\$ -	\$ -	0%	BOV	
228	Truss (Deferred) Calculation Review, Residential, 1st and 2nd Review, Per Structure	Per Structure	\$ 150	\$ 284	53%	100%	\$ 284
229	Truss (Deferred) Calculation Review, Residential, Each Subsequent Review, Per Hour	Per Hour	\$ 100	\$ 180	55%	100%	\$ 180
230	COMMERCIAL BUILDING						
231	Commercial Building (65% of Building Permit Fee per ICC)	BOV*	\$ -	\$ -	0%	BOV	
232	Racking (Deferred) Review, Commercial, 1st and 2nd Review, Per Facility	BOV*	\$ -	\$ -	0%	BOV	
233	Truss (Deferred) Calculation Review, Commercial, 1st and 2nd Review, Per Structure	Per Structure	\$ 200	\$ 323	62%	100%	\$ 323
234	Truss (Deferred) Calculation Review, Commercial, Each Subsequent Review, Per Hour	Per Hour	\$ 100	\$ 169	59%	100%	\$ 169
235	Tenant Improvements	BOV*	\$ -	\$ -	0%	BOV	
236	Table 1A:					Appendix A	
236.1	\$1.00 to \$500.00 - Valuation	Valuation Base	\$ 33	\$ 167	20%	30%	\$ 50
237	Table 1A: \$500 Base	Valuation Base	\$ 33	\$ 167	20%	30%	\$ 50

# User Fee Study Summary Sheet

City of Buckeye

Dev. Services - Entitlement, Vertical Const., & General

FY 2015-2016

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit		Current Recovery %	Per Unit	
			Current Fee	Full Cost		Recovery Level	Fee @ Policy Level
237.1	\$501 to \$2,000: per \$100 or fraction thereof over initial base amount	per \$100 or fraction thereof over base amount	\$ 5	\$ 5	100%	100%	\$ 5
238	Table 1A: \$2,000 Base	Valuation Base	\$ 97	\$ 236	41%	53%	\$ 125
238.1	\$2,001 to \$25,000: per \$1000 or fraction thereof over base amount	per \$1000 or fraction thereof over base amount	\$ 14	\$ 18.35	76%	100%	\$ 18.35
239	Table 1A: \$25,000 Base	Valuation Base	\$ 545	\$ 547	100%	100%	\$ 547
239.1	\$25,001 to \$50,000: per \$1000 or fraction thereof over base amount	per \$1000 or fraction thereof over base amount	\$ 14	\$ 13.33	105%	100%	\$ 13.33
240	Table 1A: \$50,000 Base	Valuation Base	\$ 897	\$ 880	102%	100%	\$ 880
240.1	\$50,001 to \$100,000: per \$1000 or fraction thereof over base amount	per \$1000 or fraction thereof over base amount	\$ 9	\$ 12.17	74%	100%	\$ 12.17
241	Table 1A: \$100,000 Base	Valuation Base	\$ 1,384	\$ 1,489	93%	100%	\$ 1,489
241.1	\$100,001 to \$500,000: per \$1000 or fraction thereof over base amount	per \$1000 or fraction thereof over base amount	\$ 8	\$ 8.03	100%	100%	\$ 8.03
242	Table 1A: \$500,000 Base	Valuation Base	\$ 4,503	\$ 4,699	96%	100%	\$ 4,699
242.1	\$500,001 to \$1,000,000: per \$1000 or fraction thereof over base amount	per \$1000 or fraction thereof over base amount	\$ 7	\$ 7.26	96%	100%	\$ 7.26
243	Table 1A: \$1,000,000	Valuation Base	\$ 7,809	\$ 8,329	94%	100%	\$ 8,329
243.1	\$1,000,001 and up	per \$1000 or fraction thereof over base amount	\$ 5	\$ 5	100%	100%	\$ 5
279	<b>GENERAL REQUIREMENTS</b>						
283	Revised Permit	Per Permit	\$ 55	\$ 122	45%	61%	\$ 75
286	Unclassified or Unspecified Services	Department Hourly Rate	\$ 100	\$ 119	84%	100%	\$ 119
288	Print Services: 8.5" x 11" Black & White	Per Sheet	\$ 0.50	\$ 0.53	95%	95%	\$ 0.50
289	Print Services: 8.5" x 14" Black & White	Per Sheet	\$ 0.50	\$ 0.53	95%	95%	\$ 0.50
290	Print Services: 11" x 17" Black & White	Per Sheet	\$ 1.00	\$ 1.06	95%	95%	\$ 1.00
291	Print Services: 24" x 36" Black & White	Per Sheet	\$ 5.00	\$ 5.17	97%	97%	\$ 5.00

*Fire Department*

## User Fee Study Summary Sheet

City of Buckeye  
Fire Department  
FY 2015-2016

Ord	Service Name	Fee Description	Current		Recommendations		
			Per Unit		Per Unit		
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
1	Alarms, Per Facility	Per Facility	\$ 300	\$ 593	51%	100%	\$ 593
2	Alarms, Per Facility: Tenant Improvements	Per Facility	\$ 185	\$ 307	60%	100%	\$ 307
3	Alarm Modifications	Flat Fee	\$ 100	\$ 307	33%	100%	\$ 307
4	Sprinklers, Per Facility: Tenant Improvements	Flat Fee	\$ 235	\$ 331	71%	100%	\$ 331
5	Sprinklers, Per Facility: Residential	Flat Fee	\$ 250	\$ 317	79%	100%	\$ 317
6	Sprinklers Standard Plan Review	Plan Review	\$ 100	\$ 160	63%	100%	\$ 160
7	Sprinklers, Per Facility: Commercial-Less than 30,000 sq. ft.	Flat Fee	\$ 250	\$ 593	42%	100%	\$ 593
8	Sprinklers, Per Facility: 30,000 sq. ft. or greater and up to 90,000 sq. ft.	Flat Fee	\$ 575	\$ 775	74%	100%	\$ 775
9	Sprinklers, Per Facility: 90,000 sq. ft. or greater and up to 120,000 sq. ft.	Flat Fee	\$ 900	\$ 946	95%	100%	\$ 946
10	Sprinklers, Per Facility: 120,000 sq. ft. or greater	Flat Fee	\$ 1,250	\$ 1,459	86%	100%	\$ 1,459
11	Sprinklers Modification	Flat Fee	\$ 100	\$ 354	28%	100%	\$ 354
12	Flow Test	Flat Fee	\$ 100	\$ 273	37%	37%	\$ 100
13	Automatic Kitchen Hood System	Flat Fee	\$ 225	\$ 342	66%	100%	\$ 342
14	Propane Tank Cages, Commercial	Each	\$ 200	\$ 262	76%	100%	\$ 262
15	Commercial LPG (Propane) Above Ground (per tank)	Per Tank	\$ 200	\$ 307	65%	100%	\$ 307
16	Commercial LPG (Propane) Underground (per tank)	Per Tank	\$ 300	\$ 422	71%	100%	\$ 422
17	Residential LPG (Propane) Above Ground (per tank)	Per Tank	\$ 200	\$ 307	65%	100%	\$ 307
18	Residential LPG (Propane) Underground (per tank)	Per Tank	\$ -	\$ 422	0%	100%	\$ 422

## User Fee Study Summary Sheet

City of Buckeye  
Fire Department  
FY 2015-2016

Ord	Service Name	Fee Description	Current		Recommendations		
			Per Unit		Per Unit		
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
19	Propane Tank, Commercial: Above Ground	Remove	\$ 200			Remove	
20	Propane Tank, Commercial: Under Ground	Remove	\$ 260			Remove	
21	Tent/Canopy, Temporary, Per Tent Greater than 200Sq' Feet	Per Tent	\$ 275	\$ 273	101%	100%	\$ 273
22	Fire Access Gates, Knox Box, Knox Locks, Knox Key Switch or Opticom	Flat Fee	\$ 100	\$ 299	33%	33%	\$ 100
23	Alternative Fire Extinguishing System	Flat Fee	\$ 200	\$ 512	39%	100%	\$ 512
24	Fire Pump Inspection (each)	Each	\$ 500	\$ 683	73%	100%	\$ 683
25	Annual Hazardous Materials Operational Permit	Flat Fee	\$ 225	\$ 410	55%	100%	\$ 410
26	License Inspections: Educational Facilities	Per Facility	\$ 100	\$ 342	29%	100%	\$ 342
27	License Inspections: Daycare - Residential	Per Facility	\$ 100	\$ 273	37%	100%	\$ 273
28	License Inspections: Daycare - Commercial	Per Facility	\$ 175	\$ 342	51%	100%	\$ 342
29	License Inspections: Licensed Adult Care Facilities - Commercial	Per Facility	\$ 250	\$ 342	73%	100%	\$ 342
30	License Inspections: Licensed Adult Care Facilities - Residential	Per Facility	\$ 100	\$ 273	37%	100%	\$ 273
31	Outpatient Services	Per Facility	\$ 150	\$ 307	49%	100%	\$ 307
32	Special Activities or Events Moved to Planning as a Temporary Use Permit with Fire	Move fee to Planning & add cross support from Fire	\$ -	\$ 68		Moved	
33	Blasting Operations (per blasting - 30 day permit expiration)	Per blasting - 30 day permit expiration	\$ 175	\$ 559	31%	100%	\$ 559
34	Fireworks: (0-30 shells, per show - shell diameter less than 3 inches)	Flat Fee	\$ 100	\$ 559	18%	18%	\$ 100
35	Fireworks (31 shells and up, per show)	Flat Fee	\$ 250	\$ 764	33%	33%	\$ 250

## User Fee Study Summary Sheet

City of Buckeye  
Fire Department  
FY 2015-2016

Ord	Service Name	Fee Description	Current		Recommendations		
			Per Unit		Per Unit		
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
36	Consumer Fireworks Retail Sales- 30 Day	Flat Fee	\$ 300	\$ 410	73%	100%	\$ 410
37	Fire Pump Modification	Change from Hourly Fee to to Flat Fee	\$ 325	\$ 502	65%	100%	\$ 502
38	Residential Compressed Gas	Flat Fee	\$ 150	\$ 342	44%	100%	\$ 342
39	Temporary Fuel Tank (permit issued for 180 days)	Per Tank	\$ 225	\$ 331	68%	100%	\$ 331

### Footnotes

- 1 Fee #6 Sprinklers Standard Plan Review: This fee was moved from the Building fee schedule to the Fire fee schedule. The work is performed by the Fire Marshal.
- 2 Fee #17 Residential LPG (Propane) Aboveground (per tank): This fee was moved from the Building fee schedule to the Fire fee schedule. The work is performed by the Fire Marshal. This fee is recommended to change to a flat fee per tank.
- 3 Fee # 19 & 20 Propane Tank, Commercial Above Ground and Under Ground: These fees are being recommended to be removed from the master fee schedule. The services are addressed with fee # 15 & 18 and split into Commercial and Residential tank inspections.
- 4 Fee #32 Special Activities or Events Moved to Entitlement Process - Planning fee schedule as a Temporary Use Permit with Fire. The Fire Marshal's cost is calculated and has been included in the fee calculation on the Entitlement Process- Planning fee schedule.
- 5 Fee #37 Fire Pump Modification: This fee is recommended to change from the current hourly rate fee of \$100 to a flat fee. The current fee has been multiplied by the average time spent to perform the service so that the comparison is comparable.



*Engineering*

# User Fee Study Summary Sheet

Ord	Service Name	Fee Description	Current Per Unit			Recommendations Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
1	<b>PRELIMINARY PLANS/ REPORTS/ CIVIL ENGINEERING</b>						
2	These fees now charged under entitlement	REMOVE	\$ -	\$ -	0%		REMOVE
3	<b>PLAN REVIEW - CIVIL ENGINEERING</b>						
4	Address Map/ Street Name Exhibit, 1st & 2nd	Change from Per Sheet -> Flat	\$ 600	\$ 2,011	30%	100%	\$ 2,011
5	Address Map/ Street Name Exhibit, 3rd +	Change from Per Sheet -> Flat	\$ 300	\$ 557	54%	100%	\$ 557
6	Engineering Plans, 1st & 2nd review (includes corresponding report review)	Per Sheet	\$ 600	\$ 431	139%	100%	\$ 431
7	Engineering Plans, 3rd + review (includes corresponding report review)	Per Sheet	\$ 300	\$ 215	139%	100%	\$ 215
8	Revised Engineering Plans	Per Sheet	\$ 300	\$ 215	139%	100%	\$ 215
9	Revised Engineering Plans, 3rd + sheet	REMOVE	\$ 300	\$ -	0%		REMOVE
10	Major Infrastructure Plan Review						
11	Water and Sewer	Change to Hourly	\$600 Per Sheet	\$ -	0%	100%	\$160 per hr
12	Bridges and Major Structures	Change to Hourly	\$600 Per Sheet	\$ -	0%	100%	\$160 per hr
13	<b>REPORT REVIEW - CIVIL ENGINEERING</b>						
14	Master Reports (CLOMAR, LOMAR, Traffic Impact Analysis, Master Water, Master Sewer, any Regional Report, all design letters, any Revised Master Reports, Etc.)	Hourly. Pay at approval	Per Report	\$ 166	0%	100%	\$160 per hr
15	Final Design Reports, Per Report	REMOVE	Per Report	\$ -	0%		REMOVE
16	Design Letter / Memorandum	REMOVE	Per Letter	\$ -	0%		REMOVE
17	Revised Design Reports, Per Report	REMOVE	Per Report	\$ -	0%		REMOVE
18	LOMR and CLOMR Approvals, Per Report	REMOVE	Per Report	\$ -	0%		REMOVE
19	Phase 1 Environmental Studies / Geotechnical Studies	0	No Charge	\$ 166	0%	0%	No Charge
20	Other Report Review - Not Listed Above	Hourly. Pay at approval	Per Report	\$ 166	0%	100%	\$160 per hr
21	<b>OTHER ENGINEERING SERVICES</b>						
22	Outsourced Specialized Engineering Discipline Plan Review or Design Services	Change to Actual Cost +10%	Lump Sum	\$ -	0%	100%	Actual Cost + 10%
22.1	Offsite Hauling Permit, Flat fee	DELETE, replaced by TUP	\$ 100		0%		DELETE
22.2	Offsite Hauling Permit, Per SY	SY	\$ 1.00	\$ 0.25	401%	35%	\$ 0
23	<b>GRADING CONSTRUCTION PERMITS</b>						
24	Base Fee, Plus (Includes Clear and Grub)	Flat	\$ 50	\$ 141	35%	35%	\$ 50

# User Fee Study Summary Sheet

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit			Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
25	: Less than 5 Acres	\$290 per acre	\$ 1,160	\$ 1,001	116%	100%	\$250 per acre
26	: 5 Acres or Greater, Less than 20 Acres	\$242 per acre	\$ 4,790	\$ 4,672	103%	100%	\$1,000 plus \$245 per acre above 5
27	: 20 Acres or Greater, Less than 50 Acres	\$193 per acre	\$ 10,580	\$ 10,012	106%	100%	\$4,670 plus \$178 per acre above 20
28	: 50 Acres or Greater, Less than 200 Acres	\$145 per acre	\$ 32,330	\$ 31,580	102%	100%	\$10,000 plus \$144 per acre above 50
29	: 200 Acres or Greater, Less than 500 Acres	\$97 per acre	\$ 61,430	\$ 58,950	104%	100%	per acre above 200
30	: 500 Acres or Greater	\$48.40 per acre	\$ -	\$ 71,933	0%	100%	\$58,950 plus \$17 per acre above 500
31	Clear and Grub (only without Grading)	Each	\$ 65	\$ 71	92%	100%	\$ 71
32	<b>DRAINAGE CONSTRUCTION PERMITS</b>						
33	Base Permit Fee, Plus	Base fee	\$ 50	\$ 50	99%	100%	\$ 50
34	: Storm Drain and Irrigation Pipe	LF	\$ 1.10	\$ 1.11	99%	100%	\$ 1.10
35	: Storm Drain and Irrigation Manhole	EA	\$ 80	\$ 80	99%	100%	\$ 80
36	: Underground Retention	CF	\$ 0.30	\$ 0.30	99%	100%	\$ 0.30
37	: Headwall / Handrail	EA	\$ 80	\$ 80	99%	100%	\$ 80
38	: Catch Basin	EA	\$ 120	\$ 121	99%	100%	\$ 120
39	: Scuppers (Includes Spillway / Handrail)	EA	\$ 120	\$ 121	99%	100%	\$ 120
40	: Spillway	EA	\$ 65	\$ 65	99%	100%	\$ 65
41	: Drywells or Trench Drains with Standard Treatment Cha	EA	\$ 500	\$ 503	99%	100%	\$ 500
42	: Drywells with Specialized Treatment Chamber	EA	\$ 1,000	\$ 1,006	99%	100%	\$ 1,000
43	: Specialized Treatment Chamber (Stand-alone)	EA	\$ 500	\$ 503	99%	100%	\$ 500
44	: Slope Protection (Rip-Rap, Gabions, Gunnite, etc.)	SY	\$ 0.65	\$ 0.65	99%	100%	\$ 0.65
45	<b>SEWER CONSTRUCTION PERMITS</b>						
46	Base Permit Fee, Plus	Base fee	\$ 50	\$ 50	99%	100%	\$ 50
47	: Sewer Line	LF	\$ 1.10	\$ 1.09	99%	100%	\$ 1.10
48	: Sewer Service	EA	\$ 23	\$ 23	99%	100%	\$ 23
49	: Manhole	EA	\$ 185	\$ 184	99%	100%	\$ 185
50	: Force Main	LF	\$ 1.50	\$ 1.49	99%	100%	\$ 1.50
51	: Cleanout	EA	\$ 50	\$ 50	99%	100%	\$ 50
52	: Drop Connection	EA	\$ 60	\$ 60	99%	100%	\$ 60
53	: Pipe Encasement	LF	\$ 30	\$ 30	99%	100%	\$ 30
54	: Tie-in Fee	EA	\$ 350	\$ 348	99%	100%	\$ 350
55	: Air / Vacuum Release Manhole / Value	EA	\$ 400	\$ 398	99%	100%	\$ 400
56	: Residential/Commercial Sewer Tap to Existing Main	EA	\$ 600	\$ 596	99%	13%	\$ 80
57	: Monitoring Vault and Special Structures	EA	\$ 1,500	\$ 1,491	99%	100%	\$ 1,500
58	Private Improvements - 20% Reduction	20% Reduction	\$ -	\$ -	99%	100%	\$ -
59	<b>WATER CONSTRUCTION PERMITS</b>						

# User Fee Study Summary Sheet

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit			Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
60	Base Permit Fee, Plus	Base fee	\$ 50	\$ 50	99%	100%	\$ 50
61	: Waterline	LF	\$ 1.10	\$ 1.09	99%	100%	\$ 1.10
62	: Water Service	EA	\$ 23	\$ 23	99%	100%	\$ 23
63	: Flush / Curb Stop / Blow-off	EA	\$ 25	\$ 25	99%	100%	\$ 25
64	: Fire Line	LF	\$ 1.10	\$ 1.09	99%	100%	\$ 1.10
65	: Fire Hydrant	EA	\$ 60	\$ 60	99%	100%	\$ 60
66	: Backflow Device up to and including 3 inches	EA	\$ 80	\$ 80	99%	100%	\$ 80
67	: Backflow Device greater than 3 inches	EA	\$ 150	\$ 149	99%	100%	\$ 150
68	: Sampling Station / Air Release Valve	EA	\$ 90	\$ 89	99%	100%	\$ 90
69	: Tapping Sleeve and Valve / Tie-in	EA	\$ 300	\$ 298	99%	100%	\$ 300
70	: Mainline / Lateral / Fire Hydrant Valve	EA	\$ 30	\$ 30	99%	100%	\$ 30
71	Residential/Commercial Water Tap to Existing Main	EA	\$ 600	\$ 596	99%	100%	\$ 600
72	Private Improvements - 20% Reduction	20% Reduction	\$ -	\$ -	99%	100%	\$ -
73	STREET LIGHTING CONSTRUCTION PERMITS						
74	Base Permit Fee, Plus	Base fee	\$ 50	\$ 50	99%	100%	\$ 50
75	: Street Light	EA	\$ 50	\$ 50	99%	100%	\$ 50
76	CONCRETE CONSTRUCTION PERMITS						
77	Base Permit Fee, Plus	Base fee	\$ 50	\$ 50	99%	100%	\$ 50
78	: Sidewalk and Bicycle Path and Trail	SF	\$ 0.05	\$ 0.05	99%	100%	\$ 0.05
79	: Sidewalk Ramps and Truncated Domes - Per Ramp	EA	\$ 80	\$ 80	99%	100%	\$ 80
80	: Curb and Gutter / Ribbon Curb	LF	\$ 0.25	\$ 0.25	99%	100%	\$ 0.25
81	: Valley Gutter / Apron	SF	\$ 0.40	\$ 0.40	99%	100%	\$ 0.40
82	: Driveway / Alley Apron	EA	\$ 55	\$ 55	99%	100%	\$ 55
83	: Return Style Driveway and Bus Bay	SF	\$ 0.30	\$ 0.30	99%	100%	\$ 0.30
84	: Cut-off Wall	LF	\$ 1.50	\$ 1.49	99%	100%	\$ 1.50
85	Private Improvements - 20% Reduction	20% Reduction	\$ -	\$ -	99%	100%	\$ -
86	PAVING CONSTRUCTION PERMITS						
87	Base Permit Fee, Plus	Base fee	\$ 50	\$ 50	99%	100%	\$ 50
88	: A/C Paving (Per Lift - Includes Striping)	SY	\$ 0.45	\$ 0.45	99%	100%	\$ 0.45
89	: Concrete Paving	SY	\$ 0.50	\$ 0.50	99%	100%	\$ 0.50
90	: Mill and Overlay	SY	\$ 0.30	\$ 0.30	99%	100%	\$ 0.30
91	: Slurry / Micro Seal	SY	\$ 0.10	\$ 0.10	99%	100%	\$ 0.10
92	: Adjustments: Manholes, Blow-offs, Water Valves, Gas V	EA	\$ 60	\$ 60	99%	100%	\$ 60
93	: Survey Monument Type A	EA	\$ 25	\$ 25	99%	100%	\$ 25
94	: Survey Monument Type B	EA	\$ 15	\$ 15	99%	100%	\$ 15
95	: Street Sign	EA	\$ 25	\$ 25	99%	100%	\$ 25
96	: Barricade / Guardrail	LF	\$ 4	\$ 4	99%	100%	\$ 4
97	: Pavement Utility Pothole	EA	\$ 65	\$ 65	99%	100%	\$ 65
98	Private Improvements - 20% Reduction	20% Reduction	\$ -	\$ -	99%	100%	\$ -
99	DRY UTILITY PERMITS (RIGHT-OF-WAY ONLY)						

# User Fee Study Summary Sheet

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit			Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
100	: Utility Vaults / Manholes	EA	\$ 95	\$ 94	99%	100%	\$ 95
101	: Utility Splice / Repair Pits	EA	\$ 75	\$ 75	99%	100%	\$ 75
102	: Utility Valves	EA	\$ 30	\$ 30	99%	100%	\$ 30
103	: Utility Trench	LF	\$ 0.80	\$ 0.80	99%	100%	\$ 0.80
104	<b>OTHER (Includes Base Application Fee and Right-of-Way)</b>						
105	Engineer Cost Estimate or Executed Construction Contract	3% Cost	\$ -	\$ -	99%	100%	3% Cost
106	Structures (Bridges, Flood Retarding Structures, Flood Walls)	3% Cost	\$ -	\$ -	99%	100%	3% Cost
107	Water (Booster Stations, In-line Boosters, Wells, Pressure	3% Cost	\$ -	\$ -	99%	100%	3% Cost
108	Sewer (Lift Station)	3% Cost	\$ -	\$ -	99%	100%	3% Cost
109	Traffic Signal	3% Cost	\$ -	\$ -	99%	100%	3% Cost
110	Other	3% Cost	\$ -	\$ -	99%	100%	3% Cost
110.05	<b>AFTER HOUR INSPECTIONS</b>						
110.1	Inspections (Outside Normal Business Hours (\$100 per hour, 4 hour minimum))	Per Hour (4 hr. minimum)	\$ 400	\$ 687	100%	100%	\$ 687

## *Public Works*

# User Fee Study Summary Sheet

City of Buckeye  
Public Works  
FY 2015-2016

Ord	Service Name	Fee Description	Current			Recommendations	
			Per Unit			Per Unit	
			Current Fee	Full Cost	Current Recovery %	Recovery Level	Fee @ Policy Level
1	CLASS PERMITS						
2	Class 1 & 2 Permits (minor)	Fee	\$ 160	\$ 51	311%	100%	\$ 50
3	Class 3 Permits (landscape maint)	Annual	\$ 160	\$ 176	91%	100%	\$ 175
4	Class 4 Permit (telecom)	Fee	\$ 160	\$ 176	91%	100%	\$ 175
5	Class 4 License Application (telecom)	Fee	\$ 3,500	\$ 3,914	89%	100%	\$ 3,900
6	Class 5 Permit (fiber optic)	Fee	\$ 160	\$ 176	91%	100%	\$ 175
7	Class 5 License Application (fiber optic)	Fee	\$ 3,500	\$ 3,914	89%	100%	\$ 3,900
8	Class 6 Permit (cable TV)	Fee	\$ 160	\$ 176	91%	100%	\$ 175
8.1	Class 6 License Application (cable tv)	Fee	\$ 3,500	\$ 3,914	89%	100%	\$ 3,900
9	Class 7 (utility)	Fee	\$ 160	\$ 176	91%	100%	\$ 175
9.1	Class 7 License Application (utility)	Fee	\$ 3,500	\$ 3,914	89%	100%	\$ 3,900
10	Class 8 (other street cuts)	Fee	\$ 160	\$ 176	91%	100%	\$ 175
11	Pavement Restoration Fees						
12	1-99 SY, plus	Not a User Fee	\$ 26.00	\$ -	0%	100%	\$ 26.00
13	100 to 499 SY, plus	Not a User Fee	\$ 7.00	\$ -	0%	100%	\$ 7.00
14	500 to 1,759 SY, plus	Not a User Fee	\$ 2.00	\$ -	0%	100%	\$ 2.00
15	1,760 SY +	Not a User Fee	\$ 0.80	\$ -	0%	100%	\$ 0.80
16	MISCELLANEOUS OTHER FEES						
17	Street Clean-up Fee [20-7-3]	per hour	\$ 100	\$ 103	97%	100%	\$ 103
18	Street Light Improvement District (SLID) Per Ordinance 43-05, Chapter 20 of Buckeye Town Code	Flat	\$ 3,500	\$ 3,914	89%	100%	\$ 3,900
18.1	Additional charge for noticing/posting if private owners are affected	Fee	\$40 per 300 If	\$ -	0%	100%	\$40 per 300 If
18.2	SLID Revision or Expansion: Residential and Commercial	Fee	\$ 3,500	\$ -	0%	100%	\$ -
18.3	Additional charge for noticing/posting if private owners are affected	Fee	\$40 per 300 If	\$ -	0%	100%	\$40 per 300 If
19	Maintenance Improvement District (MID) Per Ordinance 42-06, Chapter 20 of Buckeye Town Code	Flat	\$ 3,500	\$ 3,914	89%	100%	\$ 3,900
19.1	Additional charge for noticing/posting if private owners are affected	Fee	\$40 per 300 If	\$ -	0%	100%	\$40 per 300 If
19.2	SLID Revision or Expansion: Residential and Commercial	Fee	\$ 3,500	\$ -	0%	100%	\$ -
19.3	Additional charge for noticing/posting if private owners are affected	Fee	\$40 per 300 If	\$ -	0%	100%	\$40 per 300 If
20	Installation of Streetlight Backshield	Fee	\$ 75	\$ 396	19%	100%	\$ 400
21	Other Public Works Services	Hourly	\$ 100	\$ 103	97%	100%	\$ 100
22	Penalty for Violations of Town Code	Penalty	\$ -	\$ -	0%	n/a	\$ 1,000

# *Appendix*



City of Buckeye  
Development Services - Vertical Construction, Building and Safety  
**TABLE I-A**

Current Fee Table		
Total Valuation	Base Fee	Rate Per Unit
\$1 to \$500	\$33	
\$501 to \$2,000	\$33 for the first \$500	\$5.00 per \$100*
\$2,001 to \$25,000	\$97 for the first \$2,000	\$14.00 per \$1,000*
\$25,001 to \$50,000	\$545 for the first \$25,000	\$14.00 per \$1,000*
\$50,001 to \$100,000	\$897 for the first \$50,000	\$9.00 per \$1,000*
\$100,001 to \$500,000	\$1,384 for the first \$100,000	\$8.00 per \$1,000*
\$500,001 to \$1,000,000	\$4,503 for the first \$500,000	\$7.00 per \$1,000*
\$1,000,001 and up	\$7,809 for the first \$1,000,000	\$5.00 per \$1,000*

Proposed Fee Table		
Total Valuation	Fee	Rate Per Unit
\$1 to \$500	\$50	
\$501 to \$2,000	\$50 for the first \$500	\$5.00 per \$100*
\$2,001 to \$25,000	\$125 for the first \$2,000	\$18.35 per \$1,000*
\$25,001 to \$50,000	\$547 for the first \$25,000	\$13.33 per \$1,000*
\$50,001 to \$100,000	\$880 for the first \$50,000	\$12.17 per \$1,000*
\$100,001 to \$500,000	\$1,489 for the first \$100,000	\$8.03 per \$1,000*
\$500,001 to \$1,000,000	\$4,699 for the first \$500,000	\$7.26 per \$1,000*
\$1,000,001 and up	\$8,329 for the first \$1,000,000	\$5.00 per \$1,000*

\* or fraction thereof over initial base amount

*Comparison of Fees Charged  
by Other Jurisdictions*

CITY OF BUCKEYE	CURRENT FEE	CITY OF GOODYEAR	CITY OF AVONDALE	CITY OF SURPRISE	CITY OF PEORIA	CITY OF GLENDALE
				<i>fees are the same. Posted 07/2017</i>	<i>Fees listed rev 02-16</i>	

## DEVELOPMENT SERVICES

PLANNING FEES						
Discovery Meeting (CMPs and abandoned projects) CMP = Community Master Plan (Project Entitlement/Project Status Discovery Meeting)	\$1,200 1st meeting	N/A	N/A	not listed separately	N/A	N/A
Discovery Meeting (CMPs and abandoned projects): 2nd Meeting and Each Subsequent Meeting	\$600 2nd meetings and each subsequent	N/A	N/A	not listed separately	N/A	N/A
Pre Application Conference (PAC)	\$300 per request	\$0.00	\$300.00	Concept Review \$300	N/A	Planner: \$141.01 Team: \$528.30
Appeals of Administrative or Planning Commission Decisions	\$650 per appeal	\$500.00	\$305.00	\$250 each	Appeal to City Council: \$500	\$396.21
Rezoning with overlay (original or major amendment): Base fee (includes 10-160 acres)	\$9500 Base Fee	Rezoning Request Residential: \$2,000+\$40/acre Non-Residential: \$2,000+\$60/acre Amendment to Rezoning Residential: \$1,000+\$15/acre Non-Residential: \$1,000+\$35/acre	Rezoning Single Family: \$1,070+\$55/acre Multi-family: \$1,070+\$70/acre Non-Residential: \$1,425+\$70/acre PAD (Comm/Res): \$1,785+\$70/acre City Center: \$1,785+\$70/acre Overlay District: \$1,250+\$70/acre Overlay District Extension: 50% of fee PAD Extension or Amendment: 50% of fee	\$2,700 per rezone	\$1,500 + \$40/acre PAD & PCD \$2,000 + fee/acre 0-640 acres: \$75/acre 640-1000 acres: addl \$50/acre 1001-2501: addl \$20/acre Over 2501 acres: addl \$1/acre	Rezoning Single Res Districts: \$2,157.98+\$106.32/acre Multi-Res Districts: \$3,232.50+\$106.32/acre Overlay Districts PRD,AIO,SCO,HP,CSO: \$2,157.98+\$106.32/acre PAD: \$3,232.50+\$106.32/acre All other districts: \$4,307.02+\$106.32/acre
Rezoning with overlay (original or major amendment): Per Acre (161-638 acres)	New fee Per acre (maximum \$50,000)	Rezoning Request Residential: \$40/acre Non-Residential: \$60/acre Amendment to Rezoning Residential: \$15/acre Non-Residential: \$35/acre	Rezoning Single Family: \$55/acre Multi-family: \$70/acre Non-Residential: \$70/acre PAD (Comm/Res): \$70/acre City Center: \$70/acre Overlay District: \$70/acre	\$2,700 per rezone	\$40/acre PAD & PCD 0-640 acres: \$75/acre 640-1000 acres: addl \$50/acre 1001-2501: addl \$20/acre Over 2501 acres: addl \$1/acre	\$106.32
Rezoning with overlay (original or major amendment): Per Acre (639+ acres)	New fee Per acre (maximum \$50,000)	Rezoning Request Residential: \$40/acre Non-Residential: \$60/acre Amendment to Rezoning Residential: \$15/acre Non-Residential: \$35/acre	Rezoning Single Family: \$55/acre Multi-family: \$70/acre Non-Residential: \$70/acre PAD (Comm/Res): \$70/acre City Center: \$70/acre Overlay District: \$70/acre	\$2,700 per rezone	\$40/acre PAD & PCD 0-640 acres: \$75/acre 640-1000 acres: addl \$50/acre 1001-2501: addl \$20/acre Over 2501 acres: addl \$1/acre	\$106.32

CITY OF BUCKEYE	CURRENT FEE	CITY OF GOODYEAR	CITY OF AVONDALE	CITY OF SURPRISE	CITY OF PEORIA	CITY OF GLENDALE
				<i>fees are the same. Posted 07/2017</i>	<i>Fees listed rev 02-16</i>	
Rezoning without overlay (original or major amendment)	New flat fee	Rezoning Request Residential: \$2,000+\$40/acre Non-Residential: \$2,000+\$60/acre Amendment to Rezoning Residential: \$1,000+\$15/acre Non-Residential: \$1,000+\$35/acre	Rezoning Single Family: \$1,070+\$55/acre Multi-family: \$1,070+\$70/acre Non-Residential: \$1,425+\$70/acre PAD (Comm/Res): \$1,785+\$70/acre City Center: \$1,785+\$70/acre	\$2,700 per rezone	\$1,500 + \$40/acre PAD & PCD \$2,000 + fee/acre 0-640 acres: \$75/acre 640-1000 acres: addl \$50/acre 1001-2501: addl \$20/acre Over 2501 acres: addl \$1/acre	\$106.32
Temporary Use Permit without Fire	New fee: Each	Special Event Permit (City Clerk) Small: \$20 Medium (50-200 ppl): \$40 Large (>200 ppl): \$80	\$100.00	Temporary Use/Special Event \$20/\$40/\$60	<b>\$500.00</b>	Special Events \$120.16
Temporary Use Permit with Fire	New fee: Each	Fire Event/Temp Permits \$80-\$350	Fire Permits \$50 - \$1000	Fireworks Inspection: \$300 Tent Inspection: \$350	Fire Permits \$80 - \$500	Special Events - Fire Major: \$1,045.68 Minor: \$448.15
Development Code/Text Amendment	\$2,000 per section	\$2,500.00	\$890.00	\$1,035.00	Zoning text amendment application seeking to amend zoning ordinance \$3,500	\$4,002.58
Native Plant Inventory and Native Plant Salvage Permit: Administrative Fee	changing from \$450 base fee	N/A	"State handles that" re: state plant	Native Plant Inventory 1st & 2nd: \$160/sheet 3rd+: \$100/sheet	N/A	N/A
Native Plant Inventory and Native Plant Salvage Permit: Administrative Fee	changing from \$1 per plant fee	N/A	"State handles that" re: state plant	see above	N/A	N/A
Variance: Base Fee, plus	\$2,600 flat fee change to base fee plus	Zoning Variance: \$500	Residential: \$205 Non-Residential: \$1,070	Variances, model home complexes, and conditional uses will be assessed the site plan review fee as well as any additional document fee requested.	1 Residential Lot: \$250 2 or more Res Lots: \$1,000 Non-Residential: \$1,000	Single Res: \$210.40 All others: \$1,477.45 Variance as a results of unauth const/inst Single Res: \$391.73 All others: \$2,216.17
Variance on same lot: per additional	New fee per additional	City said they would need more info to give fee.	If done at the same time, no extra cost. If done at a later time, base fee applies, again.	no additional information listed. See variance comment above	1 Residential Lot: \$50 2 or more Res Lots: \$200 + Fee/Lot < 25 Lots: \$15/lot 25-50 Lots: \$10/lot Over 50 Lots: \$5/lot Non-Residential: \$100	see above

CITY OF BUCKEYE	CURRENT FEE	CITY OF GOODYEAR	CITY OF AVONDALE	CITY OF SURPRISE	CITY OF PEORIA	CITY OF GLENDALE
				fees are the same. Posted 07/2017	Fees listed rev 02-16	
BUILDING FEES						
Community Dev						
Building Board of Appeals, Per Appeal	\$1,100 per appeal	\$500.00	Planning/Permitting: \$305	\$250.00	\$600.00	Single Family Residential: \$300.42 Non-Single Family: \$420.59
Building Code Modifications, Per Request	\$500 per request	N/A	100/hr	No revision fee now, will likely have one after new fees Likely an hourly fee	N/A	\$116.51/hr (3hr min)
Patios, Decks, Ramadas, etc.	Based on Valuation (BOV)	Based on Valuation (BOV)	Based on Valuation (BOV)	Based on Valuation (BOV)	Sq Ft or Valuation	Based on Valuation (BOV)
Remodel Fee	Based on Valuation (BOV)	Based on Valuation (BOV)	Based on Valuation (BOV)	Based on Valuation (BOV)	Sq Ft or Valuation	Based on Valuation (BOV)
Electrical Services, Temporary, Overhead (Per Pole - 80% refundable upon pole removal and request)	\$500 (Per Pole - 80% refundable upon pole removal and request)	Temporary Power Pole and Service: \$35	Temporary Power Pole and Service: \$40	Temporary Power Permit: \$45	No Temp Services	Meter Installation: \$144.21 Power Pole/Pedistal: \$28.24 Distribution System: \$14.77
Water Heater, Solar	\$250 Per Unit	Plan Review: \$35 Permit: \$175	\$40.00	Water Heater/Softener Permit: \$0 Solar Permit: \$250	Regular water heater is \$75 Solar \$390	\$155.48

CITY OF BUCKEYE	CURRENT FEE	CITY OF GOODYEAR	CITY OF AVONDALE	CITY OF SURPRISE	CITY OF PEORIA	CITY OF GLENDALE
				<i>fees are the same. Posted 07/2017</i>	<i>Fees listed rev 02-16</i>	
<b>Valuation Table:</b>						
Year of Building Valuation Data		623-932-3004 Left message, No response	2012	Building Valuation Data is updated twice per calendar year, effective March 1st and September 1st annually. (per latest fee schedule, page 4 footer) - Per phone call "Dates may change but still updated twice per year."	Did not indicate which year of the building ICC they are using.	Per fee schedule, based on Building Standards Magazine Feb. 2014
Year of Last Fee Study			Over 3 years (person has been employed for 3 years) 5-6 years (guess)	Revised 4-4-17 Dev Impact 2014	2015	2014
Total Valuation \$1.00 to \$500.00	\$33	\$34.00	\$50.00	Building/Fire Permit \$30 + \$4.11 per \$1,000 of Valuation	\$75.00	\$28.24
Total Valuation \$500.01 to \$2,000.00	\$33 for the first \$500 plus \$5 for each additional \$100 or fraction thereof, to and including \$2,000	\$34 for the first \$500 plus \$5 for each additional \$100 or fraction thereof, to and including \$2,000	\$50 for the first \$500 plus \$5 for each additional \$100 or fraction thereof, to and including \$2,000	Building/Fire Permit \$30 + \$4.11 per \$1,000 of Valuation	\$75 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000	\$28.24 for the first \$500 plus \$3.65 for each additional \$100 or fraction thereof, to and including \$2,000
Total Valuation \$2,000.01 to \$25,000.00	\$97 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$98 for the first \$2,000 plus \$19 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$125 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000	Building/Fire Permit \$30 + \$4.11 per \$1,000 of Valuation	\$120.75 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$82.99 for the first \$2,000 plus \$16.82 for each additional \$1,000 or fraction thereof, to and including \$25,000
Total Valuation \$25,000.01 to \$50,000.00	\$545 for the first \$25,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$554 for the first \$25,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$447 for the first \$25,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$50,000	Building/Fire Permit \$30 + \$4.11 per \$1,000 of Valuation	\$442.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000	\$469.85 for the first \$25,000 plus \$12.12 for each additional \$1,000 or fraction thereof, to and including \$50,000
Total Valuation \$50,000.01 to \$100,000.00	\$897 for the first \$50,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$912 for the first \$50,000 plus \$10 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$797 for the first \$50,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	Building/Fire Permit \$30 + \$4.11 per \$1,000 of Valuation	\$695.25 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$772.85 for the first \$50,000 plus \$8.40 for each additional \$1,000 or fraction thereof, to and including \$100,000
Total Valuation \$100,000.01 to \$500,000.00	\$1,384 for the first \$100,000 plus \$8 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,408 for the first \$100,000 plus \$8 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,247 for the first \$100,000 plus \$8 for each additional \$1,000 or fraction thereof, to and including \$500,000	Building/Fire Permit \$30 + \$4.11 per \$1,000 of Valuation	\$1,045.25 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,192.85 for the first \$100,000 plus \$6.71 for each additional \$1,000 or fraction thereof, to and including \$500,000
Total Valuation \$500,000.01 to \$1,000,000.00	\$4,503 for the first \$500,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$4,579 for the first \$500,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$4,447 for the first \$500,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	Building/Fire Permit \$30 + \$4.11 per \$1,000 of Valuation	\$3,285.25 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$3,876.85 for the first \$500,000 plus \$5.70 for each additional \$1,000 or fraction thereof, to and including \$1,000,000

CITY OF BUCKEYE	CURRENT FEE	CITY OF GOODYEAR	CITY OF AVONDALE	CITY OF SURPRISE	CITY OF PEORIA	CITY OF GLENDALE
				<i>fees are the same. Posted 07/2017</i>		
					<i>Fees listed rev 02-16</i>	
Total Valuation \$1,000,000.01 and up	\$7,809 for the first \$1,000,000 plus \$5 for each additional \$1,000 or fraction thereof	\$7,042 for the first \$1,000,000 plus \$5 for each additional \$1,000 or fraction thereof	\$7,947 for the first \$1,000,000 plus \$5 for each additional \$1,000 or fraction thereof	Building/Fire Permit \$30 + \$4.11 per \$1,000 of Valuation	\$5,660 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof	\$6,726.85 for the first \$1,000,000 plus \$4.38 for each additional \$1,000 or fraction thereof

CITY OF BUCKEYE	CURRENT FEE	CITY OF GOODYEAR	CITY OF AVONDALE	CITY OF SURPRISE	CITY OF PEORIA	CITY OF GLENDALE
				fees are the same. Posted 07/2017		
Fees listed rev 02-16						
FIRE FEES						
Alarms, Per Facility	\$300 fixed flat fee	New Installation 1-1,000sqft \$225 1,001-2,000sqft \$300 2,001-10,000sqft \$450 10,001-50,000sqft \$500 each addl 50,000sqft \$200 Each story above/below 1st \$200 TI/Modification 1-5 devices \$100 more than 5 \$150	Modification \$200 New Installation Under 5,000sqft \$300 5,000-10,000sqft \$400 10,001-50,000sqft \$600 50,001-100,000sqft \$900 100,001-150,000sqft \$1,200 Over 150,000sqft \$1,500	Remote Alarm Fee 1 of 2 \$100/installation Fee 2 of 2 \$150/day	Automation Fire Alarms Systems Minimum \$25 each addl sqft over 1,000 \$0.0025/foot	New Installation Up to 10,000sqft \$485.51 10,001-52,000 \$724.71 each addl 52,000sqft \$341.45 Each floor above/below grade floor level \$88.90 Modifications 1-10 devices \$298.77 each addl device over 10 \$31.13
Sprinklers, Per Facility: Residential	\$250 fixed flat fee	\$100.00	13D Residential Automatic Fire Sprinkler System \$100	N/A	Plan review, automatic fire sprinkler system Minimum \$150 each addl sqft over 1,000 \$0.0025/foot	not available
Sprinklers, Per Facility: Commercial-Less than 30,000 sq. ft.	\$250 fixed flat fee	Less than 10,000sqft \$375 10,001-50,000sqft \$450 Each addl 50,000sqft \$450 Each story above/below 1st \$200	Automatic Fire Sprinkler System - New Installation under 10,000sqft \$300 10,001-52,000sqft \$400 52,001-104,000sqft \$800 over 104,000sqft \$1,200	N/A	Plan review, automatic fire sprinkler system Minimum \$150 each addl sqft over 1,000 \$0.0025/foot	New Installation \$298.77 min fee First 10,000sqft \$0.052/sqft Area over 10,000sqft \$0.017/sqft Each floor above/below grade floor level \$88.90
Sprinklers, Per Facility: 30,000 sq. ft. or greater and up to 90,000 sq. ft.	\$575 fixed flat fee			N/A		
Sprinklers, Per Facility: 90,000 sq. ft. or greater and up to 120,000 sq. ft.	\$900 fixed flat fee			N/A		
Sprinklers, Per Facility: 120,000 sq. ft. or greater	\$1250 fixed flat fee			N/A		
Flow Test	\$100 fixed flat fee	they do not list a flow test separately on their fee schedule.	\$100.00	\$110 per test	Hydrant Flow Test \$50	Hydrant Flow Test \$60.09 each



CITY OF BUCKEYE	CURRENT FEE	CITY OF GOODYEAR	CITY OF AVONDALE	CITY OF SURPRISE	CITY OF PEORIA	CITY OF GLENDALE
				<i>fees are the same. Posted 07/2017</i>		
				<i>Fees listed rev 02-16</i>		

<b><u>PUBLIC WORKS FEES</u></b>						
Engineering Plans, 1st & 2nd review	\$600 per sheet	\$180 per hour	Most Plan Reviews are \$375 per sheet; Building Plan Review \$120 per hour. 3rd Review Plans \$375 per sheet	standard plan review \$380 per sheet	Office review per plan sheet \$360	1st plan review \$340.26 per sheet 2nd Plan Review \$340.26 per sheet
Engineering Plans, 3rd plus review	\$300 per sheet	\$180 per hour	4th and subsequent \$475 per sheet	3rd and subsequent review \$190 per hour - billed in arrears	Office 3rd and subsequent review per plan sheet \$250	3rd plan review \$340.26 per sheet Revisions \$340.26 per sheet
Sewer line construction	\$1.10 per LF	Service line \$1.20 LF	Sanitary Sewer - Main Line Pipe \$1.30 LF Service Line Pipe \$0.90 LF	N/A	N/A	Base fee \$120.16 sewer line trench \$0.94 LF

# City of Buckeye, Arizona Development User Fee Schedule

**Effective Date: July 1, 2018**

The City of Buckeye has adopted the following Development User Fee Schedule to provide clearly-described, value-added service to its residents and business partners. This new user fee schedule will assist in streamlining the City's processes and thereby provide a more cost effective way of meeting the public's needs for services.

The Development User Fee Schedule contains in-depth descriptions of what is included with fees collected and is broken down into seven (7) distinct elements for ease of use as follows. Each section describes the fee structure and services included with those fees.

## Section 0: General Requirements

## Section 1: Planning

## Section 2: Civil Engineering Review

## Section 3: Civil, Utilities, ROW, Horizontal Construction

## Section 4: Building Safety, Vertical Construction

## Section 5: Fire Safety

## Section 6: Business Licenses

## Section 7: Incentive District

*NOTE: The City Council will review the User Fee Schedule on an annual basis and reserves the right to adjust fees based on the Consumer Price Index for Urban Communities (CPI-U). Additionally, the Council will undertake a user study every five (5) years to re-evaluate fees based on economic trends and the City's financial status.*

## SECTION 0: General Requirements

Section 0, General Requirements applies to Sections 2, 3, 4, 5, and 7 of this User Fee Schedule, unless otherwise specifically stated. Items 10, 11, 12 and 15 below shall also apply to Section 1.

### 1. Abandoned Plans

- a. Any non-approved plan set not picked up from the City within 90 days of the City's first notification for pick-up to the applicant.
- b. Any approved plan set not permitted by the City within one (1) year from the approval date.
- c. Plans deemed abandoned will be destroyed according to the State Records Retention Schedule.
- d. The applicant will be required to reinitiate the plan review process and pay all associated review fees.
- e. Abandoned plans refers to any document submitted to the City for review and approval, (i.e. plans, reports, calculations, specifications, etc.).

### 2. Expired Plans

- a. Plans are deemed expired two (2) years after the City approval date.
- b. Plans are deemed expired if no City action has taken place in two (2) years. Expired plans are required to go through a comprehensive review of all sheets.
- c. In order to resubmit plans, the design engineer or architect shall bring the plans into conformance with the City's current codes, standards and requirements.
- d. All expired plans being resubmitted are subject to first review fees.

### 3. City Re-Approval

- a. The City approval expires one (1) year from the approval date.
- b. City re-approval can be requested if submitted prior to the expiration.
- c. The design will be reviewed against the current codes, standards and requirements for compliance.
- d. There are no fees for re-approval unless a compliance revision is required. The design engineer or architect shall bring the design into conformance with the City's current codes, standards and requirements.
- e. There are a maximum of two (2) design re-approvals per design.
- f. All re-approvals requiring a compliance revision shall be considered a revised design.
- g. Design refers to construction plans, reports, calculations, specification etc.

### 4. Revised Plans

- a. Plans that have been approved, that require a design change and City re-approval.
- b. Non-approved plan with a major design change.
- c. All revised plans will be subject to the City's current fee schedule and shall require a comprehensive review.

### 5. Expired Permit

- a. Any permit that has not requested a required inspection within 180 days from the permit issuance date or the most recent inspection.
- b. Applicant may be required to resubmit plans for review and re-approval.
- c. All non-legitimate requested inspections are required to pay the re-inspection fee and the permit expiration date will not be extended.
- d. Pay all applicable fees.
- e. See individual sections for actual fees.

### 6. Permit Extension

- a. The Applicant can extend the permit expiration date when requested in writing before the permit expires.

- b. Permit Extension Fee is 10% of the original Permit Fee.
- c. Each extension is 180 days from the date of request.
- d. There are a maximum of two (2) permit extensions.

**7. Revised Permit**

- a. Revised permits will be charged the permit revision fee of \$55.

**8. Work Commenced Prior to Permit Issuance.**

- a. The fee is one (1) times the amount of the original calculated permit fee (excludes plan review fees) and shall be in addition to the required permit fees.
- b. Applies to any and all work or construction requiring a City permit.

**9. Expedited Submittal Review**

- a. Expedited fees are two (2) times the amount of the original calculated fee.

**10. Unclassified or Unspecified Services**

- a. The rate for any unclassified or unspecified fees shall be charged at User Fee hourly rate per fee Section. This includes, but is not limited to inspections, plan review, meetings, records investigation, etc. as determined by the City.

**11. Refunds**

- a. All refund requests shall be made in writing within 180 days of payment date by the Permit Applicant stating the reason for the requested refund. All fees not refunded within 180 days will revert to the City with no exceptions.
- b. Up to 80% of the original permit fee may be refunded if, no work has commenced, and no inspections have been conducted.
- c. No Planning, Building, Fire or Civil Engineering plan review fees will be refunded once City review has commenced.

**12. Legal Fees**

- a. Legal Fees incurred by the City are not included in the above schedule and are billed separately to the service user.

**13. Cancellation Fee**

- a. Cancellation Fee will be \$55.00
- b. This fee shall apply to all cancellation requests.

**14. Inspections**

- a. All non-legitimate requested inspections are required to pay the re-inspection fee and the permit expiration date will not be extended.

**15. Print Services**

- a. Size: 8.5" by 11", Black and White (per sheet fee) \$0.50
- b. Size: 8.5" by 14", Black and White (per sheet fee) \$0.50
- c. Size: 8.5" by 11", Color (per sheet fee) \$0.60
- d. Size: 8.5" by 14", Color (per sheet fee) \$0.60
- e. Size: 11" by 17", Black and White (per sheet fee) \$1.00
- f. Size: 11" by 17", Color (per sheet fee) \$1.20
- g. All print service fees incurred by the City will be charged to the customer.

**END OF SECTION 0**



## SECTION 1: Planning Processes

1. Discovery Meetings and Due Diligence Meetings consist of requests for the current status of development projects. Information requested at these meetings generally include overall project completion status, utility service availability including water and sewer capacity, request for documents, and other due diligence items related to development. A Due Diligence meeting requires two (2) or less Department reviews where a Discovery Meeting requires three (3) or more department reviews.
2. Modification of Stipulation/s refers to a request for a change to one (1) or more approved stipulations. The process will include decision from the same body.
3. Amendment per acreage fee will be calculated on the impacted area only.
4. Concept Site Plan only applies in qualified zoning overlay districts
5. Please refer to the City Development Code and/or application guidelines for additional criteria, terms and definitions.

User Fee Description	User Fee (\$)
<b>ADMINISTRATIVE FEES</b>	
Annexation	0
Pre Application Conference (PAC) Meeting	500
Due Diligence Meeting	500
Discovery Meeting: 1st Meeting	1,000
Discovery Meeting: 2nd Meeting and Each Subsequent Meeting	500
Zoning Verification Letter, (only zoning), per parcel, per request	350
Planning Consultation Meeting, per hour	160
Continuance Request	365
Modification of Stipulations	1,010
Time Extension: Administrative	240
Time Extension: Planning Commission/Council	470
Written Interpretation	500
<b>APPEALS</b>	
Appeal of Administrative or Planning Commission Decision	500
<b>USE PERMITS AND SIGNS</b>	
Conditional Use Permit	1,600
Conditional Use Permit with Site Plan	5,175
Temporary Use Permit	100
Temporary Sign Permit	50
Comprehensive Sign Plan: Administrative	1,095
Comprehensive Sign Plan: Planning Commission	1,690
Comprehensive Sign Plan: Amendment	665
<b>DESIGN REVIEW</b>	
Residential Design Review	780
Commercial or Single Residential Lot Design Review	460
Residential or Commercial Design Review Amendment	460
Planning Unit Plan: base fee, plus per acre	6,355
Planning Unit Plan: per acre	27
Planning Unit Plan Amendments base fee plus per acre	5,280



<b>User Fee Description</b>	<b>User Fee (\$)</b>
<b>DEVELOPMENT CODE AMENDMENTS</b>	
Development Code Amendment	2,500
<b>GENERAL PLAN AMENDMENTS</b>	
General Plan Amendments, Major base fee, plus per acre	4,710
General Plan Amendments: per acre	3
General Plan Amendments, Minor base fee, plus per acre	3,355
<b>LANDSCAPE</b>	
Landscape permit	
Native Plant Inventory and Native Plant Salvage Permit: base fee	60
Native Plant Inventory and Native Plant Salvage Permit: per acre	20
Landscape Plans, per sheet, per review	150
Native Plant Inventory and Native Plant Salvage Plan Review: per sheet	40
<b>REZONE</b>	
Rezone with overlay base fee (up to 160 acres)	6,560
Rezone with overlay: base fee plus per acre fee (for 161 + acres)	3
Rezone without overlay	2,780
Major amendments to Rezone with overlay base fee (up to 160 acres)	4,920
Major amendments to Rezone with overlay base fee plus per acre fee (for 161 + acres)	1
Minor Amendment to zoning overlay	1,750
Rezone from obsolete zoning district – from Planned Residential (PR) zoning to any new single family zoning district and from General Commerce (GC) to any industrial zoning district.	0
<b>SITE PLAN</b>	
Site Plan: Administrative (original and major) base fee, plus per acre	3,785
Site Plan (original and major): per acre	25
Site Plan: Planning Commission (original and major) base fee plus per acre	5,175
Concept Site Plan Review	970
Minor Amendment to Site Plan	1,605
<b>DIVISION OF PROPERTY</b>	
Abandonment of Right-of-Way	1,100
Map of Dedication	2,000
Corrective Plat or Affidavit	790
Lot Split/Lot Combination	1,000
Minor Subdivision: Administrative	1,520
Minor Subdivision: Council	1,870
<b>PRELIMINARY PLAT</b>	
Preliminary Plat: base fee, plus per lot	5,000
Preliminary Plat: per lot fee	25
<b>FINAL PLAT</b>	
Final Plat base fee, plus per lot	3,990
Final Plat: per lot fee	25



User Fee Description	User Fee (\$)
<b>RE-PLATS</b>	
Re-plat Administrative	1,520
Re-plat Council	1,870
<b>VARIANCES</b>	
Variance: Base Fee, Plus	915
Variance on same lot: per additional	700

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**END OF SECTION 1**

## SECTION 2: Civil Engineering Review

### **Fee Structure: All civil engineering reviews are fee based as detailed below.**

1. All construction plans and reports required for project completion shall be submitted together as a "Complete Submittal". A Complete Submittal would include all civil plans and reports. The following is an example list of all plans and reports:
  - a. Grading and Drainage Plans including SWPPP
  - b. Drainage Report
  - c. Sewer Plans
  - d. Sewer Report
  - e. Water Plans
  - f. Water Report
  - g. Paving and Storm Drain Plans
  - h. Signing and Striping Plans
  - i. Street Light Plan
  - j. Landscape plan
  - k. Address Map
  - l. Final Plat
  - m. Phase 1 Environmental
  - n. Geotechnical Report
  - o. Traffic Impact Analysis etc.
2. All per sheet fees are required to be paid at the time of submittal. No plans will be accepted without payment.
3. All hourly fees are required to be paid at the time of pickup. No hourly reviews will be returned prior to payment.
4. All master reports shall be charged hourly. Fees will be charged hourly at the adopted engineering hourly rate. Master Reports are reports that cover more than one parcel, plan set or large geographical area, for example:
  - a. Master Drainage Reports
  - b. Master Sewer Reports
  - c. Master Water Reports
  - d. CLOMR and/or LOMR
  - e. Independent Design Reports
  - f. Independent Design Letters
  - g. Traffic Impact Analysis
  - h. Regional Reports etc.
5. Civil Plan Review Fee
  - a. All plan review fees are paid per plan sheet submitted.
  - b. Per sheet fee includes the review of the plan set and the required supporting design report.
  - c. Per sheet fee does not change if a report is not submitted or required.
  - d. Includes 1<sup>st</sup> review of plans and supporting design report.
  - e. 2<sup>nd</sup> review is included in the 1<sup>st</sup> review fees.
  - f. 3<sup>rd</sup> and subsequent reviews charged per sheet for each review (per sheet fees charged on redlined sheets only).
  - g. Signature submittal is included in fees paid.
  - h. All plan review fees shall be paid at the adopted per sheet fee.



6. "Redlined sheets" means that a comment has been added to the sheet requiring the Engineer to resubmit a new corrected set of plans and corresponding redlined plans.
7. Revised Civil Plans
  - a. Any civil plan that has been changed after City approval.
  - b. An approved plan that is one (1) to two (2) years past the approval date being resubmitted due to design change or plan expiration.
  - c. Are required to be brought into conformance with the most recent standards.
  - d. Chargeable sheets are only those sheets with revisions.
  - e. Signature submittal is included in fees paid.
  - f. Review fees shall be paid at the adopted revised plan review rate.
8. Civil Plan Re-Approvals
  - a. Prior to the City approval expiring, (one (1) year from the date of the approval signature), plans can be resubmitted for re-approval; plans will be considered to be a revised plan.
  - b. Are required to be revised to conform to recent updates in standards
  - c. Shall be charged using the Revised Engineering Plan Fee.
  - d. Chargeable sheets are only those sheets with revisions.
9. Expired Civil Plans
  - a. Please refer to Section 0.2 Expired Plans
10. "Redlined sheets" means that a comment has been added to the sheet requiring the Engineer to re-submit a new corrected set of plans which includes attaching the previous redlined plans to the submittal.
11. Revised reports and expired reports are charged per hour.
12. Included in fees are all associated clerical costs for processing and maintaining city records and archiving, preparation of various correspondence from City Engineer's office, scheduling meetings regarding review comments and all other associated clerical fees associated with plan review.
13. Preparation of construction permit fee calculations, upon approval of plans.
14. Expired permit fee will be based upon an engineer's certification of remaining quantities to be constructed. An expired grading permit is based upon the original project acreage.



<b>User Fee Description Civil Engineering</b>	<b>Submittal</b>	<b>User Fee (\$)</b>
<b>GENERAL FEES</b>		
Expedited Turnaround Fees (2 Times Review Fees)	All Submittals	2X
<b>PLAN REVIEW - CIVIL ENGINEERING</b>		
Address Map / Street Name Exhibit	1 <sup>st</sup> and 2 <sup>nd</sup>	2,010 Flat Fee
Additional Submittals	3 <sup>rd</sup> and beyond	550 Flat Fee
Engineering Plans, includes supporting report review	1 <sup>st</sup> and 2 <sup>nd</sup>	430 per Sheet
Additional Submittals, includes supporting report review	3 <sup>rd</sup> and beyond	215 per Sheet
Revised Engineering Plans, includes supporting report review	All Submittals	215 per Sheet
Major Infrastructure Plan Review		
: Water and Sewer	All Submittals	160 per Hour
: Bridges, Signals, and all other Major Infrastructure	All Submittals	160 per Hour
<b>REPORT REVIEW</b>		
Master Reports (CLOMR, LOMR, Traffic Impact Analysis, Master Water, Master Sewer, any Regional Report, all design letters, any Revised Master Reports, Etc.)	All Submittals	160 per Hour
Phase 1 Environmental Studies / Geotechnical Studies	All Submittals	0
Other Report Review - Not Listed Above	All Submittals	160 per Hour
<b>SPECIALIZED REVIEW</b>		
Outsourced Specialized Engineering Review	All Submittals	Actual Cost plus 10 %
Reviews are by discipline		

**END OF SECTION 2**

**SECTION 3: Civil, Utilities, ROW, Horizontal Construction****Fee Structure: All fees charged as detailed below.**

1. Construction Permit Type (i.e., water, sewer, grading, drainage, etc.).
2. Fees are paid at time of permit issuance.
3. Item/Quantity fee-based calculation. All plans shall show a quantity breakdown in accordance with this fee schedule and the sections shown below.
4. Class Descriptions are listed in the City Code.
5. Services described in Section 3 are for customary and usual inspection services and customary and usual inspection periods of time.

**Services Included with Construction Permit Fee Payment:**

1. Pre-Permit Meeting, Pre-Construction Meeting, project coordination, and project tracking.
2. Initial visit to site on first day of construction, construction coordination/management on behalf of City Engineer's office.
3. Approval of Maintenance and Performance Bonds and follow-up.
4. Inspections, Field Directives and subsequent approval, re-inspection of Removal and Replacement of Concrete, re-inspection of Removal and Replacement of Pavement, Field Testing Inspection and review.
5. Material Submittal Review and subsequent approval.
6. As-Built Plan Review:
  - a. Two (2) reviews included in permit fee.
  - b. Permit fee covers 1st and 2nd reviews of each of the "To Pave" and "Final" as-built reviews.
  - c. 3rd and subsequent reviews charged on a per sheet basis for redlined sheets only (see Civil Engineering Review Fees).
7. Project Close-out Process:
  - a. Meetings and communications regarding Close-out of Project, Final Walk, Punch List Inspection, Punch List Follow-up, Bond Reductions or Bond Exonerations, Distribution, and archiving Project Record Documents.
  - b. Warranty Walk
  - c. Conveyance
8. Clerical Services:
  - a. Scheduling meetings, preparing/processing correspondence, and e-mail communications.
9. Public Infrastructure Assurance Agreements:
  - a. Meetings with Developer, production, and processing.
10. Certificates of Insurance compliance review.
11. Project Stipulations tracking review and verification.
12. Private improvement reductions shown apply to private wet utilities and all onsite improvements.



### **Pavement Cuts**

1. All pavement cuts in taxation district streets or other financed streets require a mill and overlay as required by the City Engineer.
2. Pavement cuts in streets that have been over-laid or paved within the last four (4) years require a mill and overlay as required by the City Engineer.
3. All other pavement cuts are to pay the pavement restoration fees.

### **Offsite Hauling**

1. All offsite hauling permits are to include some of all of the following documents; PM10 documents, SWPPP, sweeping schedule and routing, traffic control, uniformed officers, haul quantities, and truck types showing the number of loads as well as gross truck weights.

User Fee Description	Unit	User Fee (\$)
<b>GRADING CONSTRUCTION PERMITS</b>		
Base Fee, Plus (Includes Clear and Grub)	EA	140
: Less than 5 Acres	AC	250
: 5 Acres or Greater, Less than 20 Acres		
Fee for the first 5 acres	EA	1,000
Fee for each additional acre over 5 acres	AC	245
: 20 Acres or Greater, Less than 50 Acres		
Fee for the first 20 acres	EA	4,670
Fee for each additional acre over 20 acres	AC	178
: 50 Acres or Greater, Less than 200 Acres		
Fee for the first 50 acres	EA	10,000
Fee for each additional acre over 50 acres	AC	144
: 200 Acres or Greater, Less than 500 Acres		
Fee for the first 200 acres	EA	31,580
Fee for each additional acre over 200 acres	AC	91
: 500 Acres or Greater		
Fee for the first 500 acres	EA	58,950
Fee for each additional acre over 500 acres	AC	17
Clear and Grub (only without Grading)	EA	71
<b>DRAINAGE CONSTRUCTION PERMITS</b>		
Base Permit Fee, Plus		50
: Storm Drain and Irrigation Pipe	LF	1.10
: Storm Drain and Irrigation Manhole	EA	80
: Underground Retention	CF	0.30
: Headwall / Handrail	EA	80
: Catch Basin	EA	120
: Scuppers (Includes Spillway / Handrail)	EA	120
: Spillway	EA	65
: Drywells or Trench Drains with Standard Treatment Chamber	EA	500
: Drywells with Specialized Treatment Chamber	EA	1,000
: Specialized Treatment Chamber (Stand-alone)	EA	500
: Slope Protection (Rip-Rap, Gabions, Gunnite, etc.)	SY	0.65

SY = Square Yard    EA = Each    LF = Linear Feet    CF = Cubic Feet    AC = Acre    YR = Year



User Fee Description	Unit	User Fee (\$)
<b>SEWER CONSTRUCTION PERMITS</b>		
Base Permit Fee, Plus		50
: Sewer Line	LF	1.10
: Sewer Service (New Main)	EA	23
: Sewer Tap to Existing Main	EA	80
: Cleanout	EA	50
: Main Tie-in Fee	EA	350
: Manhole	EA	185
: Drop Connection	EA	60
: Air / Vacuum Release Manhole / Value	EA	400
: Force Main	LF	1.50
: Pipe Encasement	LF	30
: Monitoring Vault and Special Structures	EA	1,500
Private Improvements - 20% Reduction		
<b>WATER CONSTRUCTION PERMITS</b>		
Base Permit Fee, Plus		50
: Waterline	LF	1.10
: Water Service, (New Main)	EA	23
: Water Service Tap to Existing Main, less than 2 inch	EA	80
: Water Service Tap to Existing Main, greater than 2 inch – less than 6 inch	EA	160
: Tapping Sleeve and Valve / Tie-in	EA	300
: Flush / Curb Stop / Blow-off	EA	25
: Mainline / Lateral / Fire Hydrant Valve	EA	30
: Fire Line	LF	1.10
: Fire Hydrant	EA	60
: Backflow Device up to and including 3 inches	EA	80
: Backflow Device greater than 3 inches	EA	150
: Sampling Station / Air Release Valve	EA	90
Private Improvements - 20% Reduction		
<b>STREET LIGHTING CONSTRUCTION PERMITS</b>		
Base Permit Fee, Plus		50
: Street Light	EA	50
<b>CONCRETE CONSTRUCTION PERMITS</b>		
Base Permit Fee, Plus		50
: Sidewalk and Bicycle Path and Trail	SF	0.05
: Sidewalk Ramps and Truncated Domes - Per Ramp	EA	80
: Curb and Gutter / Ribbon Curb	LF	0.25
: Valley Gutter / Apron	SF	0.40
: Driveway / Alley Apron	EA	55
: Return Style Driveway, Commercial Driveway and Bus Bay	SF	0.30
: Cut-off Wall	LF	1.50
Private Improvements - 20% Reduction		

SY = Square Yard    EA = Each    LF = Linear Feet    CF = Cubic Feet    AC = Acre    YR = Year



User Fee Description	Unit	User Fee (\$)
<b>PAVING CONSTRUCTION PERMITS</b>		
Base Permit Fee, Plus		50
: A/C Paving (Per Lift - Includes Striping)	SY	0.45
: Concrete Paving	SY	0.50
: Mill and Overlay	SY	0.30
: Slurry / Micro Seal	SY	0.10
: Adjustments: Manholes, Blow-offs, Water Valves, Gas Valves, Utility Adjustment, Clean-outs, Survey Monument Hand Holes, etc.	EA	60
: Survey Monument		
: Type A	EA	25
: Type B	EA	15
: Street Sign	EA	25
: Barricade / Guardrail	LF	4
: Pavement Utility Pothole	EA	65
Private Improvements - 20% Reduction		
<b>LANDSCAPING PERMITS</b>		
Base Permit Fee, Plus		50
: Landscaping	SF	0.05
Private Improvements - 20% Reduction		
<b>DRY UTILITY PERMITS (RIGHT-OF-WAY ONLY)</b>		
: Utility Vaults / Manholes	EA	95
: Utility Splice / Repair Pits	EA	75
: Utility Valves	EA	30
: Utility Trench	LF	0.80
<b>OTHER (Includes Base Application Fee and Right-of-Way Permit Fee)</b>		
Engineer Cost Estimate or Executed Construction Contract required for fee calculation.		
Structures (Bridges, Flood Retarding Structures, Flood Walls, Channel Energy Dissipation Structures, Box Culverts, Wing Walls, etc.)	Cost	3.0%
Water (Booster Stations, In-line Boosters, Wells, Pressure Reducing Stations, etc.)	Cost	3.0%
Sewer (Lift Station)	Cost	3.0%
Traffic Signal	Cost	3.0%
Other	Cost	3.0%
<b>PAVEMENT RESTORATION FEES</b>		
: 1 to 99 SY., plus	SY	26
: 100 to 499 SY, plus	SY	7
: 500 to 1,759 SY, plus	SY	2
: 1,760 SY or greater	SY	0.80
<i>NOTE: Other Utility Items - refer to individual utility fees for additional items</i>		
<b>OFFSITE HAULING</b>		
Base Permit Fee, Plus		50
: Total Yards To Be Hauled	SY	0.25

SY = Square Yard    EA = Each    LF = Linear Feet    CF = Cubic Feet    AC = Acre    YR = Year



User Fee Description	Unit	User Fee (\$)
OVERSIZED LOAD HAULING		
Permit Fee	EA	500
MISCELLANEOUS INSPECTION FEES		
After Hours Inspection fee minimum of 4 hours	EA	560
Hourly Inspection Fees	HR	140
CLASS PERMITS		
Class 1 Permit: Minor Encroachment Permit (Block Party - Police Department)		
: Permit Process Fee		Free
: Road Side Memorials		Free
Class 1 Permit: Minor Encroachment Permit (Public Telephones, News Racks, Placing Temporary Traffic Barricades in Street, Placing Merchandise on Sidewalk for Temporary Sale, Curb Address Painting)		
: Permit Fee	EA	50
Class 2 Permit: Encroachment Permit for Sidewalk Furniture (Tables, Chairs, Umbrellas, Benches, Planters, Flower Pots)		
: Permit Fee	EA	50
Class 3 Permit: Encroachment Permit for Landscape Maintenance		
: Permit Fee, Annual Fee	EA, Annually	175
Class 4 Permit: Encroachment Permit for Telecommunications		
: License Application Fee	EA	3,500
: Telecommunication, Annual Use Rate (Without Franchise Agreement)	LF, Annually	3.18
: Permit Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	
Class 5 Permit: Encroachment Permit for Fiber Optic Cable, Interstation Services and Other Communication Facilities Excluded from the Definition of "Telecommunications"		
: License Application Fee	EA	3,500
: All Other “ Not Telecommunications”, Annual Use Rate (Without Franchise Agreement)	LF, Annually	3.18
: Permit Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	
Class 6 Permit: Encroachment Permit for Cable Television		
: License Application Fee	EA	3,900
: Cable TV, Annual Use Rate (Without Franchise Agreement)	LF, Annually	3.18
: Permit Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	

SY = Square Yard    EA = Each    LF = Linear Feet    CF = Cubic Feet    AC = Acre    YR = Year



User Fee Description	Unit	User Fee (\$)
<b>Class 7 Permit: Encroachment Permit for Utilities</b>		
: License Application Fee	EA	3,900
: Utility, Line Fee, Annual Use Rate (Without Franchise Agreement)	LF, Annually	3.18
: Permit Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	
<b>Class 8 Permit: Encroachment Permit for Street Excavation</b>		
: Permit Application Fee	EA	175
: All Other Permit Fees	See Section 3 Fee Tables	
<i>NOTE: Application and permit fees for class permits apply to all work within the City ROW unless otherwise governed by a franchise agreement.</i>		
<b>MISCELLANEOUS</b>		
Street Light Improvement District (SLID)	EA	3,900
Per Ordinance 43-05, Chapter 20 of Buckeye City Code		
Street Light Improvement District (SLID) Modification	EA	3,900
Maintenance Improvement District (MID)	EA	3,900
Per Ordinance 42-06, Chapter 20 of Buckeye City Code		
Advertising Fee for those MIDs and SLIDs that have more than one property owner and are required to be posted	EA	\$1,500
Posting Fee for those MIDs and SLIDs that have more than one property owner and are required to be posted	EA per 300 LF of right of way	\$100
Legal fees outside of the MID and/or SLID application fee for those MIDs and SLIDs that have more than one property owner and are required to be posted	EA	As Billed by City Attorney
Other Public Works Services	Per Hour	100
Street Clean-up Fee [20-7-3]	Per Hour	100
Streetlight Back-shield	EA	250

SY = Square Yard    EA = Each    LF = Linear Feet    CF = Cubic Feet    AC = Acre    YR = Year





User Fee Description	Unit	User Fee (\$)
<b>WIRELESS FACILITIES, IN ROW; FEES AND RATES, (PER HB 2365)</b>		
<b>Annual use fees</b>		
ROW use fee, (\$50 per year x number of SWFs)	YR	50
ROW use fee for monopoles and associated wireless facilities	Limited to not more than the direct and actual cost of managing the ROW	
<b>Application for collocating SWFs, (existing with no modifications)</b>		
SWF collocation,		
: 1 to 5 applications, per batch	EA	100
: 6 through 25 applications, per batch	EA	50
SWFs can be batched up to 25 SWFs per batch.		
: The first 5 are charged at \$100 each to equal \$500		
: The next 20 are charged at \$50 each to equal \$1,000		
: The total for a batch of 25 applications will be \$1,500		
<b>Application for utility pole and monopole, (new or existing with modifications)</b>		
New, replacement or modified utility poles <b>NOT</b> subject to zoning review	EA	750
New, replacement or modified monopoles and utility poles and collocation or wireless facilities subject to zoning review	EA	1,000
<b>Inspection Fees</b>		
Inspection fees for small wireless facilities	HR	140

SY = Square Yard    EA = Each    LF = Lineal Feet    CF = Cubic Feet    AC = Acre    YR = Year    HR = Hour

**END OF SECTION 3**



## SECTION 4: Building Safety, Vertical Construction

**Fee Structure: All fees charged as detailed below.**

1. Per services listed in Building Safety section.
2. Various fees classified as Based on Valuation (BOV) are based on valuation tables as required by international building codes (See Valuation Chart and Table 1-A).
  - a. All BOV Plan Review Fees shall be 65% of the calculated Permit Fee and are in addition to the Permit Fee.
  - b. Plan Review Fee payment is required at time of submittal for all BOV permits.
  - c. Revised BOV permits will be charged a permit revision and a plan review fee of \$130 per hour.
3. All Subsequent Reviews, 3<sup>rd</sup> review and beyond, will be charged on an hourly basis at \$130 per hour.
4. Expired permit fees are calculated as new permit fees.

### Services Included under User Fee Schedule

1. Associated clerical costs for processing and maintaining City records and archiving, preparation of various correspondences, scheduling meetings, etc.

User Fee Description	User Fee (\$)
<b>ADMINISTRATIVE FEES</b>	
Building Board of Appeals, Per Appeal	1,575
Building Code Modifications, Per Request	150
Inspections (Outside Normal Business Hours {\$140 per hour, 4 hour minimum})	560
Permit Revision Fee	55
Re-inspection Fees (minimum 24 hour wait prior to request for re-inspection)	140
Permit Cancellation Fee - Processing Fee	55
Stamping of Additional Approved Plans (After Two Initial Sets), Each	70
<b>PLAN REVIEW FEES - FEE-BASED OR BASED ON VALUATION</b>	
Plot (Site) Plan Review for Residential Homes, Per Plot Plan	55
Preliminary Fee for Review of Standard Residential Plans, Per Standard Plan (65% of Building Permit Fee per ICC - \$1,000 Initial Submittal Fee due at submission with remaining balance due at permit issuance)	BOV*
Photovoltaic System - Residential Standard Plan Review	155
Wall Standard Plan Review	185
Swimming Pool Standard Plan Review	200
<b>SINGLE FAMILY RESIDENCE</b>	
: Tract Homes (65% of Building Permit Fee per ICC), 1st and 2nd Review	BOV*
: Truss Calculation Review, Residential, 1st and 2nd Review, Per Standard	280
: Custom Homes (65% of Building Permit Fee per ICC), 1st and 2nd Review	BOV*
: Truss Calculation Review, Residential, 1st and 2nd Review, Per Structure	280

NOTE: \*BOV: Based on Valuation (See Table 1-A)



User Fee Description	User Fee (\$)
<b>COMMERCIAL BUILDING</b>	
Commercial Building (65% of Building Permit Fee per ICC), 1st and 2nd Review	BOV*
Racking (Deferred) Review, Commercial, 1st and 2nd Review, Per Facility	BOV*
Truss Calculation Review, Commercial, 1st and 2nd Review, Per Structure	320
Tenant Improvements	BOV*
<b>UTILITY PERMIT FEES (ELECTRICAL, MECHANICAL, HVAC, PLUMBING, GAS, ETC.)</b>	
AC Unit, Replace or Upgrade, Commercial or Residential (per unit)	75
Backflow Preventer, Commercial	135
Electrical, (Includes Clearance)	
: Meter Clearance (Up to 200 AMP)	200
: Meter Clearance (201 to 400 AMP)	260
: Service Entrance Section (Up to 400 AMP), Per Meter	260
: Service Entrance Section (400 AMP and Above), Per Meter	BOV*
: Electrical Panel	260
: Panel De-rate, Residential	260
: Power Pedestal, Per Meter	260
Electrical	
: Commercial, Misc.	BOV*
: Residential, Misc.	BOV*
: Residential, Individual Run	50
: Temporary Service	260
: Temporary, Overhead Service	260
Plumbing	
: Commercial, Misc.	BOV*
: Residential, Misc.	BOV*
Gas Line	
: Commercial, Misc.	BOV*
: Commercial, Meter Clearance	100
: Residential, Misc.	BOV*
: Residential, Meter Clearance	100
Generators	
: Permanent, Per Generator	BOV*
: Temporary (10,000 Watts and Above), Per Generator	190
Photovoltaic System, Residential	150
Water Heater	
: Per Unit	25
<b>OCCUPANCY PERMIT FEES</b>	
Certificate of Occupancy, Residential and Commercial, Per Residence or Building	100
Change of Occupancy Permit, Each	200

NOTE: \*BOV: Based on Valuation (See Table 1-A)

User Fee Description	User Fee (\$)
<b>MISCELLANEOUS PERMIT FEES - BASED ON VALUATION</b>	
<b>(SEE TABLE 1-A AND VALUATION CHART BY OCCUPANCY GROUP)</b>	
(Work Commenced Prior to Permit Issuance), - 100% of Permit Fee - Applies to all Permits	Equal to the Calculated Permit Fee
Patios, Decks, Ramadas, etc.	BOV*
Remodel Fee	BOV*
Sign Permit	BOV*
Walls - Themed, Retaining and Perimeter	BOV*
Water Damage	BOV*
<b>MISCELLANEOUS PERMIT FEES - FEE-BASED</b>	
Building Demolitions	
: Residential Accessory, Per Structure	160
: Structures Other than Single Family Residence, Per Structure	260
: Single Family Residence, Per Structure	230
Building Moving, Per Structure	3,000
Fences	
: Block, Privacy, Wrought Iron, Chain-link, Vinyl, Wood, etc.	190
: Pool Barrier	50
Fire Repair / Restoration , Per Inspection Trip	140
Manufactured Home Set (Per Office of Manufactured Housing Intergovernmental Agreement)	350
Community Flag pole (per pole)	200
Model Home Complex, Per Application (Fee Combined with Planning Fee)	300
Model Home Sales Trailer/Other Sales Trailers, Per Trailer	260
: Garage Conversion	200
: Garage Conversion Restoration	310
Roof Replacement (Single Family Residence) All other: BOV*	180
Spas/Hot Tubs/Pool (Single Family Residence) All other: BOV*	
: Above-Ground (Pool or Spa)	190
: In-Ground Spa	
: Pre-Fabricated	260
: Site Built	330
: In-Ground Pool (With Approved Standard Plan)	330
: In-Ground Spa / Pool Combination (With Approved Standard Plan)	340
Stucco (Single Family Residence) All other BOV*	260
Trailers, Temporary (example, Construction Trailers)	260
Window Replacement	BOV*
Miscellaneous Inspections or Service for which no fee is specifically indicated (hourly rate)	140

NOTE: \*BOV: Based on Valuation (See Table 1-A)



**TABLE 1-A**

Total Valuation	Fee
Total Valuation \$1.00 to \$500.00	\$50
Total Valuation \$500.01 to \$2,000.00	\$50 for the first \$500 plus \$5 for each additional \$100 or fraction thereof, to and including \$2,000
Total Valuation \$2,000.01 to \$25,000.00	\$125 for the first \$2,000 plus \$18.35 for each additional \$1,000 or fraction thereof, to and including \$25,000
Total Valuation \$25,000.01 to \$50,000.00	\$547 for the first \$25,000 plus \$13.33 for each additional \$1,000 or fraction thereof, to and including \$50,000
Total Valuation \$50,000.01 to \$100,000.00	\$880 for the first \$50,000 plus \$12.17 for each additional \$1,000 or fraction thereof, to and including \$100,000
Total Valuation \$100,000.01 to \$500,000.00	\$1,489 for the first \$100,000 plus \$8.03 for each additional \$1,000 or fraction thereof, to and including \$500,000
Total Valuation \$500,000.01 to \$1,000,000.00	\$4,699 for the first \$500,000 plus \$7.26 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
Total Valuation \$1,000,000.01 and up	\$8,329 for the first \$1,000,000 plus \$5 for each additional \$1,000 or fraction thereof

*\*\*Valuation chart may be updated in accordance with Building Standards Magazine or as published\*\**  
*Updated July 1, 2018*

**END OF SECTION 4**



## SECTION 5: Fire Safety

**Fee Structure: All fire fees listed are flat fees unless otherwise indicated.**

### Services Included under User Fee Schedule

1. Associated clerical costs for processing and maintaining City records and archiving, preparation of various correspondences, scheduling meetings, etc.
2. Expired permit fees are calculated as new permit fees.

User Fee Description	User Fee (\$)
<b>FEE TYPE</b>	
Alarms, Per Facility	590
Alarms, Tenant Improvements	305
Alarm Modification	305
Sprinklers, Per Facility	
: Tenant Improvements	330
: Residential	315
Sprinkler Standard Plan Review	160
Sprinklers, Per Facility	
: Commercial – Less than 30,000 sq. ft.	590
: Commercial - 30,000 sq. ft. or greater and up to 90,000 sq. ft.	775
: Commercial - 90,000 sq. ft. or greater and up to 120,000 sq. ft.	945
: Commercial - 120,000 sq. ft. or greater	1,460
Sprinklers Modification	350
Flow Test	100
Automatic Kitchen Hood System	340
Propane Tank	
: Tank Cage (Each)	260
: Commercial and Residential LPG (Propane) Above Ground (Per Tank)	305
: Commercial and Residential LPG (Propane) Underground (Per Tank)	420
Tent / Canopy, Temporary, Per Tent greater than 200 sq. ft.	275
Fire Access Gates, Knox Box, Knox Locks, Knox Key Switch or Opticom	100
Alternative Fire Extinguishing System	510
Fire Pump Inspection (Each)	680
Fire Pump Modification	500
Annual Hazardous Materials Operational Permit	410
License Inspections	
: Educational Facilities	340
: Daycare - Residential	270
: Daycare - Commercial	340
: Licensed Adult Care Facilities - Commercial	340
: Licensed Adult Care Facilities - Residential	270
: Outpatient Services	305
Blasting Operations (Per Blasting - 30 Day Permit Expiration)	560
Fireworks	
: Fireworks (0 to 30 Shells, per show - shell diameter less than 3 inches)	100
: Fireworks (31 Shells and up, per show)	250
Consumer Fireworks Retail Sales – 30 Day	410
Residential Compressed Gas	340
Temporary Fuel Tank, (permit issued for 180 days)	330

**END OF SECTION**



## SECTION 6: Business Licenses

User Fee Description	User Fee (\$)
<b>FEE TYPE</b>	
<b>Alarm Agent</b>	
Application Fee (Fingerprinting Fee Applicable)	100
Agent Fee	100
<b>Alarm Business</b>	
Application Fee (Fingerprinting Fee Applicable)	100
Annual Fee	100
<b>Care Facilities</b>	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	40
<b>Carnivals, Circus and Road Shows</b>	
Application Fee	25
Daily Fee	100
<b>Contractors and Builders</b>	
Application Fee	25
Annual Fee	100
<b>Digital Billboard</b>	
Application Fee	0
Monthly Fee	0
<b>Marijuana Dispensaries</b>	
Application Fee (Fingerprinting Fee Applicable)	1,000
Investigation Fee	1,000
Annual License Fee	100
Employee Application Fee	200
<b>Massage Parlor</b>	
Application Fee (Fingerprinting Fee Applicable)	100
Annual License Fee	100
Employee Application Fee	100
<b>Mercantile Business – Wholesale and Retail</b>	
Application Fee	25
Annual Fee	40
<b>Mobile Food Vendors</b>	
Application Fee (Fingerprinting Fee Applicable)	25
Monthly Fee	50
Annual Fee	150
<b>Mobile Vendors</b>	
Application Fee (Fingerprinting Fee Applicable)	25
Monthly Fee	50
Annual Fee	100
<b>Professional &amp; Personal Services</b>	
Application Fee	25
Annual Fee	40
<b>Restaurants and Bars</b>	
Application Fee	25
Annual Fee	40



<b>Sexually Oriented Business</b>	
Application Fee (Fingerprinting Fee Applicable)	1,000
Investigation Fee	1,000
Annual License Fee	100
Employee Application Fee	200
<b>Solicitors and Peddlers – Fixed Base Business in Buckeye</b>	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	100
<b>Solicitors &amp; Peddlers – No Business Location in Buckeye</b>	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	250
Special Event – Sponsors - Each Event	100
<b>Tattoo and/or Body Piercing Establishment</b>	
Application Fee (Fingerprinting Fee Applicable)	100
Annual Fee	100
Employee Application Fee	100
Background and Fingerprinting Fee (Per Applicant)	50
Late Fee	25
Reinstatement or Replacement Fee	25

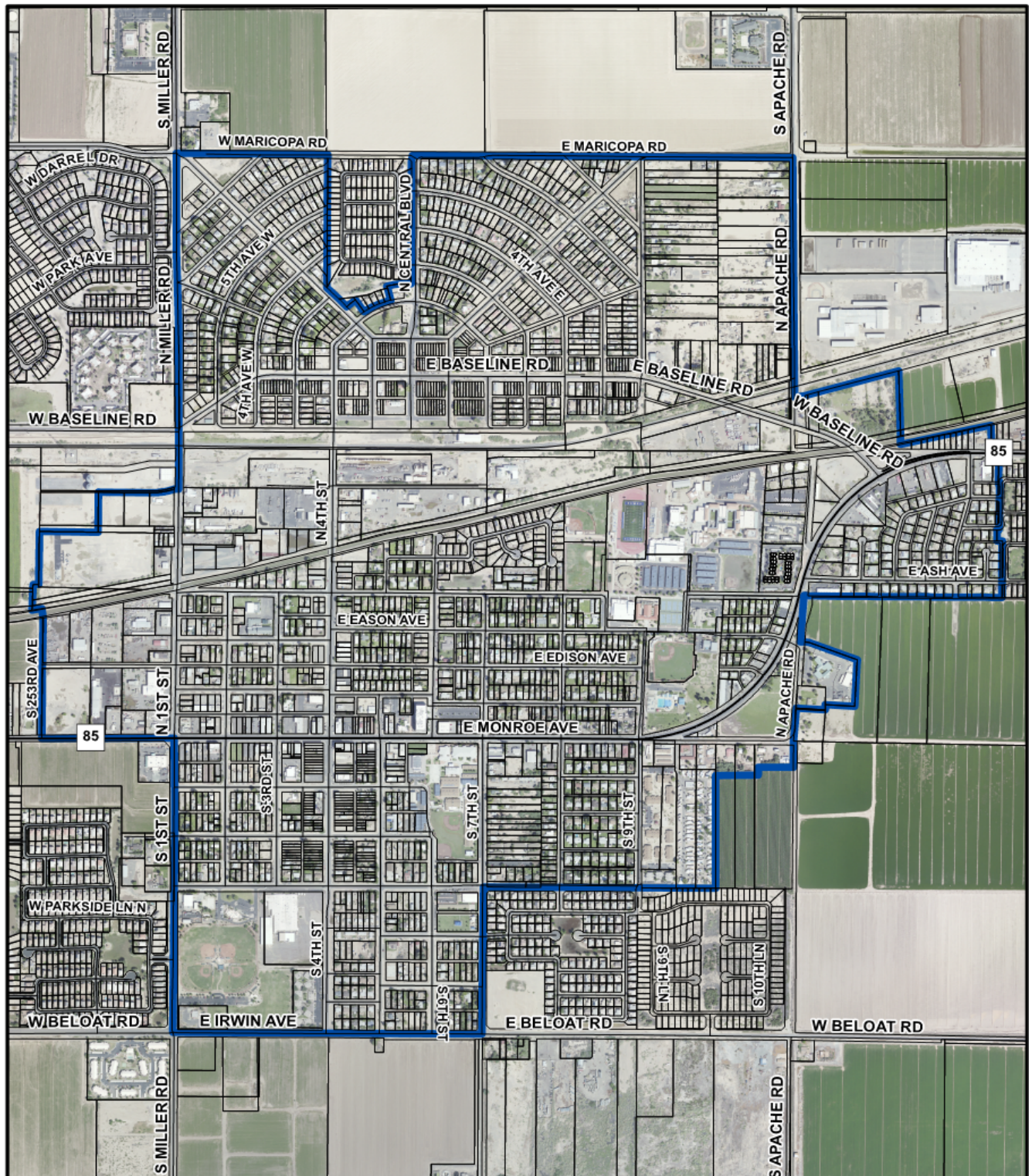
END OF SECTION



## SECTION 7: Incentive District

**Fee Structure: All fees charged as detailed below.**

1. Downtown Incentive District
  - a. This district is to incentivize the downtown Buckeye area for redevelopment and growth.
  - b. The incentive for this area is a 75% reduction on all **User Fees as identified in this document** with the exception of item (c) below.
  - c. The incentive does not apply to the following;
    - i. The Office of Manufactured Housing Set Fee
    - ii. Business License Fees
    - iii. All Class Permits, (Section 3)
    - iv. MIDS and SLIDS, (Section 3)
    - v. Annual Fees as listed under the Class Permits, (Section 3)
    - vi. All fees adopted under other council action or other fees schedules such as;
      1. Development Impact Fees
      2. Water Fees
  - d. The pictorial area for the Downtown Incentive District is identified on the following map.
  - e. The Legal Description for the Downtown Incentive District is on pages 24, 25, and 26.





LEGAL DESCRIPTION  
FOR  
CITY OF BUCKEYE  
DOWNTOWN INCENTIVE DISTRICT

A PARCEL OF LAND SITUATED IN A PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 1 SOUTH, RANGE 3 WEST AND SECTIONS 32 AND 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE EAST, ALONG AND WITH THE SOUTH LINE OF SAID SECTION 15, TO THE SOUTH QUARTER CORNER THEREOF;

THENCE DEPARTING SAID SOUTH LINE, NORTH ALONG AND WITH THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 5, SAME BEING THE CENTERLINE OF SOUTH 7<sup>TH</sup> STREET, TO ITS INTERSECTION WITH THE CENTERLINE OF EAST CENTRE AVENUE;

THENCE EAST, ALONG AND WITH THE CENTERLINE OF EAST CENTRE AVENUE, TO ITS INTERSECTION WITH THE CENTERLINE OF SOUTH 9<sup>TH</sup> STREET;

THENCE CONTINUING EAST, ALONG AND WITH THE NORTH LINE OF MOUNTAIN VIEW ESTATES, A SUBDIVISION RECORDED IN BOOK 828 OF MAPS ON PAGE 34, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT 1997-0311804, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH, ALONG AND WITH THE EAST LINE OF SAID PARCEL, 1010 FEET, MORE OR LESS, TO THE CENTERLINE OF AN IRRIGATION DITCH;

THENCE EASTERLY, ALONG AND WITH SAID IRRIGATION DITCH, 361 FEET, MORE OR LESS;

THENCE NORTHERLY, ALONG AND WITH SAID IRRIGATION DITCH, 64 FEET, MORE OR LESS;

THENCE EASTERLY, ALONG AND WITH SAID IRRIGATION DITCH, 305 FEET, MORE OR LESS, TO THE EAST LINE OF THE AFORSAID SECTION 5;

THENCE NORTH, ALONG AND WITH SAID EAST LINE, TO THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE CONTINUING NORTHERLY, ALONG AND WITH SAID EAST LINE, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 5040 ON PAGE 179, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY, ALONG AND WITH THE SOUTH LINE OF SAID PARCEL, 250 FEET TO ITS SOUTHEAST CORNER;



THENCE NORTHERLY, ALONG AND WITH THE EAST LINE OF SAID PARCEL, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT 2007-1118860, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY, ALONG AND WITH THE SOUTH LINE OF SAID PARCEL, TO ITS SOUTHEAST CORNER;

THENCE NORTHERLY, ALONG AND WITH THE EAST LINE OF SAID PARCEL, TO THE NORTHEAST CORNER THEREOF;

THENCE NORTHWESTERLY, ALONG AND WITH THE NORTH LINE OF SAID PARCEL, TO ITS INTERSECTION WITH THE EAST LINE OF THE AFORESAID SECTION 4;

THENCE NORTH, ALONG AND WITH THE EAST LINE OF SAID SECTION 4, TO THE SOUTHWEST CORNER OF LOT 4 OF SAID SECTION 4;

THENCE EAST, ALONG AND WITH THE SOUTH LINE OF SAID LOT 4, TO THE SOUTHEAST CORNER OF SHEPARD ESTATES UNIT ONE, A SUBDIVISION RECORDED IN BOOK 81 OF MAPS ON PAGE 13, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTHERLY, ALONG AND WITH THE EAST LINE OF SAID SUBDIVISION, TO THE NORTHEAST CORNER THEREOF IN THE NORTH LINE OF SAID SECTION 4;

THENCE WESTERLY, ALONG AND WITH THE NORTH LINE OF SAID SECTION 4, TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 4 OF EAST SUNLAND, A SUBDIVISION RECORDED IN BOOK 42 OF MAPS ON PAGE 24, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH, ALONG AND WITH THE EAST LINE OF SAID LOT 4, TO THE NORTHEAST CORNER THEREOF IN THE NORTH LINE OF SAID SUBDIVISION;

THENCE WESTERLY, ALONG AND WITH THE NORTH LINE OF SAID SUBDIVISION, TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 896 FEET OF THE AFORESAID SECTION 33;

THENCE NORTHERLY, ALONG AND WITH SAID EAST LINE, TO THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE SOUTHWESTERLY, ALONG AND WITH SAID SOUTH RIGHT OF WAY LINE, TO THE WEST LINE OF THE AFORESAID SECTION 33;

THENCE NORTH, ALONG AND WITH SAID WEST LINE, TO THE WEST QUARTER CORNER OF SAID SECTION 33;

THENCE DEPARTING SAID WEST LINE, ALONG AND WITH THE EAST-WEST MID-SECTION LINE OF THE AFORESAID SECTION 32, TO THE NORTHEAST CORNER OF BUCKEYE PARK, A SUBDIVISION RECORDED IN BOOK 565 OF MAPS ON PAGE 15, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;



THENCE SOUTH, WESTERLY AND NORTH, ALONG AND WITH AND CIRCUMVENTING THE PERIMETER OF SAID BUCKEYE PARK, WITH THE FINAL BEARING OF NORTH 00 DEGREES 08 MINUTES 11 SECONDS WEST, 1187.28 FEET TO THE SAID EAST-WEST MID-SECTION LINE;

THENCE WEST, ALONG AND WITH SAID EAST-WEST MID-SECTION LINE TO THE WEST QUARTER CORNER OF THE AFORESAID SECTION 32;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF SAID SECTION 32, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF THE AFORESAID SECTION 5, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 10 OF VALENCIA, A SUBDIVISION RECORDED IN BOOK 21 OF MAPS ON PAGE 44, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WESTERLY, ALONG AND WITH THE NORTH LINES OF LOTS 10, 9 AND 8, TO THE NORTHWEST CORNER OF LOT 8 OF SAID VALENCIA;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF SAID LOT 8, TO THE SOUTH RIGHT OF WAY LINE OF INDUSTRIAL STREET PER SAID MAP OF VALENCIA;

THENCE WEST, ALONG AND WITH SAID SOUTH RIGHT OF WAY LINE, TO THE WEST LINE OF SAID VALENCIA;

THENCE SOUTH, ALONG AND WITH SAID WEST LINE, TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE CANAL;

THENCE NORTHEASTERLY, ALONG AND WITH SAID NORTH RIGHT OF WAY LINE, TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST RIGHT OF WAY LINE OF SOUTH 253<sup>RD</sup> AVENUE;

THENCE SOUTH, ALONG AND WITH SAID EAST RIGHT OF WAY LINE, TO THE EAST-WEST MID-SECTION LINE OF THE AFORESAID SECTION 6, SAME BEING THE CENTERLINE OF EAST MONROE AVENUE;

THENCE EAST, ALONG AND WITH SAID EAST-WEST MID-SECTION LINE, TO THE WEST QUARTER CORNER OF THE AFORESAID SECTION 5;

THENCE SOUTH, ALONG AND WITH THE WEST LINE OF SAID SECTION 5, TO THE POINT OF BEGINNING.



**END OF SECTION**

February 7, 2018

The following are modifications to the Development User Fees adopted by Mayor and Council on December 19, 2017 pursuant to Resolution No. 64-17. The modifications include establishing new, or increased, Development User Fees as well as clarification of fees previously adopted, and in some instances reduction of fees.

1. The Permit Revision Fee is \$100.00
  - a. The Permit Revision fee will be reduced to \$55.00
  - b. Page 3 of the User Fee Schedule
2. The Cancellation Fee is \$75.00
  - a. The Cancellation Fee will be reduced to \$55.00
  - b. Page 3 of the User Fee Schedule
3. Currently, there is no fee for 8.5" by 11" color copy.
  - a. The City is establishing a new fee for an 8.5" by 11" Color copy. This new fee will be \$0.60
  - b. The new fee is necessary to cover the City's cost of providing a color copy of this size.
  - c. Page 3 of the User Fee Schedule
4. Currently, there is no fee for 8.5" by 14" color copy.
  - a. The City is establishing a new fee for an 8.5" by 14" color copy. This new fee will be \$0.60
  - b. The new fee is necessary to cover the City's cost of providing a color copy of this size.
  - c. Page 3 of the User Fee Schedule
5. Currently, there is no fee for 11" by 17" color copy.
  - a. The City is establishing a new fee for an 11" by 17" color copy. This new fee will be \$1.20
  - b. The new fee is necessary to cover the City's cost of providing a color copy of this size.
  - c. Page 3 of the User Fee Schedule
6. The current fee for 24" by 36" Black and White Bond copy is \$5.17
  - a. This fee is being removed from the fee schedule.
  - b. The City does not have the ability to make these copies.
7. The current Landscape Permit fee is based on construction value
  - a. The new Landscape Permit fee will be \$0.05 per square foot of the landscape area.
  - b. This will allow the landscaping permit to be issued with the other site development permits prior to any vertical construction.
  - c. Page 13 of the User Fee Schedule
8. Currently, there is no inspection fee for Small Wireless Facilities
  - a. The inspection fee for wireless facilities will be \$140.00 per hour. This inspection fee will be the same as the inspection fee for building and engineering inspections that was adopted by the City on December 19, 2017 pursuant to Resolution No. 64-17.
  - b. This fee will be used to cover the City's inspection costs during the construction of the Small Wireless Facilities.
  - c. Page 16 of the User Fee Schedule

**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> *6C. Apache Road Water Campus Condemnation
<b>DATE PREPARED:</b> 2/7/2018	<b>DISTRICT NO.:</b> 1
<b>STAFF LIAISON:</b> Scott Zipprich, City Engineer, (623) 349-6217, szipprich@buckeyeaz.gov	
<b>DEPARTMENT:</b> Engineering	<b>AGENDA ITEM TYPE:</b> Consent Item

**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council to take action on Ordinance No. 07-18 authorizing the acquisition of certain real property for public use by donation, eminent domain or purchase for storage tanks and reservoirs, pumps, pipes, drainage, and ingress and egress for the Apache Road Water Campus, which will be located on 20 acres of land that is a portion of Parcel No. 504-41-006M; authorizing and directing the Mayor, City Manager and City Attorney to acquire said real property interests on behalf of the City by donation, eminent domain or purchase for an amount not to exceed the fair market value of the real property plus acquisition and closing costs.

**RELEVANT GOALS:**

GOAL 3: A Well-Planned Urban Community

**SUMMARY**

**PROJECT DESCRIPTION:**

This council action will facilitate acquisition of 20 acres of real property generally located in the Vista Bonita subdivision at the southeast corner of Apache Road and Broadway Road. This acquisition is necessary for locating the Apache Road Water Campus on the pressure zone boundary, and will include construction of storage tanks and reservoirs, pumps, pipes, and other items necessary for the delivery, storage, treatment and distribution of potable water and that will allow for ingress and egress. The parcel is owned by the Walton AZ Vista Bonita LP, an Alberta limited partnership (aka the Walton Group).

**BENEFITS:**

Residents and businesses will see improved public safety and public utilities by the addition of the water campus in this area. These improvements will play a large part in encouraging new economic growth in these corridors.

**FUTURE ACTION:** Council and staff; does this need to be communicated internally/externally?

Depending on the acquisition process the legal team and staff will either file condemnation or draft a purchase agreement

**FINANCIAL IMPACT STATEMENT:** Must be completed before submission

To be determined

**FISCAL YEAR:**

17/18

**FUND/DEPARTMENT:**

40003210-540010

**ATTACHMENTS:**

**Description**

- ▢ **Ordinance No 07-18**
- ▢ **Exhibits A and B - Legal Description**
- ▢ **Aerial Map**



WHEN RECORDED RETURN TO:

City of Buckeye  
ATTN: City Clerk, Lucinda J. Aja  
530 East Monroe Avenue  
Buckeye, Arizona 85326

**ORDINANCE NO. 07-18**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY FOR PUBLIC USE BY DONATION, EMINENT DOMAIN OR PURCHASE FOR STORAGE TANKS AND RESERVOIRS, PUMPS, PIPES, DRAINAGE, AND INGRESS AND EGRESS FOR THE APACHE ROAD WATER CAMPUS, WHICH WILL BE LOCATED ON 20 ACRES OF LAND THAT IS A PORTION OF PARCEL NO. 504-41-006M; AUTHORIZING AND DIRECTING THE MAYOR, CITY MANAGER AND CITY ATTORNEY TO ACQUIRE SAID REAL PROPERTY INTERESTS ON BEHALF OF THE CITY BY DONATION, EMINENT DOMAIN OR PURCHASE FOR AN AMOUNT NOT TO EXCEED THE FAIR MARKET VALUE OF THE REAL PROPERTY PLUS ACQUISITION AND CLOSING COSTS.**

**WHEREAS**, the City Council desires to authorize the acquisition of 20 acres of real property located at approximately Apache Road and Broadway Road, which is a portion of Maricopa County Assessor's Parcel No. 504-41-006M, for the purpose of locating the Apache Road Water Campus on said parcel, which will include storage tanks and reservoirs, pumps, pipes, and other items necessary for the delivery, storage, treatment and distribution of potable water and that will allow for ingress and egress.

**WHEREAS**, the City Council of the City of Buckeye finds that acquisition of the real property described is necessary for improved public safety and public utilities, and it is in the public interest to acquire such property.

**WHEREAS**, the City Council of the City of Buckeye has considered alternatives available to it, has balanced the public good and the private injury resulting from the acquisition of the real property interests, and has determined that locating the public improvements on the property results in the greatest public good and the least private injury.

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA**, as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. That the Mayor, City Manager and City Attorney are hereby authorized and directed to acquire the interests in the real property legally described in Exhibit A and depicted in Exhibit B, plus any additional real property or easement interests required and as determined by the final engineering plans, by donation, eminent domain or purchase for an amount not to exceed fair market value of the interests in the real property described in Exhibit A and depicted in Exhibit B, plus acquisition and closing costs.

Section 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Buckeye, Arizona, this 6<sup>th</sup> day of March, 2018.

---

Jackie A. Meck, Mayor

ATTEST:

---

Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

---

City Attorney

**EXHIBIT A**

Legal Description

**EXHIBIT B**

Map

**Exhibit "A"**  
**Apache Road**  
**Water Campus**  
**Legal Description**

A parcel of land situated in a portion of the northwest quarter of Section 28, Township 1 North, Range 3 West of the Gila and Salt River Meridian, City of Buckeye, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at the north quarter corner of said Section 28, monumented by a brass cap with LS No. 29891, from which the northwest corner of said Section 28, monumented by a brass cap in hand hole bears as a **BASIS OF BEARINGS** South 89°41'38" West, a distance of 2649.51 feet;

**THENCE**, along the east line of the northwest quarter of said Section 28 and the westerly boundary line of Sonoran Vista Unit 2 as recorded in Book 891, Page 28, Maricopa County Records, South 00°12'02" East, a distance of 33.00 feet to the southerly right of way line of Broadway Road as recorded in Book 3, Page 16 of Road Maps, Maricopa County Records, also being the **POINT OF BEGINNING**;

**THENCE**, continuing along said east line, South 00°12'02" East, a distance of 1286.38 feet to the north line of the south 1345.00 feet of the northwest quarter of said Section 28;

**THENCE**, departing said east line, along said north line, North 89°50'48" West, a distance of 707.27 feet;

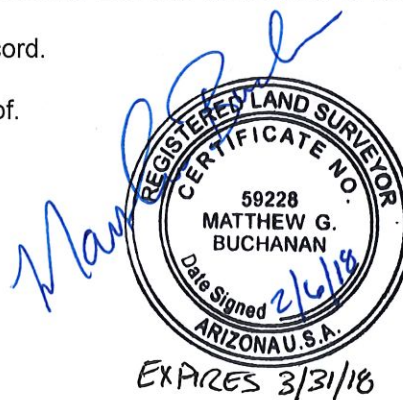
**THENCE**, departing said north line, North 00°09'12" East a distance of 1280.75 feet to the southerly right of way line of Broadway Road as recorded in Book 3, Page 16 of Road Maps, Maricopa County Records;

**THENCE**, along said right of way line, North 89°41'38" East, a distance of 699.35 feet to the **POINT OF BEGINNING**.

The above described parcel of land contains 902,732 square feet or 20.7239 acres more or less.

Subject to all covenants, rights of way and easements of record.

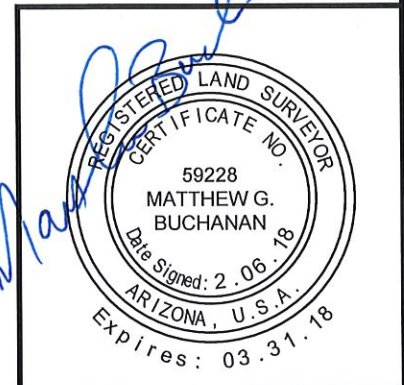
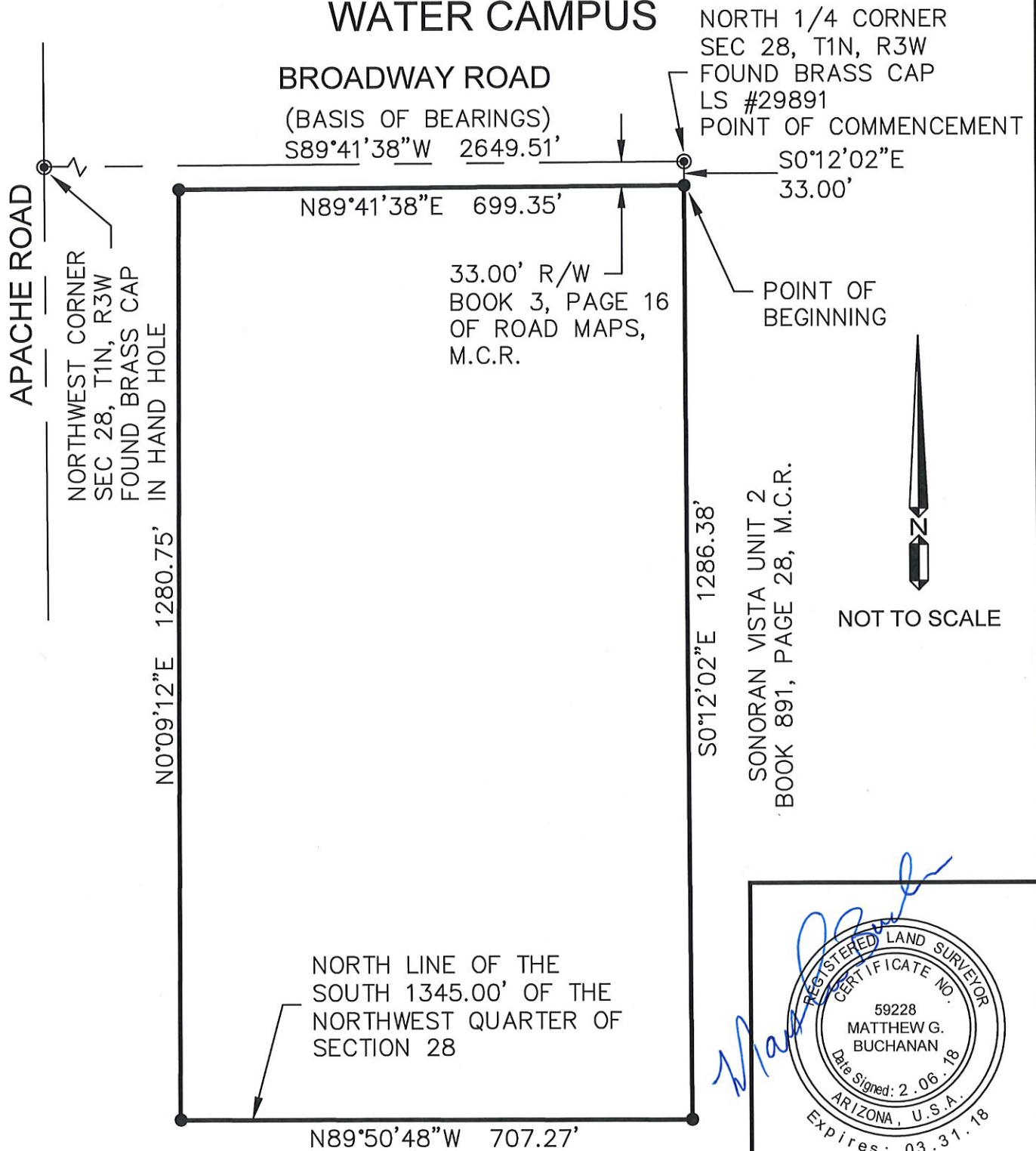
Exhibit "B" attached and by this reference made a part hereof.



# EXHIBIT "B"

## APACHE ROAD

## WATER CAMPUS



ORIGINAL PLAN DATE  
02.05.2018

REVISION DATE  
02.06.2018

PROJECT  
VISTA BONITA

SHEET NUMBER  
SHEET 1 OF 1





**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> *6D. Buckeye Youth Council New Appointments and Removals
<b>DATE PREPARED:</b> 1/31/2018	<b>DISTRICT NO.:</b> ALL
<b>STAFF LIAISON:</b> Maria Riebs, Management Assistant to Council, (623) 349-6955, mriebs@buckeyeaz.gov	
<b>DEPARTMENT:</b> Management Assistant to Mayor and Council	<b>AGENDA ITEM TYPE:</b> Consent Item

**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council to take action on the removal of Caelani Staniel-Schneider and Kenzlee Acevedo-Schneider as Regular Members of the Buckeye Youth Council and the appointment of Su Bin Chang and Nathan Balos as Regular Members of the Buckeye Youth Council, with a term expiration date of February, 2020.

**RELEVANT GOALS:**

GOAL 5: Responsive and Accountable Government and Effective Public Services

**SUMMARY**

**PROJECT DESCRIPTION:**

The City encourages community involvement in our programs through our boards and commissions. The Buckeye Youth Council (BYC) consists of a diverse group of youth members representing all City communities and informs the City Council on issues related to the youth. Members are removed when they are no longer eligible or able to serve. Caelani Staniel-Schneider and Kenzlee Acevedo-Schneider are no longer able to serve. Su Bin Chang and Nathan Balos will serve as Regular Members of the Buckeye Youth Council, with a term expiration date of February, 2020.

**ATTACHMENTS:**

**Description**



**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> 7A. Development Code Update- RV Garages
<b>DATE PREPARED:</b> 2/12/2018	<b>DISTRICT NO.:</b> All
<b>STAFF LIAISON:</b> Adam Copeland, Principal Planner, (623) 349-6210, acopeland@buckeyeaz.gov	
<b>DEPARTMENT:</b> Development Services	<b>AGENDA ITEM TYPE:</b> Public Hearing and Action

**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council will hold a public hearing and take action on Ordinance No. 09-18 amending Chapter 7 Development Code, Articles 3, 4, 5, and 10 relating to the inclusion of RV Garage Standards.

**RELEVANT GOALS:**

GOAL 2: Enhanced Economic Well-Being and Vitality

GOAL 3: A Well-Planned Urban Community

**SUMMARY**

**PROJECT DESCRIPTION:**

There has been growing interest from the homebuilding community in developing an RV Garage product in Buckeye over the last several years, but the Development Code does not accommodate most of the design proposals due to various height, lot coverage, and driveway width restrictions.

Maracay Homes initiated the text amendment to allow their RV Garage product to be built in existing and future communities throughout Buckeye. Additionally, standards were added that include enhanced architecture, decorative driveways, RV Garage definition, and greater setbacks to ensure the intent of the Development Code Design Standards are met.

**BENEFITS:**

By accommodating an RV Garage product, the City of Buckeye will be more attractive for prospective homebuilders and homebuyers.

**ATTACHMENTS:**

**Description**

- ❑ **Ordinance No. 09-18**
- ❑ **Staff Report**
- ❑ **Development Code Chapter 7, Articles 3, 4, 5 and 10 Amendments**

WHEN RECORDED RETURN TO:

City of Buckeye  
ATTN: City Clerk, Lucinda J. Aja  
530 East Monroe Avenue  
Buckeye, Arizona 85326

**ORDINANCE NO. 09-18**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, AMENDING CHAPTER 7 DEVELOPMENT CODE, ARTICLES 3, 4, 5, AND 10 RELATING TO THE INCLUSION OF RV GARAGE STANDARDS.**

**WHEREAS**, most cities throughout the metropolitan area allow RV Garage product; and

**WHEREAS**, Meritage Homes is requesting modifications to the Development Code to allow for RV Garage product in the City of Buckeye; and

**WHEREAS**, various sections in the code need to be modified to accommodate the necessary definition, architecture, setback, garage and driveway widths, and lot coverage to meet industry standards.

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA**, as follows:

Section 1. That certain document entitled “Development Code Chapter 7, Articles 3, 4, 5, and 10 Amendments dated March 6, 2018,” one paper and one electronic copy of which are on file in the office of the City Clerk, is hereby declared a public record and said copies are hereby ordered to remain on file with the City Clerk.

Section 2. The Buckeye City Code, Chapter 7 - Development Code, Articles 3, 4, 5, and 10 are hereby amended pursuant to that certain document entitled “Development Code Chapter 7, Articles 3, 4, 5, and 10 Amendments dated March 6, 2018,” and shall read as set forth in that certain document known as “Development Code Chapter 7, Articles 3, 4, 5, and 10 Amendments dated March 6, 2018,” which document is hereby adopted and incorporated by reference.

Section 3. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Buckeye, Arizona, this 6<sup>th</sup> day of March, 2018.

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Jackie A. Meck, Mayor

ATTEST:

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Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

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City Attorney



# DEVELOPMENT CODE AMENDMENT

## Report to the Planning and Zoning Commission

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**CASE NUMBER:** PLZ-17-00234  
**TITLE:** Development Code Update- RV Garages  
**MEETING DATE:** February 13, 2018  
**AGENDA ITEM:** 5A

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**Applicant:** Guy Stuckey, Maracay Homes  
**Request:** An Amendment to Article 3, 4, 5, and 10 for the purposes of accommodating RV Garages  
**Location:** Citywide  
**Public input:** None known  
**Recommendation:** Approve

### **BACKGROUND & SUMMARY**

1. There has been growing interest from the homebuilding community in developing an RV Garage product in Buckeye over the last several years, but the Development Code does not accommodate most of the design proposals due to various height, lot coverage, and driveway width restrictions.
2. There is a growing market for RV Garages in the valley and several of these homes have been built in communities throughout the Phoenix area. Most of these homes are built on larger lots and have a high level of design and architecture.
3. Maracay Homes approached the city with an interest in developing an RV Garage option and initiated the subject text amendment.

### **PROJECT DESCRIPTION**

4. There are various sections in the code that were reviewed to determine where modifications could be made to accommodate a typical RV Garage product, while at the same time separating certain performance criteria from a standard accessory structure and attached conventional garage.

5. Some of the changes staff requested, and the applicant agreed with to accommodate RV Garages include a requirement for an exact match to the primary house architecture, paver or stained concrete driveway leading to the RV Garage, and setback of an additional four (4) feet from the front plane of the livable portion of the principle structure to add more depth. Additionally, an RV Garage is required to be submitted at the same time as the primary house for design review and standard plan review to ensure consistency in architecture.
6. Other code modifications to accommodate an RV Garage provide an allowance for a greater percentage of overall garage width not to exceed 45% of the house, a total maximum aggregate driveway width up to 35' with a required 3' minimum landscape area between the standard garage and RV Garage, a 10% increase in lot coverage allowance in R1-18 and R1-10 zoning districts, and an allowance for an accessory RV Garage to exceed the height of the principal home as long as it does not exceed 22' in height.
7. Below are some examples of typical RV Garage product attached to the primary structure:





8. Below are some examples of typical detached RV Garage Product:



#### *RV Garage Definition*

9. The code currently does not have a definition for an RV Garage. Below is the proposed definition:

RV Garage: A garage that has a (10) foot or taller bay door and designed to accommodate the size and mass of an RV, motorhome, travel trailer or camper on a 90-foot-wide lot where the architecture matches the principle structure in color, wall material, lighting, and roof.

#### **RECOMMENDATION:**

10. Staff recommends the following motion:

Move to recommend **approval** of Case # PLZ-17-00234, Development Code Update- RV Garages, to the City Council.

#### **EXHIBITS**

Draft Code Additions

Prepared By:

Adam Copeland, Principal Planner

Reviewed By:

Terri Hogan, AICP, Deputy Director of Planning

# **Development Code Chapter 7, Articles 3, 4, 5, and 10 Amendments**

**March 6, 2018**

The following Sections of Chapter 7, Development Code, are hereby adopted into the City of Buckeye City Code to read as follows:

## **CHAPTER 7 - DEVELOPMENT CODE**

### **ARTICLE 3. - USE REGULATIONS**

#### **Section 3.3. - ACCESSORY USES AND STRUCTURES**

. . .

##### **3.3.3. General Standards**

. . .

##### **C. Size and Height.**

. . .

2. The maximum height of an accessory structure shall not exceed the height of the lot's primary structure, with the exception of the following:
  - a. A detached RV Garage can exceed the height of the principal structure, but shall not exceed 22 feet in height.

. . .

### **ARTICLE 4. - DIMENSIONAL STANDARDS**

#### **Section 4.1. - Tables of Dimensional Standards**

. . .



#### 4.1.1. Residential Districts.

TABLE 4.1-1: DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS										
[Bracketed numbers refer to notes at the bottom of the table.]										
District	SF-43	SF-18	SF-10	SF-6	SF-3	SF-1	MF-1	MF-2	MH	
Density, maximum (du/gross acre)	-	-	-	-	-	-	15.0	no max; 15.1 min	8.0	
Lot Dimensions, minimum	Lot Size (sq. ft.)	43,000	18,000	10,000	6,000	3,000	1,000	-	-	4,500 MH 1,500 RV
	Lot Width (ft) [1]	140	100	80	55	30	20	-	-	35
Setbacks, minimum	Front (ft)	40	25	21	Front-loaded garage – 18 Side-loaded garage – 15 Living – 10	8	0	15	0	10
	Side (ft) [2]	20	15	10	5 w/ 15 aggregate	5	0 w/ 5 aggregate	5	0	5
	Rear(ft) [3]	30	30	25	20	10	8	15	10	10
Lot Coverage, maximum(%) [4]	30	45	45	50	65	65	70	95	40	
Building Height, maximum (feet)	35	35	35	35	45	50	50	-	30	
NOTES:										
[1] Lot width is measured at front building line.										
[2] An additional 5 feet of setback shall be required for all corner lots adjacent to public right-of-way.										
[3] For accessory buildings, a 5-foot minimum setback.										
[4] Lots that have an RV Garage within an SF-18 orSF-10 Districts shall be allowed up to 55% lot coverage.										

. . .

## ARTICLE 5. - DEVELOPMENT AND DESIGN STANDARDS AND GUIDELINES

### Section 5.5. - Transportation and Connectivity

. . .

#### 5.5.3. Streets and Vehicular Circulation.

. . .

#### B. Street Connectivity.

. . .

#### 5. Driveways and Access.

. . .

**b. Residential.**

. . .

- (vi) Lots utilizing an RV Garage can have an increased total aggregate driveway width of up to 35 feet as long as a three (3) foot or greater landscape strip entirely separates the on-site RV Garage and conventional garage driveways. The driveway utilizing an RV Garage shall have a continuous driveway apron or rolled curb that connects the RV Garage Driveway to the standard garage driveway. In no case shall the RV Garage driveway have a separate curb cut than the standard garage driveway.

. . .

**5.7.2. General Standards for All Residential Development.**

. . .

**C. Maximum Garage Width.**

1. The maximum width of front-loaded garages, including the garage door and architectural elements on each side of the garage door, shall not exceed 30 percent of the overall building façade width on lots of 10,000 square feet or greater; 40 percent of the façade width on lots of between 6,000 and 10,000 square feet; and 50 percent of the façade width on lots of less than 6,000 square feet.
2. On homes that incorporate an RV Garage, the maximum aggregate width of the garage doors attached to the primary residence and facing the front of the lot shall not exceed 45 percent of the overall building façade.

**5.7.3. Standards For Single-Family and Two-Family Detached Residential Dwellings.**

. . .

**B. Design Standards.**

. . .

### 3. Garages.

. . .

- d. **RV Garages.** Driveways leading to an RV Garage shall include a paver driveway or stained concrete. Additionally, RV Garages shall be required to have an exact match to the architecture of the principal structure and be set back a minimum of 4' from the front plane of any livable portion of the principal structure.

. . .

## ARTICLE 10. - DEFINITIONS

. . .

### 10.4 Other Terms Defined.

. . .

**RV Garage.** A garage that has a (10) foot or taller bay door and designed to accommodate the size and mass of an RV, motorhome, travel trailer or camper on a 90-foot-wide lot or greater where the architecture matches the primary structure in color, wall material, lighting, and roof.

. . .

**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> 7B. Verizon Wireless Lease Agreement
<b>DATE PREPARED:</b> 2/13/2018	<b>DISTRICT NO.:</b> 3
<b>STAFF LIAISON:</b> Scott Lowe, Public Works Director, (623) 349-6815, slowe@buckeyeaz.gov	
<b>DEPARTMENT:</b> Public Works	<b>AGENDA ITEM TYPE:</b> Non-Consent Item

**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council will take action on a Tower License Agreement between the City of Buckeye and Verizon Wireless (VAW) LLC, D/B/A Verizon Wireless, Utility Easement Agreement, Temporary Construction Easement Agreement, and Memorandum of Tower License Agreement, relating to the licensing of a cell phone tower located near Superior Avenue and 255th Drive; and authorizing the City Manager to execute and deliver any and all documents necessary to implement the license agreement.

**RELEVANT GOALS:**

GOAL 3: A Well-Planned Urban Community

GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

**SUMMARY**

**PROJECT DESCRIPTION:**

Verizon Wireless (the "Licensee") entered into a Site Access agreement with the City on February 21, 2017 in order to determine viability of the installation of a cell phone tower in the area of Superior Avenue and 255th Drive in the Westpark Community. They have also obtained Site Approval and the necessary zoning for the construction of the tower at this location. Verizon has now requested to proceed with the installation of a new wireless communications facility on an approximately twenty (20) foot by thirty (30) foot parcel of ground space containing approximately 600 square feet (the "Tower Parcel") with access only from the public right of way and enter into a Lease Agreement with the City.

**BENEFITS:**

The antenna location should enhance coverage for Verizon Wireless customers in the Buckeye area, this Lease Agreement will provide necessary access for Verizon and the term of the agreement will ensure proper compensation for the use of City property. The Verizon constructed interior wall also separates the Verizon facilities from the City, so that there is no unaccompanied access to the Water campus.

**FUTURE ACTION:** Council and staff; does this need to be communicated internally/externally?

Licensee will commence with construction of cell phone tower according to all City engineering requirements.

**FINANCIAL IMPACT STATEMENT:** Must be completed before submission

Annual revenue of \$18,000 for the initial year, with 2% annual increase for the term of initial lease period of five (5) years with two (2) additional five (5) year term extensions.

**CURRENT FISCAL YEAR TOTAL COST:  
BUDGETED**

**FISCAL YEAR:  
2018-2019**

**FUND/DEPARTMENT:**  
**10001110-413115**

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**ATTACHMENTS:**

**Description**

- ☐ **Memorandum of Tower Lease Agreement**
- ☐ **Aerial Map - Verizon Site Access 25520 W Superior Ave**
- ☐ **Tower License Agreement with Verizon Wireless**

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

McGuireWoods LLP  
1800 Century Park East, 8th Floor  
Los Angeles, California 90067  
Attention: Ellie N. Berneman  
(Site: PHO Herradura)

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No prior recordings

(Space above this line for Recorder's use)

### **MEMORANDUM OF TOWER LICENSE AGREEMENT**

This Memorandum of Tower License Agreement (the "Memorandum") is made as of the date of the latter signature below by and among the City of Buckeye, an Arizona municipal corporation (the "City"), and Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless ("Licensee").

The City and Licensee entered into a Tower License Agreement (the "Agreement") on the last date of execution thereof, for an initial term of five (5) years, commencing on the Commencement Date (as defined in the Agreement), which term shall automatically be extended for two (2) additional five (5) year terms unless Licensee terminates it at the end of the then current term.

Pursuant to the Agreement, Licensee shall lease from the City a portion of the property located at near Superior Avenue and 255<sup>th</sup> Drive, Buckeye, Arizona (the "Property"), legally described in Exhibit "A" attached hereto and made a part hereof, for the purpose of installation, operation and maintenance of Licensee's communications facility.

The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of the City and Licensee.

[Signature page to follow.]

IN WITNESS WHEREOF, the City and Licensee have caused this Memorandum to be duly executed on the date last written below.

**CITY:**  
CITY OF BUCKEYE,  
an Arizona municipal corporation

**LICENSEE:**  
Verizon Wireless (VAW) LLC,  
d/b/a Verizon Wireless

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Roger Klingler

Name: Gary Bailey

Title: City Manager

Title: Director – Network Field Engineering

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Lucinda Aja, City Clerk

**CITY ACKNOWLEDGMENT**

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA    )

On \_\_\_\_\_, \_\_\_\_\_, before me personally appeared Roger Klingler, the City Manager of the CITY OF BUCKEYE, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document, on behalf of the City of Buckeye.

\_\_\_\_\_  
Notary Public

(Affix notary seal here)

(Seal)



## LICENSEE ACKNOWLEDGMENT

STATE OF ARIZONA                    )  
  )  
COUNTY OF MARICOPA            )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public,  
personally appeared Gary Bailey, who proved to me on the basis of satisfactory evidence to be  
the person whose name is subscribed to the within instrument and acknowledged to me that he  
executed the same in his authorized capacity, and that by his signature on the instrument the  
person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

(Seal)

Exhibit "A"

LEGAL DESCRIPTION OF THE PROPERTY

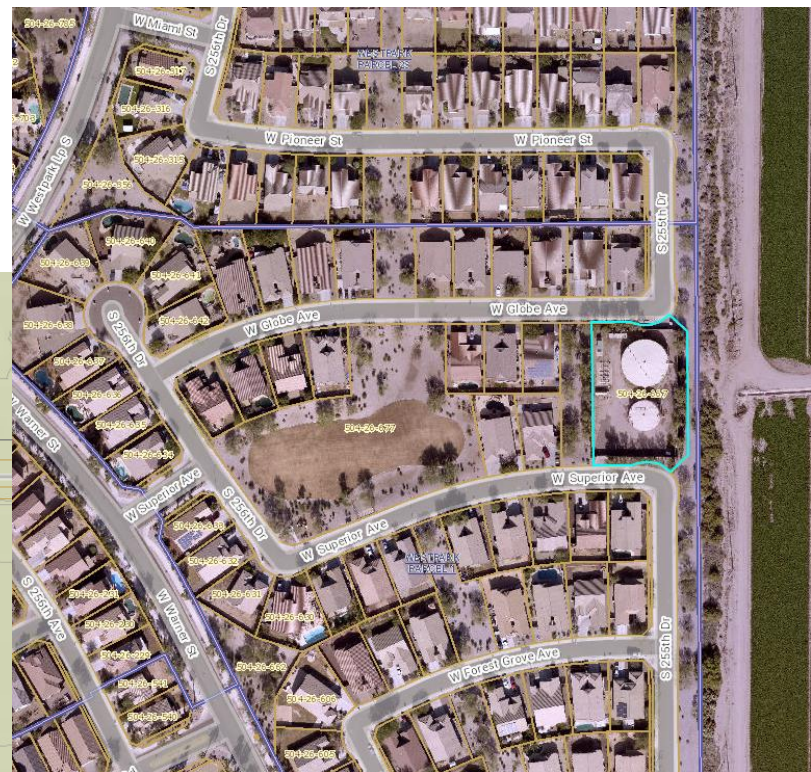
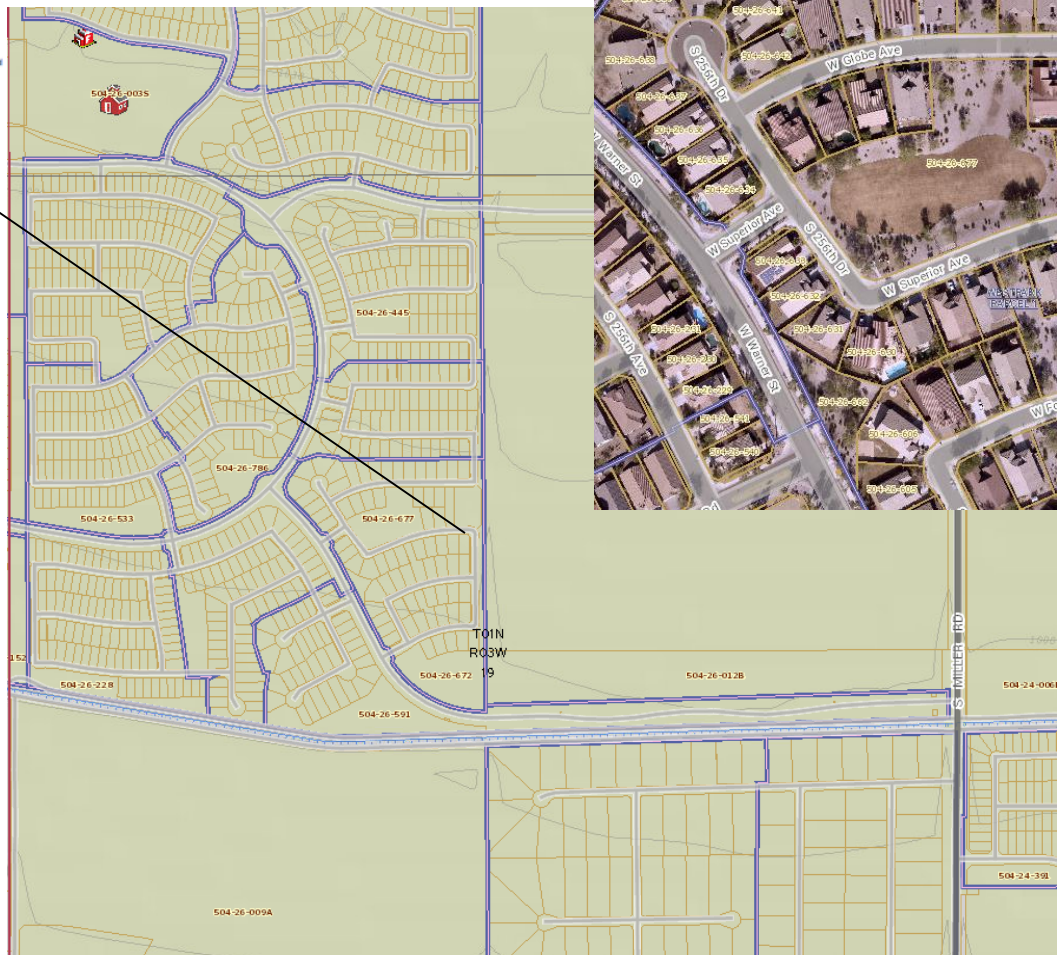
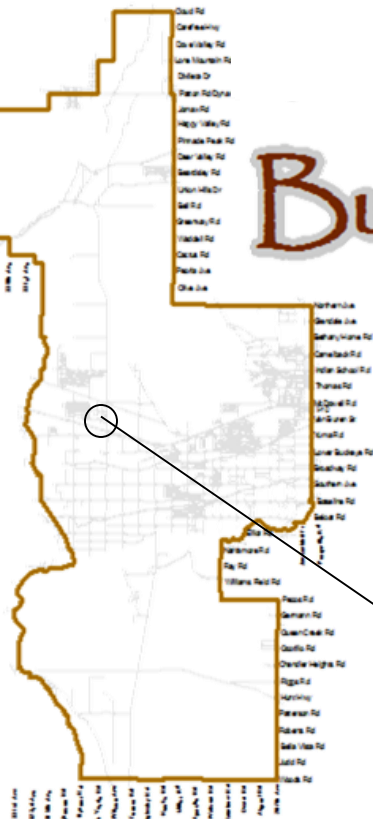
A PORTION OF TANK SITE TRACT 08, WESTPARK PARCEL 1, ACCORDING TO BOOK 691 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE CENTERLINE INTERSECTION OF SOUTH 255<sup>TH</sup> AVENUE AND WEST SUPERIOR AVENUE, STAMPED "TOWN OF BUCKEYE", AND PROCEEDING NORTH 52°40'16" EAST, 14.74 FEET TO THE SOUTHERN-MOST CORNER OF SAID TRACT 08; THENCE NORTH 47°10'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 08, 38.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°07'27" WEST ALONG THE EASTERLY LINE OF SAID TRACT 08, 22.25 FEET; THENCE DEPARTING SAID EASTERLY LINE OF TRACT 08 NORTH 89°28'16" WEST, 50.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°31'21" WEST, 25.00 FEET; THENCE NORTH 89°28'35" WEST, 40.00 FEET; THENCE NORTH 00°31'21" EAST, 25.00 FEET; THENCE SOUTH 89°28'16" EAST, 40.00 FEET TO THE POINT OF BEGINNING.

APN: 504-26-667

# Public Works

# Buckeye



**TOWER LICENSE AGREEMENT  
BETWEEN THE CITY OF BUCKEYE  
AND  
VERIZON WIRELESS (VAW) LLC, D/B/A VERIZON WIRELESS**

THIS TOWER LICENSE AGREEMENT (this “Agreement”) is entered into as of the latter date of execution below (the “Effective Date”), between Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless (the “Licensee”), and the City of Buckeye, an Arizona municipal corporation (the “City”). The City and the Licensee are referred to herein individually as a “Party” and collectively as the “Parties.”

**RECITALS**

A. The City owns certain real property commonly known as the water campus located near Superior Avenue and 255<sup>th</sup> Drive, Buckeye, Arizona, as more particularly described and depicted on Exhibit A, attached hereto and incorporated herein by reference (the “Property”).

B. Licensee and the City desire to enter into this Agreement in order to grant Licensee the right to construct, operate and maintain a new wireless communications facility on a portion of the Property, being described as a twenty-five (25) foot by forty (40) foot parcel of ground space containing approximately one thousand (1000) square feet (the “Tower Parcel”), as described and depicted on the site plans entitled “Verizon Wireless PHO Herradura, attached hereto as Exhibit B and incorporated herein by reference (the “Plans”). The final Plans shall include any modifications approved by the City.

C. In addition to the Tower Parcel, the Licensee desires a non-exclusive easement for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more easements from the Tower Parcel to the edge of the Property, the Utility Easements (as defined in subsection 2.1 below). The Tower Parcel and the Utility Easement are collectively referred to herein as the “Premises.”

D. Licensee and the City desire to establish their respective rights and responsibilities for construction and operation of the new Communications Facilities (as defined in subsection 4.1 below).

**AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Licensee hereby agree as follows:

1. License Agreement.

1.1 Initial License Term. The initial term of this Agreement shall be five years (the “Initial License Term”) commencing on the Commencement Date (as defined herein) and terminating on the fifth anniversary of the Commencement Date, unless otherwise sooner

terminated as provided herein. This Agreement shall commence based upon the date Licensee commences installation of the Licensee Facilities (as defined in Section 3.1 below) on the Premises. In the event the date Licensee commences construction and installation of any part of the Licensee Facilities between the 1st and 15th of the month, the Initial License Term shall commence on the 1st of that month and if the date installation commences falls between the 16th and 31st of the month, then the Initial License Term shall commence on the 1st day of the following month (either such date, the "Commencement Date"). The City and Licensee agree that they shall acknowledge in writing the Commencement Date. Notwithstanding anything to the contrary contained herein, the City and Licensee acknowledge and agree that initial rental payment(s) shall not be paid by Licensee until 90 days after a written acknowledgement confirming the Commencement Date. By way of illustration of the preceding sentence, if the Commencement Date is January 1 and the written acknowledgement confirming the Commencement Date is dated January 14, Licensee shall pay to the City the rental payments for January 1 and February 1 by February 13. The Initial License Term and any exercised Extension Terms (as defined in subsection 1.2 below), are collectively referred to herein as the "License Term."

1.2 Renewal. Upon expiration of the Initial License Term, Licensee may extend the Term of the Agreement for an additional two five-year terms (each an Extension Term) on the same terms and conditions as set forth herein, by delivering to the City written notice of its election to exercise any renewal for an Extension Term at least 90 but not earlier than 180 days prior to the expiration of the Initial License Term or any then-current Extension Term, as applicable. Only upon the giving of notice of renewal and extension in accordance with the foregoing provisions will the License Term be renewed and extended in accordance with such notice.

1.3 Rent.

A. Base Rent.

(1) Except for the initial rent payment (as set forth in Section 1.1 above), Licensee shall pay base rent ("Base Rent") in the amount and in the manner specified hereunder, commencing on the Commencement Date. All rent shall be due and payable in advance not later than the first day of each month. Notwithstanding the payment deadlines set forth above, the Licensee may, at its sole option and without penalty, pay the full annual amount of Base Rent in advance in one annual payment.

(2) Base Rent during the first year of the Initial Term shall be \$1,500.00 per month. The annual rental rate (paid in monthly installments as stated above) shall increase by 2% on each annual anniversary of the Commencement Date throughout the License Term. All payments by Licensee to the City required pursuant to this Agreement are collectively referred to as "Rent."

B. Late Rent. Should any installment of Rent not be paid within 15 days following the date due, a ten percent late fee shall be added to the amount due, provided that Licensee has received written notice from the City; however, the City shall not be required to provide more than one (1) written notice of late payment to Licensee during a twelve (12) month period. Furthermore, any and all amounts payable by

Licensee under this Agreement that are not paid within 15 days following the date due shall accrue interest at the rate of one percent per month from the date the amount first came due until paid. Licensee expressly agrees that the foregoing represents reasonable estimates of the City's costs in the event of delay in payment of the Rent, and is not a penalty.

C. No Setoffs. All Rent shall be paid in full directly to the City without setoff, demand or deduction of any description. Licensee expressly waives any right of setoff.

D. Holding Over. Any holding over after the expiration of the License Term with the consent of the City shall be construed to be a tenancy from month to month at a Base Rent of 125% of the Base Rent in effect for the last year of the License Term, and shall otherwise be for the term and on the conditions herein specified, so far as applicable.

1.4 Utilities. Licensee shall pay for all utilities it consumes in its operations on the Premises (separately metered and using separate circuits). The City agrees to execute such documents or easements as may be reasonably required by utility companies or others to provide such service; provided, however, that any easement necessary for such power or other utilities shall be at a location reasonably acceptable to the City and the servicing utility company and may, at the City's election, be extinguished by the City at the termination of this Agreement. All utility lines, without exception, shall be underground and shall be re-vegetated in a manner reasonably acceptable to the City.

1.5 Taxes. Licensee shall pay all real, leasehold and personal property taxes assessed on, or any portion of such taxes attributable to Licensee's operations on the Premises. As required by ARIZ. REV. STAT. § 42-6206, notice is hereby given that Licensee shall be responsible for any and all government property License excise taxes described in ARIZ. REV. STAT. § 42-6201 *et seq.* or similar laws in force from time to time. Licensee shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge, or seek modification of any tax assessment or billing for which Licensee is wholly or partly responsible for payment. In the event that Licensee is found to be in violation of its obligation to pay taxes to the City pursuant to applicable law, failure by Licensee to pay such taxes within 90 days after receipt of notice and opportunity to cure is an event of default that could result in divesting the Licensee of any interest in or right of occupancy of the Premises.

## 2. Easements.

2.1 Utility Easements. The City hereby grants to Licensee non-exclusive easements in the form attached hereto as Exhibit C and incorporated herein by reference, for the installation and maintenance of utility wires, poles, cables, conduits and pipes under the public rights-of-way or City property as depicted on the Plans attached hereto as Exhibit B (the "Utility Easements"). Licensee shall be responsible for, at its sole cost and expense, the repair of any damage or disturbance, normal wear and tear excepted, to the extent caused by Licensee, to the City's property, including but not limited to, sidewalks, landscaping, storm drains, erosion control, perimeter walls and utility lines caused by the installation, repair and maintenance of Licensee's utility lines.

2.2 Temporary Construction Easement. The City hereby grants to Licensee the right of entry and access, including ingress and egress, between the hours of 7:00 a.m. and 4:00 p.m., Monday through Thursday only, on foot or by motor vehicle, including trucks over or along the Property, for all purposes necessary during the construction of the Communication Facilities, (as depicted on the Plans), in the form attached hereto as Exhibit D (the “Temporary Construction Easement”). The Temporary Construction Easement shall terminate upon the later of issuance of a certification of occupancy or other final approval by the City or completion of construction of the Communications Facilities. The Licensee shall be responsible at its sole cost and expenses, for the repair of any damage to the Property, including, but not limited to, sidewalks, landscaping, storm drains, erosion control, perimeter walls and utility lines cause by Licensee.

2.3 . . . (Intentionally left blank).

3. Construction and Maintenance. Subject to the terms and conditions contained in this Agreement, the City hereby grants to Licensee the right to construct the Communication Facilities within the Premises and to thereafter operate the Licensee Facilities (as defined in subsection 3.1 below).

3.1 Installation of Pole. Licensee shall construct on the Premises a new sixty-four foot (64’) antenna structure (the “Pole”) in accordance with the Plans, which Plans have been reviewed and approved by the City. The Pole shall be of the type, configuration and design set forth in the Plans. Licensee may install on the Pole no more than twelve (12) cellular panel antennas of the type, configuration and design as described and depicted on the Plans, at the sixty foot (60’) RAD center. Throughout the License Term of this Agreement, Licensee shall have the exclusive right to use the Pole, subject to Section 4.3 below. Licensee also has the right to erect, maintain and operate on the Premises foundations, utility lines, transmission lines, air conditioned equipment shelters, fences, electronic equipment, radio transmitting and receiving antennas, an emergency generator, supporting equipment and structures thereto, as more particularly described on the Plans. All improvements constructed and installed by Licensee, including the Pole and the Conduit, are hereinafter referred to as the “Licensee Facilities,” which shall to the extent reasonably possible, blend into the surrounding building architecture. Specifically, the equipment storage structure, emergency generator and all related devices shall be screened from view and camouflaged so as to completely conceal their purpose. Licensee shall have the right, without the City’s prior approval, to make any modifications, repairs or replacements to the Licensee Facilities so long as such modifications, repairs or replacements: (A) result in a substantially similar configuration (identical in height and weight); and (B) do not materially change the visual and aesthetic layout of the Licensee Facilities as currently depicted in the Plans. As for all other modifications, repairs or replacements, Licensee shall first obtain the City’s prior written approval, which approval shall not be unreasonably denied, withheld or conditioned.

3.2 Permits and Construction.

A. Construction Standards. Promptly following the Effective Date, Licensee shall commence and diligently complete any and all work necessary to prepare, maintain and alter the Premises for these permitted improvements, including obtaining

approval of licenses and permits as required by federal, state, county and municipal authorities to the extent such laws relate to Licensee's use of the Premises. All construction shall be performed in strict compliance with such approved plans and specifications and the Plans, and no such work may materially interfere with existing City uses on the Property, nor render the Property materially unfit for use by the City or damage any existing facilities of the City. Nothing herein is intended to, nor shall, excuse Licensee's compliance with all ordinances, codes, and regulations of the City, including, but not limited to, zoning regulations. The City agrees to reasonably cooperate, at no cost to the City, with Licensee's efforts to obtain any required licenses and permits. Licensee agrees that all work shall be completed by a licensed and qualified contractor, shall be done with good materials and workmanship and in a lien-free manner, and shall be done in strict compliance with all applicable laws and governmental regulations. Licensee has inspected the Premises and agrees that it is taking the Premises in "as-is" condition.

B. Government Approvals. It is understood and agreed that Licensee's ability to use the Premises is contingent upon its obtaining after the Effective Date of all the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as a satisfactory building structural analysis and soil boring tests which will permit Licensee use of the Premises as set forth above. The City shall cooperate with Licensee in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Premises with respect to the proposed use thereof by Licensee. In the event that (1) any of such applications for such Governmental Approvals should be finally rejected; (2) any Governmental Approval issued to Licensee is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (3) Licensee determines that such Governmental Approvals may not be obtained in a timely manner; (4) Licensee determines that any building structural analysis is unsatisfactory; (5) Licensee determines that any soil boring tests are unsatisfactory; (6) Licensee determines that the Premises is no longer technically compatible for its use; or (7) Licensee, in its sole discretion, determines that the use the Premises is obsolete or unnecessary, Licensee shall have the right to terminate this Agreement. Notice of Licensee's exercise of its right to terminate shall be given to the City in writing in the manner set forth in Section 9.13 below, and shall be effective upon the actual receipt or refusal as shown on the receipt obtained, or upon such later date as designated by Licensee. All rental amounts paid prior to said termination date shall be retained by the City. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the Licensee shall have no further obligations for the payment of Rent to the City.

3.3 Maintenance. Except as otherwise expressly provided herein and for the License Term only, Licensee shall be solely responsible, at its sole cost and expense, for all improvements to and maintenance of the Licensee Facilities. The City neither assumes, nor shall it have, any responsibility for the condition of the Premises.

3.4 Ownership of Pole and Conduit Upon Termination. Upon expiration or within 90 days of early termination of the Agreement, Licensee shall, at its own expense, remove



the Pole and related equipment and restore the property to its original condition, normal wear and tear excepted. Alternatively, at the option of City, all right, title and interest in the Pole shall be conveyed by Licensee to the City at no cost or expense in its then-existing condition (with no warranties, express or implied). The City may exercise its option to obtain ownership of the Pole by providing written notice to Licensee at least 90 days before the expiration of the Agreement or within 10 days after the earlier termination of the Agreement.

3.5 Damage to the Licensee's Facilities. Except to the extent arising out of the negligence or willful misconduct by the City or its agents, employees or assigns, in the event that Licensee Facilities are destroyed or damaged in whole or in part by fire, lightning, windstorm, flood, earthquake, explosion, collapse, aircraft or other vehicle damage or other casualty, Licensee shall, within a period of 30 days after the date of such damage, commence the repair, reconstruction and restoration thereof and thereafter prosecute the same diligently to completion, and this Agreement shall continue in full force and effect. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within 45 days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt Licensee's operations at the Premises for more than 45 days, then Licensee may, at any time following such fire or other casualty, terminate this Agreement upon 15 days prior written notice to the City. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due under this Agreement.

#### 4. Permitted Use.

4.1 Licensee's Permitted Activities. The Licensee may only use the Premises for the lawful installation, operation and maintenance of wireless communication facilities, services and uses incidental thereto, including but not limited to the transmission and reception of radio communication signals in all frequencies authorized by governmental authorities ("Communications Facility").

4.2 Interference. Licensee shall not operate the Licensee Facilities in any manner that materially interferes in any way with governmental or other existing commercial wireless communications, or with the City's Facilities or other existing operations on or around the Property. In the event such interference creates a threat to public safety, the City shall contact Licensee to notify them of such interference. If Licensee fails to stop the interference (other than intermittent testing) within 48 hours after telephonic notice to Licensee's Network Operations Center (at (800) 621-2622) from the City, the City shall then have the right to immediately correct or remove the interference by whatever means necessary and Licensee shall reimburse the City for all reasonable costs incurred in correcting or removing the interference. In the event the City is compelled to correct the interference problem, the City shall not be liable for any costs, consequential damages or loss of revenue associated with the City's actions. For all other interference problems, Licensee shall take all steps necessary to correct and eliminate the interference within a reasonable time, at its sole cost. If the interference cannot be eliminated within a reasonable length of time, not to exceed seven days, Licensee agrees to immediately cease using the equipment that is creating the interference (except for short tests necessary for the elimination of the interference), and may not recommence using such equipment until the

interference has been resolved. The City agrees that the City and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of Licensee.

4.3 City Use. The City shall have the right to reasonable access and use of the Licensed Facilities, provided such access or use does not interfere with Licensee's use or operation of Licensed Facilities and the City's equipment on the Pole or within the Licensee Facilities is in locations that is reasonably acceptable to Licensee. Such use is exclusive to the City only and may include, but not be limited to, telecommunication equipment to assist the City's public safety and other City operations and functions. The City shall be responsible to maintain and repair its equipment on the Pole and/or within the Licensed Facilities, in compliance with all applicable laws, all at the City's sole cost and expense. The City shall use its best efforts to maintain and repair its equipment without disturbing or affecting Licensee's equipment. The City acknowledges and agrees that (1) Licensee's communication equipment is highly sensitive, (2) Licensee's communications equipment may only be handled by properly trained and qualified personnel, and (3) Licensee shall be solely responsible for the maintenance, repair and handling of all of Licensee's equipment, antennas, and any other of Licensee's improvements during the term of this Agreement.

## 5. Indemnification.

5.1 By Licensee. Licensee shall indemnify, defend and hold harmless the City and each council member, officer, employee or agent thereof (the City and any such person being herein called an "Indemnified Party") for, from and against any and all losses, claims, damages, liabilities, cost and expenses (including, but not limited to reasonable attorneys' fees, court costs and the cost of appellate proceedings) to which any such Indemnified Party may become subject, on account of: (A) any damages, injury to person or property, or death of any person arising out of any negligent acts, intentional misconduct, errors, omissions, work, or services of Licensee, its employees, agents, representatives, consultants or subcontractors, their employees, agents, or representatives on the Premises; (B) any worker's compensation claims, unemployment compensation claims or unemployment disability compensation claims of employees of Licensee or claims under similar such laws or obligations to the extent arising out of Licensee's use of the Premises or (C) action properly taken by the City pursuant to this Agreement. This indemnification obligation shall not extend to any loss, claim, damage, injury or death, liability, costs, and expenses to the extent caused by the negligence or willful misconduct of the Indemnified Party. The amount and type of insurance coverage requirements set forth herein shall in no way be construed as limiting the scope of the indemnity in this Section.

5.2 By City. To the extent permitted by law, the City shall indemnify, defend and hold harmless Licensee for, from and against any and all claims, demands, suits, actions, proceedings, loss, cost and damages of every kind and description, including any reasonable attorneys' fees and/or litigation expenses, which may be brought or made against or incurred by Licensee on account of: (A) any damages, injury to person or property, or death of any person arising out of any negligent acts, willful misconduct, errors or omissions of the City, its employees, agents, representatives, consultants or subcontractors, their employees, agents, or representatives; (B) any worker's compensation claims, unemployment compensation claims or unemployment disability compensation claims of employees of the City or claims under similar

such laws or obligations; or (C) action properly taken by Licensee pursuant to this Agreement. This indemnification obligation shall not extend to any loss, damage, injury, death liability, cost or expense to the extent caused by the negligence or willful misconduct of the Licensee, or its employees, agents and assigns.

6. Insurance.

6.1 General.

A. Insurer Qualifications. Without limiting any obligations or liabilities of Licensee, Licensee shall purchase and maintain, at its own expense, hereinafter stipulated insurance with insurance companies authorized to do business in the State of Arizona pursuant to ARIZ. REV. STAT. § 20-206, as amended, with an AM Best, Inc. rating of A- or above with policies and forms reasonably satisfactory to the City. Failure to maintain insurance as specified herein may result in termination of this Agreement at the City's option.

B. No Representation of Coverage Adequacy. By requiring insurance herein, the City does not represent that coverage and limits will be adequate to protect Licensee. The City reserves the right to review any and all of the insurance policies and/or endorsements cited in this Agreement but has no obligation to do so.

C. Additional Insured. All insurance coverage except Workers' Compensation and Employers liability insurance and Professional Liability insurance, if applicable, and Builder's Risk insurance shall include, to the fullest extent permitted by law for claims arising out of the performance of this Agreement, the City, its representatives, officers, directors, officials and employees as Additional Insureds as their interest may appear under this Agreement specified under the respective coverage sections of this Agreement.

D. Coverage Term. All insurance required herein shall be maintained in full force and effect until all responsibilities or obligations required under the terms of this Agreement are satisfactorily performed, completed and formally accepted by the City, unless specified otherwise in this Agreement.

E. Primary Insurance. Licensee's insurance shall be primary insurance with respect to Licensee's obligations under this Agreement and in the protection of the City as an Additional Insured.

F. Waiver. The Workers' Compensation and Employers liability insurance, shall contain a waiver of rights of recovery (subrogation) against the City, its representatives, officials, officers and employees for any claims arising out of the work or services of Licensee.

G. Policy Deductibles and/or Self-Insured Retentions. The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention amounts. Licensee shall be solely responsible for any such deductible or self-insured retention amount.

H. Use of Subcontractors. If any work under this Agreement is subcontracted in any way, Licensee shall execute written agreements with its subcontractors containing the indemnification provisions set forth in this Section and substantially the same insurance requirements set forth herein protecting the City and Licensee. Licensee shall be responsible for executing any agreements with its subcontractors and obtaining certificates of insurance verifying the insurance requirements.

I. Evidence of Insurance. Prior to commencing any work or services under this Agreement, Licensee will provide the City with suitable evidence of insurance in the form of certificates of insurance. The City shall reasonably rely upon the certificates of insurance as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this Agreement. In the event any insurance policy required by this Agreement is written on a “claims made” basis, coverage shall extend for one (1) year past completion of the responsibilities or obligations and the City’s acceptance of the Licensee’s work or services and as evidenced by annual certificates of insurance. If any of the policies required by this Agreement expire during the life of this Agreement, it shall be Licensee’s responsibility to forward renewal certificates to the City within thirty (30) days of the expiration date. All certificates of insurance required by this Agreement shall be identified by referencing this Agreement. All certificates of insurance submitted without a reference to this Agreement, as applicable, will be subject to rejection and may be returned or discarded. Certificates of insurance shall include:

(1) The City, its representatives, officers, directors, officials and employees are Additional Insureds as their interest may appear under this Agreement as follows:

(a) Commercial General Liability – Under Insurance Services Office, Inc., (“ISO”) Form or substantial equivalent.

(b) Auto Liability – Under ISO Form or substantial equivalent.

(c) Intentionally omitted.

(2) Licensee’s insurance shall be primary insurance as respects Licensee performance of the Agreement.

(3) The Workers’ Compensation and Employers liability insurance shall waive rights of recovery (subrogation) against the City, its representatives, officers, officials and employees.

(4) Intentionally omitted.

## 6.2 Required Insurance Coverage.

A. Commercial General Liability. Licensee shall maintain “occurrence” form Commercial General Liability insurance with a limit of \$1,000,000.00 for each occurrence for bodily injury and property damage and \$2,000,000.00 General Aggregate Limit including premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as ISO policy form or substantial equivalent thereof, including but not limited to, separation of insured’s clause. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its representatives, officers, officials and employees shall be included as Additional Insureds as their interest may appear under this Agreement under ISO, Commercial General Liability Blanket Additional Insured Endorsement form, or substantial blanket equivalent, which shall read “Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of “your work” for that insured by or for you.” All commercial general liability and property damage policies maintained by Licensee shall contain a provision that the City, although an additional insured, shall nevertheless be entitled to recover under said policies for loss occasioned to it, its servants, agents or employees, by reason of the negligence of Licensee.

B. Vehicle Liability. Licensee shall maintain Commercial Automobile Liability insurance with combined single a limit of \$1,000,000.00 each accident for bodily injury and property damage covering all owned, hired and non-owned vehicles assigned to or used in the performance of the Licensee’s responsibilities or obligations under this Agreement. Coverage will be at least as broad as ISO coverage form or equivalent thereof. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its representatives, officers, directors, officials and employees shall be included as Additional Insureds as their interest may appear under this Agreement under ISO Auto policy form.

C. Professional Liability. If this Agreement is the subject of any professional services or work, or if the Licensee engages in any professional services or work adjunct or residual to performing the work under this Agreement, the Licensee shall maintain Professional Liability insurance covering negligent errors and omissions arising out of the any professional services performed by the Licensee, with a limit of \$2,000,000.00 per claim and aggregate. In the event the Professional Liability insurance policy is written on a “claims made” basis, coverage shall extend for one (1) year past completion and acceptance of the work or services, and the Licensee shall be required to submit certificates of insurance evidencing proper coverage is in effect as required above.

D. Workers’ Compensation Insurance. Licensee shall maintain Workers’ Compensation insurance in compliance with the statutory requirements of the state of operation and Employers Liability Insurance with a limit of \$500,000.00 for each accident, \$500,000.00 disease for each employee and \$1,000,000.00 disease policy limit.

E. Builder’s Risk Insurance. Licensee shall be responsible for purchasing and maintaining insurance to protect the Communications Facilities from perils of physical loss. The insurance shall provide for the full cost of replacement for the Communications Facilities at the time of any loss. The insurance shall insure against

loss from the perils of fire and all risk coverage for physical loss or damage due to theft, vandalism, collapse, malicious mischief, transit, flood, earthquake, testing, resulting loss arising from defective design, negligent workmanship or defective material. Licensee shall increase the coverage limits as necessary to reflect changes in the estimated replacement cost.

6.3 Intentionally omitted.

7. Defaults.

7.1 Licensee's Default. If Licensee fails to pay any rental or other amounts payable under this Agreement when due, or if Licensee should fail to perform any other of the covenants, terms or conditions of this Agreement, prior to exercising any rights or remedies against Licensee on account thereof, the City shall first provide Licensee with written notice of the failure and provide Licensee with a 15 day period to cure such failure if the failure is to pay Rent or any other sum of money under this Agreement, or a 30 day period to cure such failure if the failure is to perform any other covenant, term or condition of this Agreement. If the failure to perform does not involve the payment of Rent or any other sum of money under this Agreement and cannot reasonably be cured within 30 days, Licensee shall not be in default of this Agreement if Licensee commences to cure the failure to perform within the 30 day period and thereafter diligently and in good faith prosecutes the cure to completion; provided, however, that no such cure period shall exceed 90 days. In the event Licensee fails to cure its default within the applicable cure period, or Licensee breaches this Agreement or otherwise fails to perform or observe any covenant or condition applicable to it under the terms of this Agreement, then the City may elect any one or more of the following remedies:

A. Terminate Agreement. Terminate this Agreement pursuant to Section 8.1 below.

B. Reentry. Reenter the Property and take possession thereof and remove all persons and personal property therefrom.

C. Other Remedies. Pursue any and all other legal remedies available to it without election, with or without canceling this Agreement, including without limitation recovering its actual damages caused by the breach or failure of Licensee.

7.2 City's Default. In the event that the City fails to perform or observe any covenant, term or condition applicable to it under the terms of this Agreement, then Licensee shall first provide the City with written notice of the failure and provide the City a 30 day period to cure such failure. Should the City fail to cure such failure, then Licensee may elect any one or more of the following remedies: (A) terminate the Agreement; (B) initiate legal action to compel specific performance by the City; or (C) sue to recover its actual damages caused by the breach or failure of the City.

7.3 Limitation of Liability. Except for indemnification pursuant Section 5, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of

service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

## 8. Termination; Cancellation.

8.1 For Cause. This Agreement may be terminated by either Party upon 30 days' written notice following the expiration of any applicable cure periods set forth above should the other Party fail to substantially perform in accordance with this Agreement's terms, through no fault of the Party initiating the termination. In the event of such termination for cause, payment shall be made by the Licensee to the City for the undisputed portion of any Rent due as of the termination date.

8.2 Conflict of Interest. This Agreement is subject to the provisions of ARIZ. REV. STAT. § 38-511. The City may cancel this Agreement without penalty or further obligations by the City or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City or any of its departments or agencies is, at any time while this Agreement or any extension of this Agreement is in effect, an employee of any other party to this Agreement in any capacity or a consultant to any other party of the Agreement with respect to the subject matter of this Agreement.

8.3 Automatic Termination of Easements. In the event this Agreement is terminated for any reason as set forth in this Section 8, or upon expiration of the License term, the Utility Easement and the Maintenance and Operations Access Easement shall automatically terminate without further act of either Party. Following such Termination, Licensee expressly agrees and understands that the City may record a notice of termination of the Utility Easement and the Maintenance and Operations Access Easement, and that Licensee shall cooperate with the City as necessary to ensure that the public records clearly indicate the termination of such easements.

## 9. Miscellaneous.

9.1 Applicable Law; Venue. In the performance of this Agreement, Licensee shall abide by and conform to any and all applicable laws of the United States, State of Arizona and the City of Buckeye, including but not limited to, federal and state executive orders providing for equal employment and procurement opportunities, the Federal Occupational Safety and Health Act and any other federal or state laws applicable to this Agreement. This Agreement shall be governed by the laws of the State of Arizona, unless preempted by applicable federal law(s), are and suit pertaining to this Agreement may be brought only in courts in Maricopa County, Arizona.

9.2 Dispute Resolution. Any dispute, controversy, claim or cause of action arising out of or related to this Agreement shall be governed by Arizona and/or applicable federal law and may, but in no event need, be settled by submission with the consent of both Parties to binding arbitration in accordance with the rules of the American Arbitration Association and the Arizona Uniform Arbitration Act, ARIZ. REV. STAT. § 12-1501, *et seq.*, and judgment upon any award rendered by the arbitrators may be entered in the Superior Court of Maricopa County, or any such dispute, controversy, claim or cause of action may be litigated in a

court of competent jurisdiction. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason.

9.3 Independent Contractor. The Licensee acknowledges and agrees that the construction services provided under this Agreement are being provided as an independent contractor, not as an employee or agent of the City. Licensee, its employees and subcontractors are not entitled to workers' compensation benefits from the City. The City does not have the authority to supervise or control the actual work of Licensee, its employees or subcontractors.

9.4 Relationship of the Parties. It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint venturer, associate of the other than as contracting Parties, or landlord and tenant. An employee or agent of one Party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever.

9.5 Laws and Regulations. Licensee shall keep fully informed and shall at all times during the performance of its obligations under this Agreement ensure that it and any person for whom the Licensee is responsible remains in compliance with all applicable rules, regulations, ordinances, statutes or laws affecting this Agreement, including the following: (A) existing and future City and County ordinances and regulations, (B) existing and future state and federal laws and (C) existing and future Occupational Safety and Health Administration ("OSHA") standards.

9.6 Provisions Required by Law. Each and every provision of applicable law and any clause required by law to be in the Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, the Agreement will promptly be physically amended to make such insertion or correction.

9.7 Authority. Each person executing this Agreement on behalf of any Party hereto warrants that she/he has the right and authority to execute this Agreement, and that all the procedures and approvals that are necessary and required to enable her/him to properly execute this Agreement and to bind the person or entity whom she/he represents in accordance with the terms hereof have been followed and/or secured. Each Party agrees to execute and deliver all documents and to perform all further acts as may be reasonably necessary to carry out the provisions of this Agreement.

9.8 Amendments. This Agreement may be modified only by a written amendment signed by persons duly authorized to enter into contracts on behalf of the City and the Licensee.

9.9 Assignment and Subleasing. Except as provided for herein, Licensee may not assign its interest in this Agreement or sublease any portion of the Premises at any time without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment or sublease by Licensee in violation of this provision shall be a breach of this Agreement by Licensee. Notwithstanding the foregoing, this Agreement may be sold, assigned or transferred by the Licensee without any approval or consent of the City to the Licensee's principal, affiliates, subsidiaries of its principal or to any entity



which acquires all or substantially all of Licensee's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. No change of stock ownership, partnership interest or control of Licensee or transfer upon partnership or corporate dissolution of Licensee shall constitute an assignment hereunder. No assignment shall be deemed to release Licensee from its obligations hereunder.

9.10 Sale of Property. If at any time during the term of this Agreement, the City decides to sell all or part of the Property, to a purchaser other than Licensee, then such sale shall be under and subject to this Agreement and Licensee's rights hereunder.

9.11 Mortgages and Liens. At the City's option, this Agreement shall be subordinate to any mortgage by the City which may now or hereafter affect all of the City's property including the Property, provided that any such mortgage shall recognize the validity of this Agreement in the event of foreclosure of the City's interest and also recognize Licensee's right to remain in possession and have access to the Premises. Licensee shall execute whatever instruments may reasonably be required to evidence this subordination and recognition clause at no cost to Licensee.

9.12 Abandonment of Premises. Licensee shall neither vacate nor abandon the Premises at any time during the term of this Agreement. If Licensee abandons, vacates, or surrenders the Premises, or is disposed by process of law, or otherwise, the Licensee Facilities and any personal property belonging to Licensee and left on the Premises shall be deemed to have been abandoned.

9.13 Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (A) delivered to the Party at the address set forth below, (B) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (C) given to a recognized and reputable overnight delivery service provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, to the address set forth below:

If to the City:                      City of Buckeye  
   530 E. Monroe  
   Buckeye, Arizona 85326  
   Attn: Scott Lowe, Public Works Director

With copy to:                      GUST ROSENFELD, P.L.C.  
   One East Washington, Suite 1600  
   Phoenix, Arizona 85004-2553  
   Attn: Shiela Schmidt, Esq.

If to Licensee: Verizon Wireless (VAW) LLC,  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attn: Network Real Estate  
Site Name: PHO Herradura

or at such other address, and to the attention of such other person or officer, as any Party may designate in writing by notice duly given pursuant to this subsection. Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

9.14 Hazardous Substances. Licensee shall hold the City harmless from and indemnify the City against any damage, loss, expense, response costs or liability, including consultant fees and reasonable attorneys' fees, resulting from hazardous substances generated, stored, disposed of or transported to, on or under the Premises by Licensee or Licensee's agents, employees or contractors, except to the extent such damage, loss, expense, costs or liability arises from the act or omission of the City or the City's employees, contractors, or agents. For purposes of this Agreement, hazardous substances shall mean (A) any substance which contains gasoline, diesel fuel or other petroleum hydrocarbons, (B) any substance which is flammable, radioactive, corrosive or carcinogenic, (C) any substance the presence of which on the Premises causes or threatens to cause a nuisance or health hazard affecting human health, the environment, the Premises or property adjacent thereto or (D) any substance the presence of which on the Premises requires investigation or remediation under any hazardous substance law, as the same may hereafter be amended. "Hazardous substance law" means the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601 *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. §6901 *et seq.*; the Hazardous Materials Transportation Act, 49 U.S.C. §5101 *et seq.*; the Clean Water Act, 33 U.S.C. §1251 *et seq.*; the Clean Air Act, 42 U.S.C. §7401 *et seq.*; the Federal Insecticide, Fungicide, and Rodenticide Act, 7 U.S.C. §136 *et seq.*; the Toxic Substances Control Act, 15 U.S.C. §2601 *et seq.*; the Emergency Planning and Community Right to Know Act (SARA Title III) 42 U.S.C. §11001 *et seq.*; and any similar and applicable state law or regulation.

9.15 Binding Effect. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of the City and Licensee, subject to the terms and conditions hereof.

9.16 Headings; Gender. The headings, captions and numbers in this Agreement are solely for convenience and shall not be considered in construing or interpreting any provision in this Agreement. Wherever appropriate in this Agreement, personal pronouns shall be deemed to include other genders and the singular to include the plural, if applicable.

9.17 Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute but one and the same agreement. The original execution pages of counterpart copies of this Agreement may be attached to any one such copy to form a single, complete document.

9.18 Recording. In accordance with ARIZ. REV. STAT. § 42.6202(C), the City shall record a memorandum of this Agreement in the Maricopa County Recorder's Office.

9.19 Rights and Remedies. No provision in this Agreement shall be construed, expressly or by implication, as waiver by the City of any existing or future right and/or remedy available by law in the event of any claim of default or breach of this Agreement. The failure of the City to insist upon the strict performance of any term or condition of this Agreement or to exercise or delay the exercise of any right or remedy provided in this Agreement, or by law, or the City's acceptance of and payment of Rent, shall not release the Licensee from any responsibilities or obligations imposed by this Agreement or by law, and shall not be deemed a waiver of any right of the City to insist upon the strict performance of this Agreement.

9.20 Severability. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid by a Court of competent jurisdiction shall not affect any other provision or application of the Agreement which may remain in effect without the invalid provision or application.

9.21 Attorneys' Fees. In the event either Party brings any action for any relief, declaratory or otherwise, arising out of this Agreement or on account of any breach or default hereof, the prevailing Party shall be entitled to receive from the other Party reasonable attorneys' fees and reasonable costs and expenses, determined by the court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforced whether or not such action is prosecuted through judgment.

9.22 Time of Performance. Time is of the essence in the performance of each obligation set forth in this Agreement.

9.23 Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the Parties with respect to its subject matter, and all previous agreements, whether oral or written, entered into prior to this Agreement are hereby revoked and superseded by this Agreement. No representations, warranties, inducements or oral agreements have been made by any of the Parties except as expressly set forth herein, or in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of this Agreement. This Agreement shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the Party drafting the Agreement. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into this Agreement.

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date last written below.

**“City”**

CITY OF BUCKEYE, an Arizona  
municipal corporation

\_\_\_\_\_  
Roger Klingler, City Manager

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Lucinda Aja, City Clerk

**ACKNOWLEDGMENT**

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Roger Klingler, the City Manager of the City of Buckeye, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the Tower License Agreement on behalf of the City of Buckeye.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

\_\_\_\_\_  
Notary Public in and for the State of Arizona

(Seal and Expiration Date)

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

**“Licensee”**

VERIZON WIRELESS (VAW) LLC,  
a Delaware limited liability company,  
d/b/a Verizon Wireless

By: \_\_\_\_\_

Name: Gary Bailey

Its: Director – Network Field Engineering

Date: \_\_\_\_\_

(ACKNOWLEDGEMENT)

State of Arizona        )

)

County of Maricopa    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Gary Bailey, the Director – Network Field Engineering of Verizon Wireless (VAW) LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the Tower License Agreement on behalf of Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**EXHIBIT A  
TO  
TOWER LICENSE AGREEMENT  
BETWEEN THE CITY OF BUCKEYE  
AND  
VERIZON WIRELESS (VAW) LLC, D/B/A VERIZON WIRELESS**

**[License Area Legal Description]**

A PORTION OF TANK SITE TRACT 08, WESTPARK PARCEL 1, ACCORDING TO BOOK 691 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE CENTERLINE INTERSECTION OF SOUTH 255<sup>TH</sup> AVENUE AND WEST SUPERIOR AVENUE, STAMPED "TOWN OF BUCKEYE", AND PROCEEDING NORTH 52°40'16" EAST, 14.74 FEET TO THE SOUTHERN-MOST CORNER OF SAID TRACT 08; THENCE NORTH 47°10'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 08, 38.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°07'27" WEST ALONG THE EASTERLY LINE OF SAID TRACT 08, 22.25 FEET; THENCE DEPARTING SAID EASTERLY LINE OF TRACT 08 NORTH 89°28'16" WEST, 50.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°31'21" WEST, 25.00 FEET; THENCE NORTH 89°28'35" WEST, 40.00 FEET; THENCE NORTH 00°31'21" EAST, 25.00 FEET; THENCE SOUTH 89°28'16" EAST, 40.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B  
TO  
TOWER LICENSE AGREEMENT  
BETWEEN THE CITY OF BUCKEYE  
AND  
VERIZON WIRELESS (VAW) LLC, D/B/A VERIZON WIRELESS**

**[Plans]**

See attached pages.



January 2, 2018

Declan Murphy  
Coal Creek Consulting for Verizon  
2166 E. University Drive, #201  
Tempe, AZ 85281

VIA EMAIL: [dmurphy@coal-creek.com](mailto:dmurphy@coal-creek.com)

RE: PLZ-17-70 Verizon PHO Herradura Cell Tower Site Plan

**Administrative Site Plan Approval**

Declan Murphy:

The approval for the Verizon PHO Herradura, case PLZ-17-70, will be effective on January 18, 2018 subject to the following stipulations:

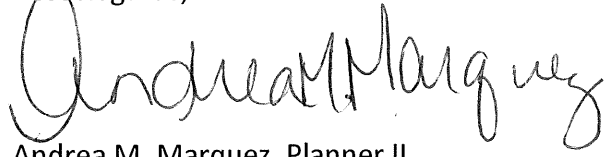
**Planning**

- a. Development of the property shall be in general conformance with the site plan entitled "Verizon PHO Herradura" consisting of seven (7) sheets, dated 12/19/2017 and stamped received December 26, 2017, except as modified by the following stipulations.
- b. Development of the property shall be in general conformance to the project narrative report entitled "Verizon Wireless Communication Facility" consisting of two (2) pages, stamped received April 19, 2017, except as modified by the following stipulations.
- c. In accordance with the Development Code, this Site Plan is valid for a period of two (2) years from its approval date. The Director or Designee may grant a one-time extension of 12 months upon written request of the applicant prior to the expiration of the site plan.
- d. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

A copy of the approved documents are attached for your reference and files. At this time, you are welcome to submit, at risk, civil improvement plans, building improvements and any other associated documents required to construct the project. If you should have any questions, please do not hesitate to contact me at [amarquez@buckeyeaz.gov](mailto:amarquez@buckeyeaz.gov) or 623.349.6220.



Best Regards,

A handwritten signature in black ink that reads "Andrea M. Marquez". The signature is fluid and cursive, with the first name "Andrea" and last name "Marquez" clearly legible.

Andrea M. Marquez, Planner II

Attachments: Narrative and Approved Site Plan

The Verizon logo, consisting of the word "verizon" in a bold, lowercase, sans-serif font, followed by a red checkmark symbol.

## Wireless Communication Facility

**Site Name:** PHO Herradura

**Site Type:** Mono-Elm

**Site Address:** 25520 W Superior Avenue, Buckeye AZ 85326

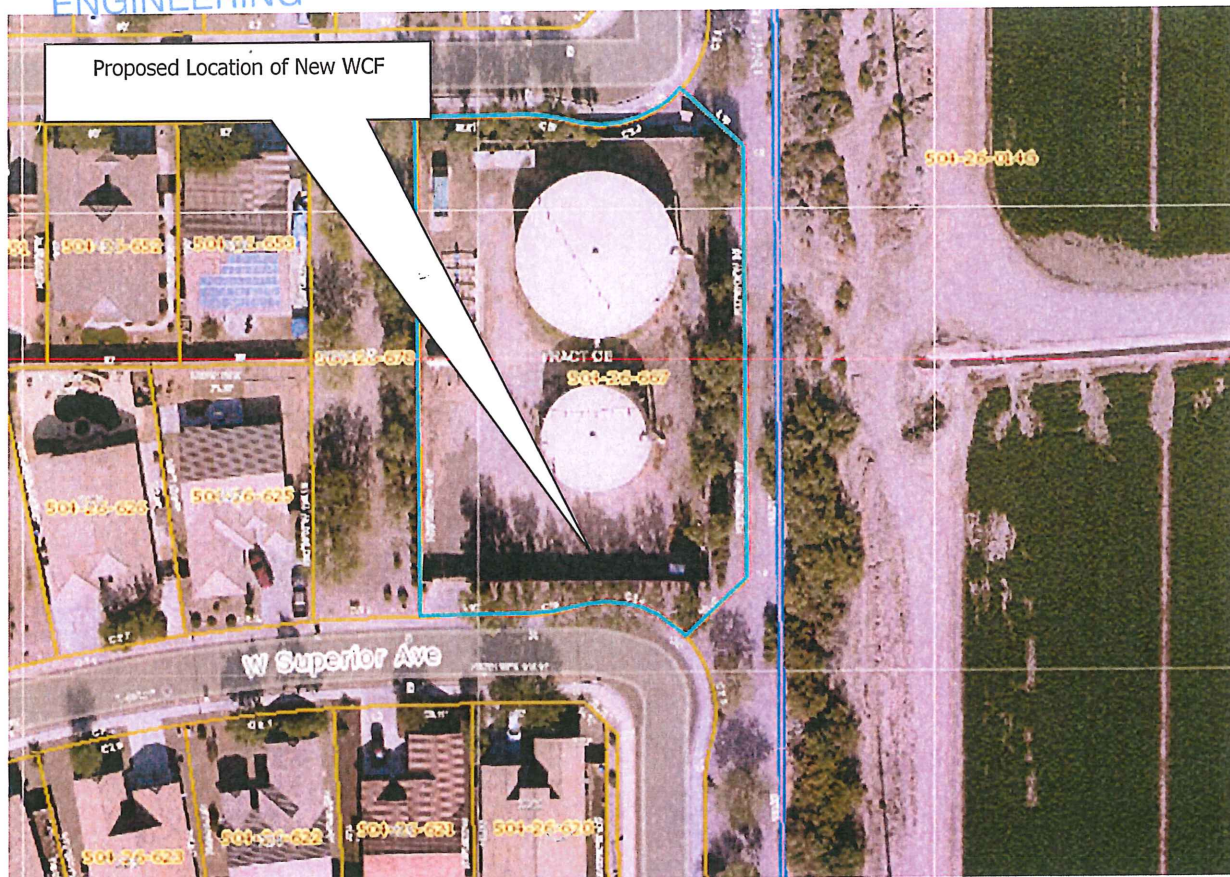
**APN: 504-26-667**

RECEIVED

APR 19 2017

## 1st Submittal

CITY OF BUCKEYE by: \_\_\_\_\_  
ENGINEERING



## **Existing Conditions**

Verizon is committed to improving coverage, and expanding network capacity to handle the growing number of wireless calls throughout the City of Buckeye. Verizon is currently trying to address a "Gap in Service" by offloading calls and data usage from the existing nearby sites. Verizon Wireless would like to place a new Wireless Communication Facility (WCF) at 25520 W Superior Avenue, Buckeye, in an effort to improve service in the immediate area.

## **Nature of Request**

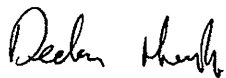
Co-locating on existing structures is always a priority for Verizon. Unfortunately, there are no co-location opportunities in the immediate area. So Verizon is proposing a new 65' Mono-Elm (Faux Elm Tree) within the existing water facility. The proposed ground equipment cabinets will also be located within the existing water facility compound.

After the initial construction, the facility will not generate addition traffic in the neighborhood. Access to the proposed communication facility will be limited to routine maintenance, or in case of any technical breakdown. Typically, maintenance occurs once every 4-6 weeks. Verizon personnel will utilize existing access/parking on- site. No existing vegetation will be removed in this proposal.

It is Verizon's goal to provide excellent service throughout the City of Phoenix. The proposed WCF will provide improved service to residents, businesses and visitors in the area, in addition to enhancing emergency services.

The proposed wireless communication facility will not increase the vehicular or pedestrian traffic; nor will it emit odor, dust, gas, noise, vibration, smoke, heat, glare or lower property values in the immediate area. Approving this application will allow Verizon to continue providing the best service to its customers.

Sincerely,



Declan Murphy  
Coal Creek Consulting for Verizon  
2166 E. University Dr. #201  
Tempe, AZ 85281  
Tel: (602) 326-0111  
Email: dmurphy@coal-creek.com





## SITE ACQUISITION

**ARCHITECT****SURVEYOR****LESSOR / OWNER****LESSEE / COMPANY**

## CONSTRUCTION MANAGER

**SITE PHOTO:**

**NORTH**

**DRIVING DIRECTIONS:**

RECEIVED

DEC 26 2017

CITY OF BUCKEYE by: \_\_\_\_\_  
ENGINEERING

## 4th Submittal

**SHEET INDEX:**

—CLIENT—



INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

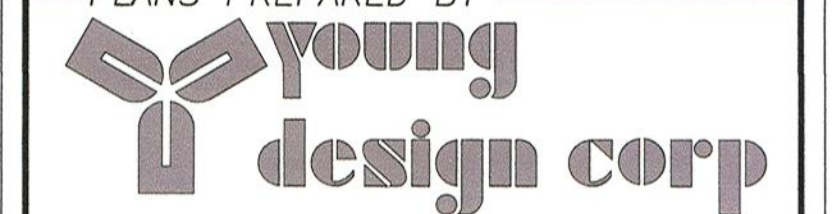
CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

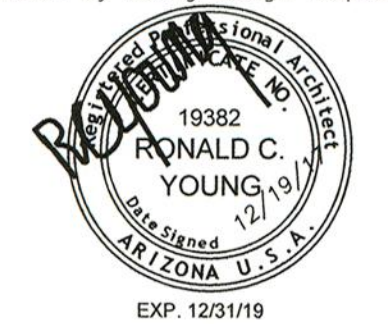
REAL ESTATE SIGNATURE

PLANS PREPARED BY \_\_\_\_\_



architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608  
e mail: corporate@ydcoffice.com

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PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	10/31/2016	PRELIMINARY REVIEW
2	12/16/2016	FINAL ISSUE
3	07/21/2017	CITY COMMENTS
4	12/10/2017	CITY COMMENTS

ARCHITECTS JOB NO. —

YDC-7042

PLZ-17-00070

Verizon RHO Herradura Cell Tower

## Site Plan

4B - FOR REVIEW (ENG. Dept.)

SHEET TITLE

# TITLE SHEET

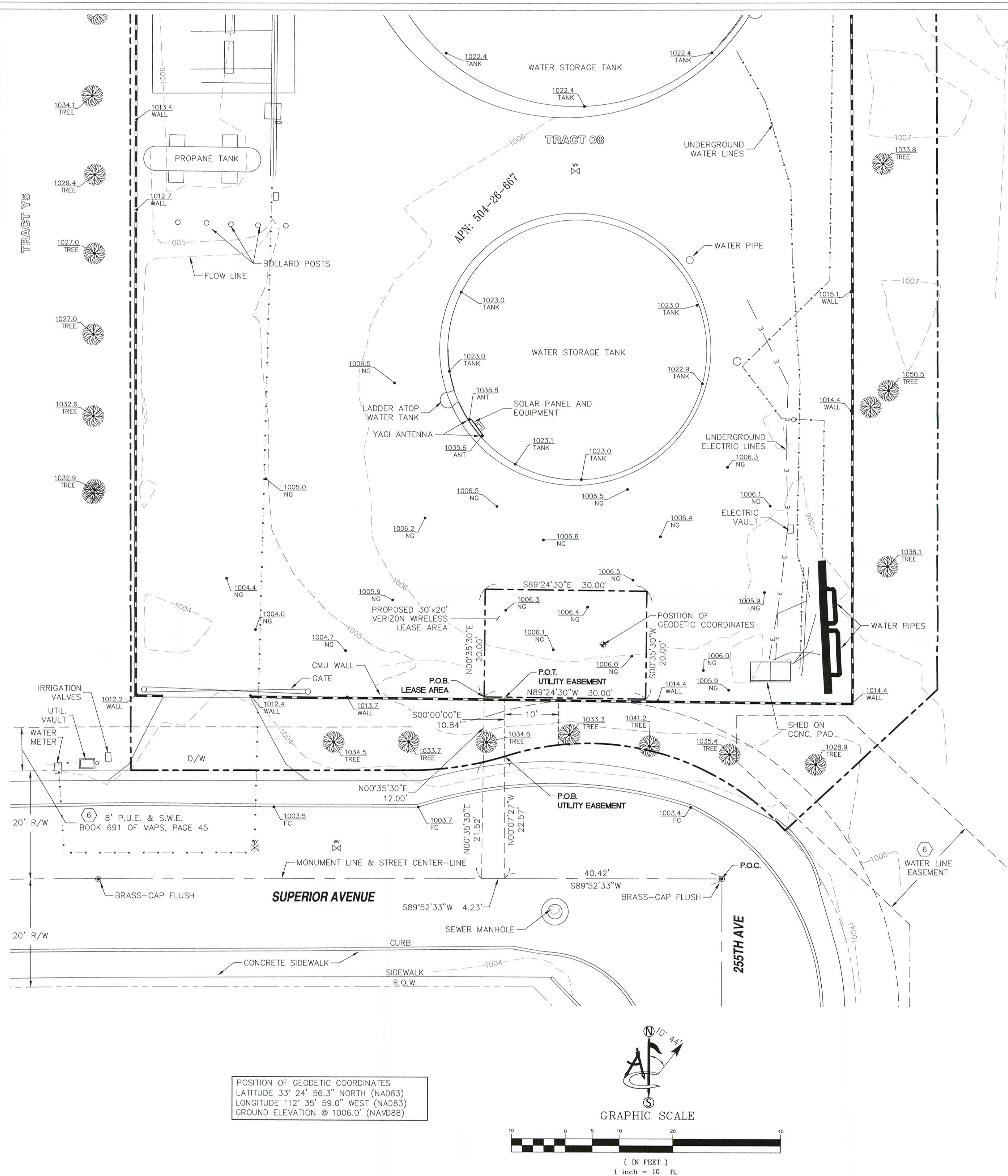
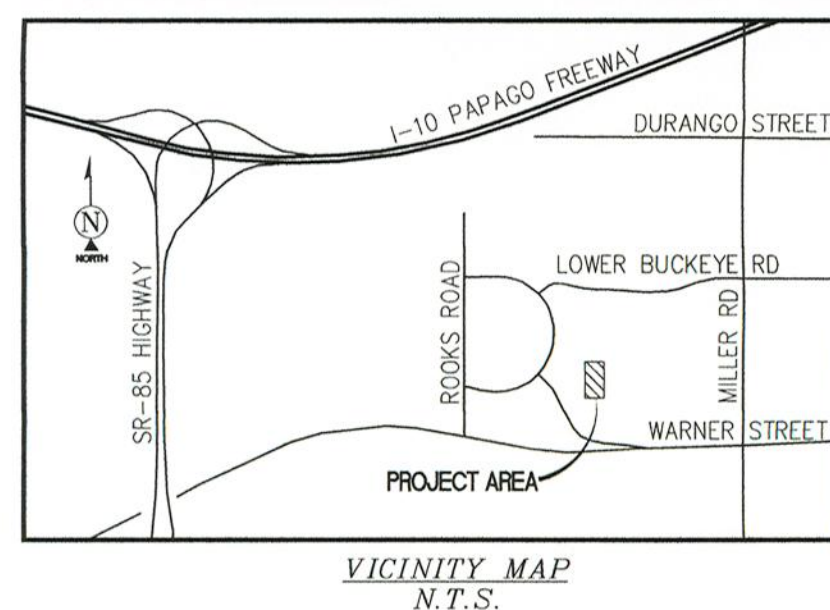
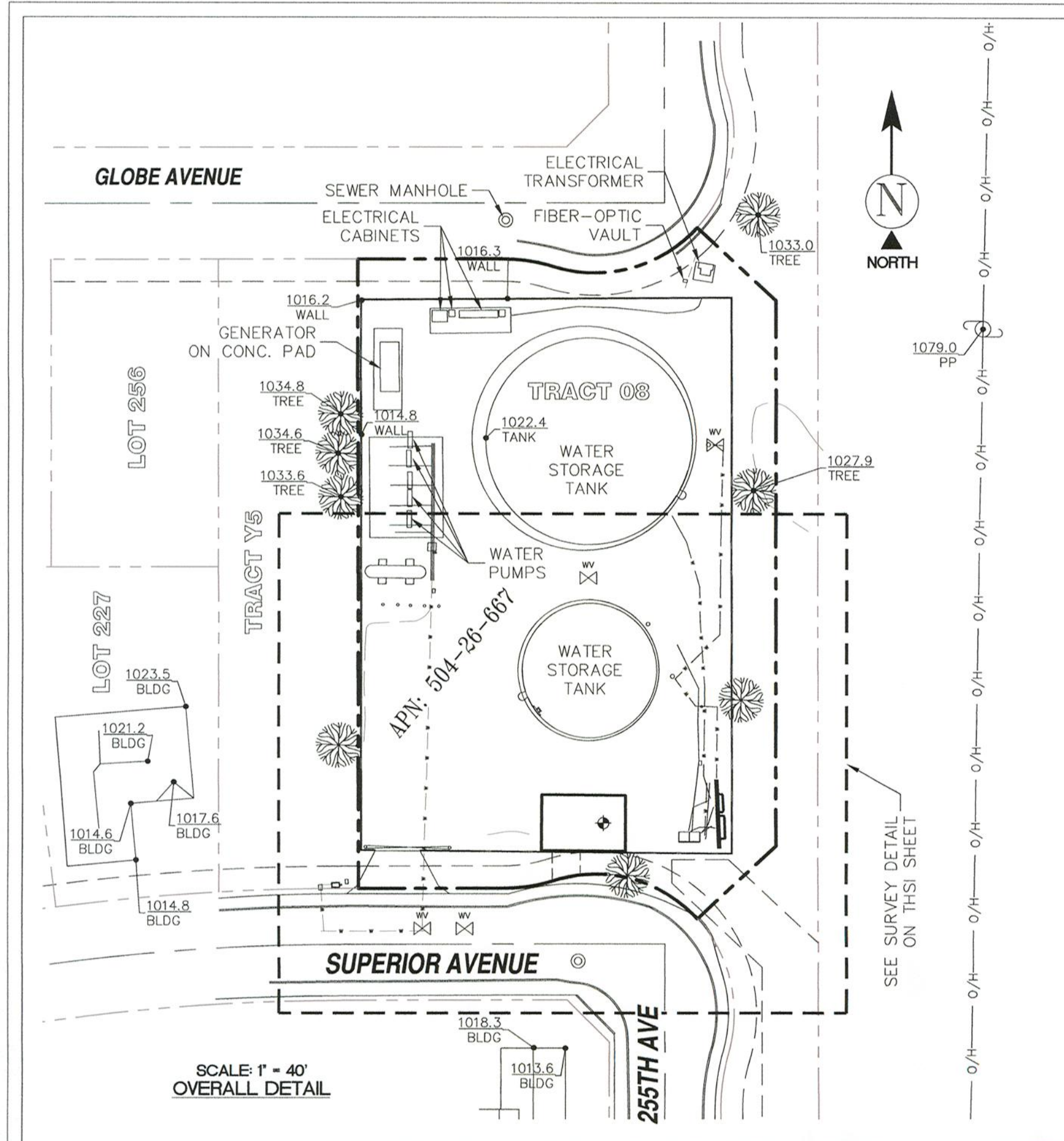
**JURISDICTION APPROVAL**

SHEET NUMBER -

# T-1

PLZ-17-00070





LEGEND	
AP	ASPHALT
BLDG	TOP OF BUILDING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
D/W	ACCESS DRIVEWAY
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
NG	NATURAL GRADE
R/W	RIGHT OF WAY
SW	SIDEWALK
WALL	TOP OF WALL
TM	TELEPHONE MANHOLE
PO	POWER POLE
ET	ELECTRICAL TRANSFORMER
UP	UTILITY PEDESTAL
UV	UTILITY VAULT
GC	POSITION OF GEODETIC COORDINATES
SE	SPOT ELEVATION
WCV	WATER CONTROL VALVE
T	TREES
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINUS
CMU WALLS	
CURBLINES	
CONCRETE LIMITS	
EXISTING BUILDINGS	
W	WATER LINES
O/H	OVERHEAD LINES
E	ELECTRIC LINES
STREET CENTERLINES	
SUBJECT PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINES	
TIE LINES	
LEASE AREA LIMITS	
MAJOR CONTOUR INTERVAL	
MINOR CONTOUR INTERVAL	

**verizon**  
126 W. GEMINI DR.  
TEMPE, AZ 85283

PROJECT INFORMATION:

**PHO HERRADURA**  
25520 W. SUPERIOR AVENUE  
BUCKEYE, AZ 85326  
MARICOPA COUNTY

ORIGINAL ISSUE DATE:

10/24/2016

REV.: DATE: DESCRIPTION: BY:

0	10/24/16	PRELIMINARY	CK
1	11/04/16	SUBMITTAL	DRH
2	07/31/17	CITY COMMENTS(C)	RC
3	12/19/17	CITY COMMENTS(C)	NS

PLANS PREPARED BY:

**young design corp**

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608  
e mail: corp@ydcoffice.com

CONSULTANT:



**ambit consulting**

410 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PH. (480) 659-4072  
www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

CK	NS	MF
----	----	----

LICENSER:



SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



SURVEY DATE  
10/21/2016

DIRECTIONS TO SITE

FROM THE VERIZON WIRELESS OFFICES IN TEMPE, ARIZONA HEAD WEST ON WEST GEMINI DRIVE TOWARD SOUTH ASH AVENUE; TURN LEFT ONTO SOUTH ASH AVENUE; TURN RIGHT ONTO WEST GUADALUPE ROAD; TURN RIGHT AT THE FIRST CROSS STREET ONTO SOUTH KYRENE ROAD; TURN LEFT ONTO WEST BASELINE ROAD; TURN RIGHT ONTO THE I-10 WEST RAMP TO PHOENIX / GLOBE / US-60; KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-10 WEST / US-60 WEST / PHOENIX AND MERGE ONTO I-10 WEST; KEEP LEFT AT THE FORK TO STAY ON I-10 WEST, FOLLOW SIGNS FOR INTERSTATE 10 WEST / LOS ANGELES; TAKE EXIT 114 FOR MILLER ROAD; TURN LEFT ONTO NORTH MILLER ROAD; TURN RIGHT ONTO WEST WARNER STREET; TURN RIGHT ONTO WEST DUNLAP ROAD; WEST DUNLAP ROAD TURNS LEFT AND BECOMES SOUTH 255TH DRIVE; SOUTH 255TH DRIVE TURNS LEFT AND BECOMES WEST SUPERIOR AVENUE AND THE DESTINATION WILL BE ON THE RIGHT AT 25520 WEST SUPERIOR AVENUE, BUCKEYE, ARIZONA.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE CENTRAL COORDINATE ZONE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD\_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #04013C2115L, DATED 10/16/2013.

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #21602730, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 14, 2016. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. NOTE SCHEDULE B ITEMS 1-3, 10 AND 11 ARE NOT SURVEY MATTERS OR ARE UNPLOTTABLE.

ITEMIZED SCHEDULE "B" NOTES:

4. ALL MATTERS AS SET FORTH IN PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED AS 2000-0815885, FIRST AMENDMENT RECORDED AS 2002-0080479 AND ASSIGNMENT 2006-0283352 OF OFFICIAL RECORDS. (DOES NOT AFFECT LEASE AREA)

5. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED IN 2004-0444928 AND AGREEMENT AND NOTICE RECORDED AS 2004-0444929 OF OFFICIAL RECORDS AND AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (BLANKET IN NATURE)

6. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 691 OF MAPS, PAGE 45, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (PLOTTED)

7. ALL MATTERS AS SET FORTH IN PLSS SUBDIVISION -RECORD OF SURVEY RECORDED AS BOOK 638 OF MAPS, PAGE 32 OF OFFICIAL RECORDS. (DOES NOT AFFECT LEASE AREA)

8. ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE EASEMENTS, RIGHTS OF WAY, OR RESTRICTIVE RIGHTS FOR DRAINAGE AS DISCLOSED BY RESOLUTION RECORDED IN 20110661462 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

9. ANY LOSS OR CLAIM OF LOSS BY REASON OF THE AMBIGUOUS NATURE OF LEGAL DESCRIPTION RECORDED IN STIPULATED FINAL ORDER OF CONDEMNATION IN CASE NO. CV 2015-003816, RECORDED AS 20150505039 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED LEASE AREA PREMISES SHOWN HEREON.

LESSOR'S LEGAL DESCRIPTION

TRACT 08, OF WESTPARK PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 691 OF MAPS, PAGE 45 AND AFFIDAVIT OF CORRECTION RECORDED AS 2004- 0970664 OF OFFICIAL RECORDS.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF TANK SITE TRACT 08, WESTPARK PARCEL 1, ACCORDING TO BOOK 691 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE CENTERLINE INTERSECTION OF SOUTH 255TH AVENUE AND WEST SUPERIOR AVENUE, STAMPED "TOWN OF BUCKEYE";

THENCE ALONG THE CENTERLINE OF SAID SUPERIOR AVENUE, SOUTH 89° 52' 33" WEST, 44.65 FEET;  
THENCE DEPARTING SAID CENTERLINE, NORTH 00° 35' 30" EAST, 21.52 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID SUPERIOR AVENUE;

THENCE CONTINUING NORTH 00° 35' 30" EAST, 12.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 35' 30" EAST, 20.00 FEET;  
THENCE SOUTH 89° 24' 30" EAST, 30.00 FEET;  
THENCE SOUTH 00° 35' 30" WEST, 20.00 FEET;  
THENCE NORTH 89° 24' 30" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET.

UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF TANK SITE TRACT 08, WESTPARK PARCEL 1, ACCORDING TO BOOK 691 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA; BEING A 10.00 FOOT WIDE STRIP, LYING 10.00 EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A BRASS CAP FOUND AT THE CENTERLINE INTERSECTION OF SOUTH 255TH AVENUE AND WEST SUPERIOR AVENUE, STAMPED "TOWN OF BUCKEYE";

THENCE ALONG THE CENTERLINE OF SAID SUPERIOR AVENUE, SOUTH 89° 52' 33" WEST, 40.42 FEET;  
THENCE DEPARTING SAID CENTERLINE, NORTH 00° 07' 27" WEST, 22.57 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID SUPERIOR AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH, 10.84 FEET TO THE POINT OF TERMINUS.

EXCEPTING ANY PORTION THEREOF LYING WITHIN SAID RIGHT OF WAY.

CONTAINING 96 SQUARE FEET, MORE OR LESS.

verizon  
126 W. GEMINI DR.  
TEMPE, AZ 85283

PROJECT INFORMATION:

PHO HERRADURA  
25520 W. SUPERIOR AVENUE  
BUCKEYE, AZ 85326

MARICOPA COUNTY

ORIGINAL ISSUE DATE:

10/24/2016

REV.:DATE:DESCRIPTION:BY:

0	10/24/16	PRELIMINARY	CK
1	11/04/16	SUBMITTAL	DRH
2	07/31/17	CITY COMMENTS(C)	RC
3	12/19/17	CITY COMMENTS(C)	NS

PLANS PREPARED BY:



architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608  
e mail: corp@ydcoffice.com

CONSULTANT:



410 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PH. (480) 659-4072  
www.ambitconsulting.us

DRAWN BY:CHK.:APV.:

CK	NS	MF
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LICENSER:



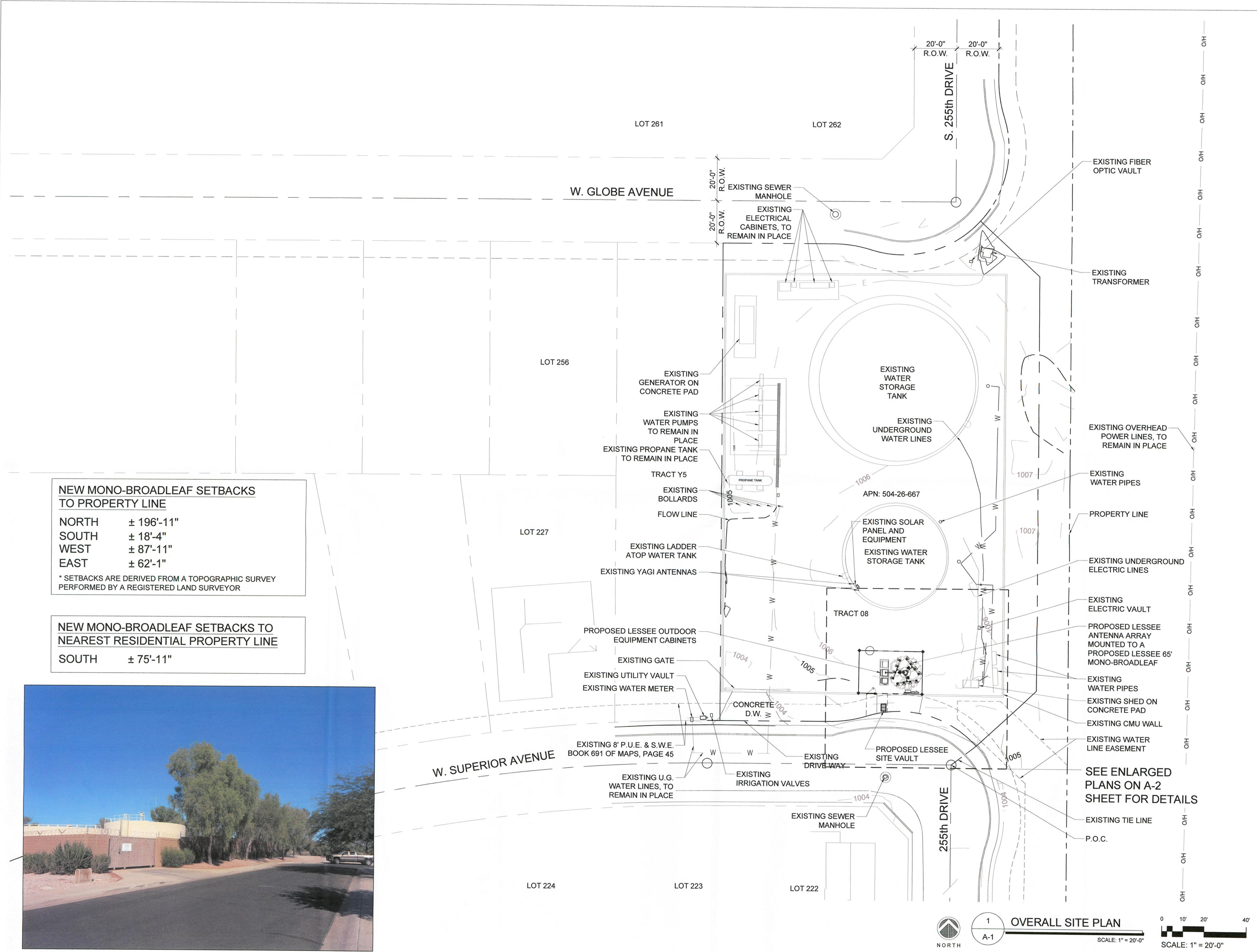
SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-2





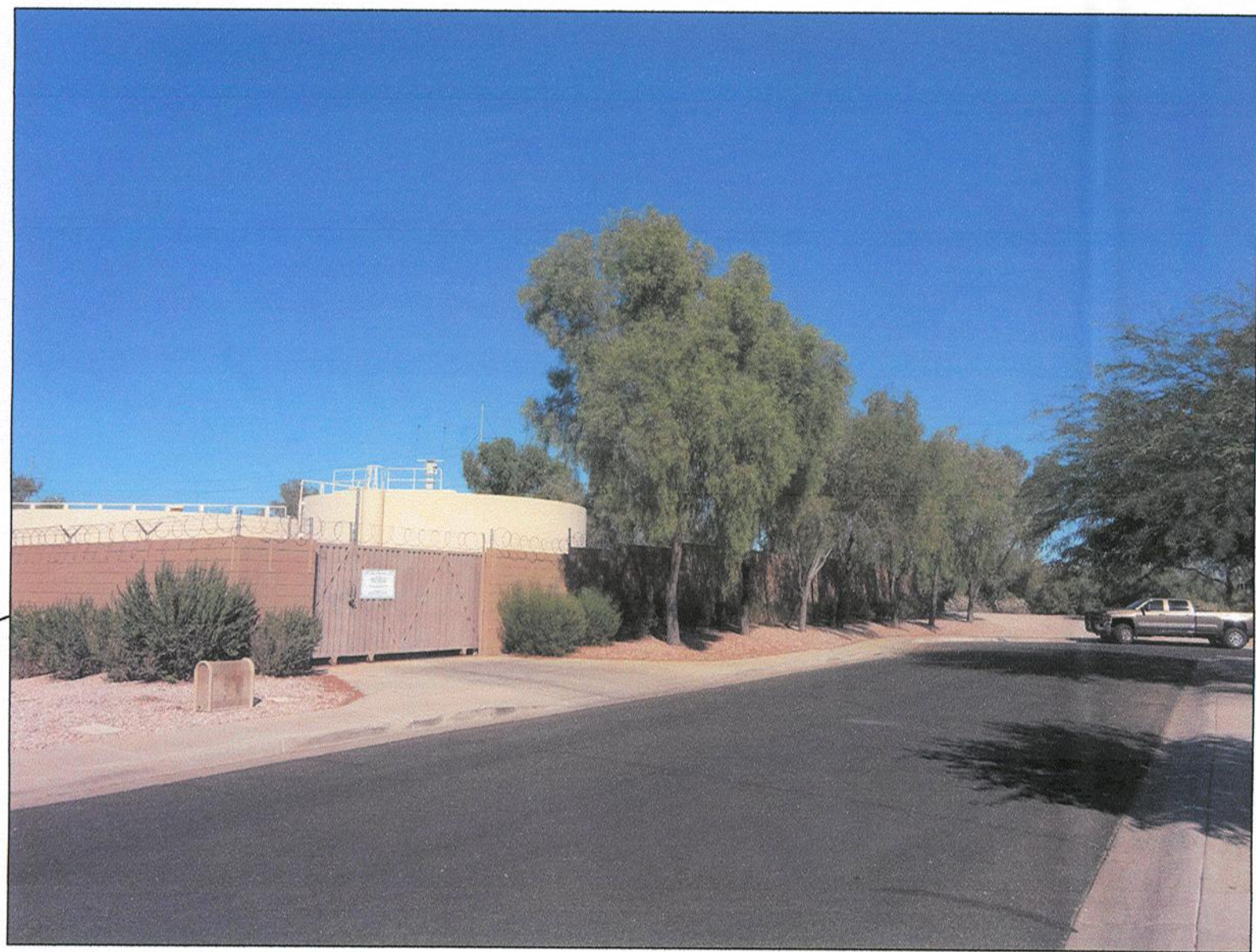
**NEW MONO-BROADLEAF SETBACKS TO PROPERTY LINE**

NORTH ± 196'-11"  
SOUTH ± 18'-4"  
WEST ± 87'-11"  
EAST ± 62'-1"

\* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

**NEW MONO-BROADLEAF SETBACKS TO NEAREST RESIDENTIAL PROPERTY LINE**

SOUTH ± 75'-11"



CLIENT

verizon

126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

young

design corp

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608  
e mail: corporate@ydcoffice.com

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Professional Engineer

19382

RONALD C. YOUNG

17

Arizona U.S.A.

EXP. 12/31/19

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PRELIMINARY UNLESS SIGNED

NO.

DATE

DESCRIPTION

1

10/31/2016

PRELIMINARY REVIEW

2

12/16/2016

FINAL ISSUE

3

07/21/2017

CITY COMMENTS

4

12/10/2017

CITY COMMENTS

ARCHITECTS JOB NO.

YDC-7042

PROJECT INFORMATION

PHO\_HERRADURA

25520 W. SUPERIOR AVENUE  
BUCKEYE, AZ 85326

SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-1

PLZ-17-00070



4

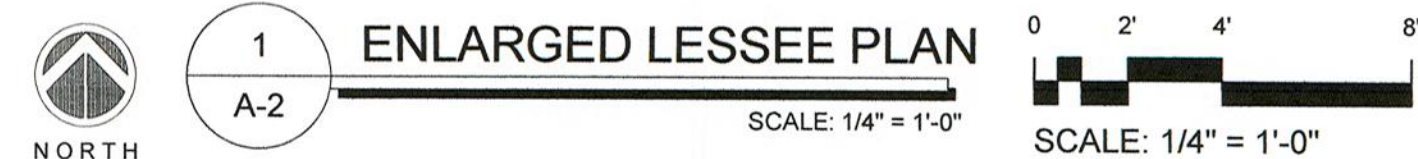
NOTE:  
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH,  
UNLESS NOTED OTHERWISE

\*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY  
AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR  
TO INSTALLING ANTENNAS.

## 3



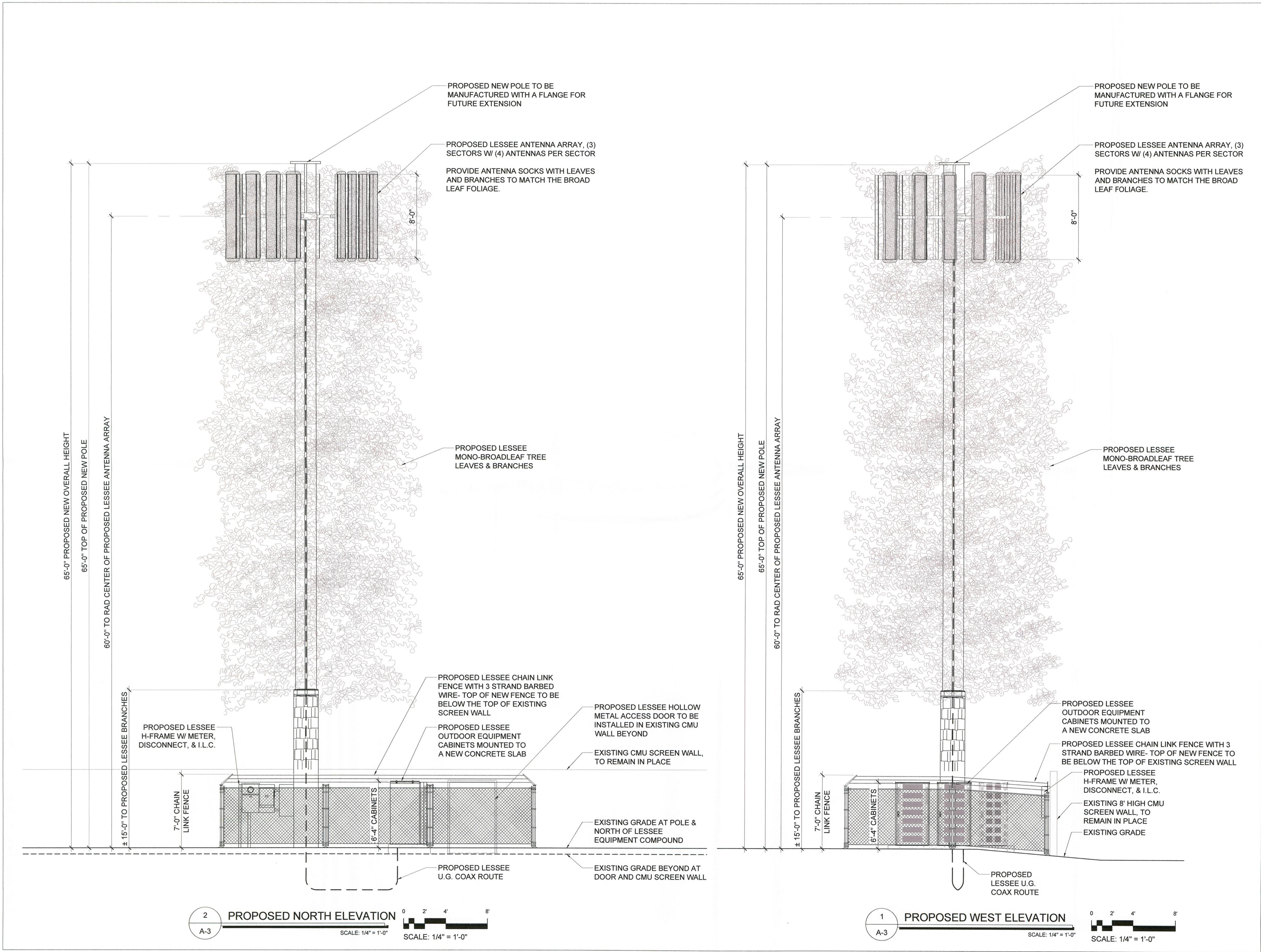
2



SHEET NUMBER **A-2**

PLZ-17-00070





CLIENT

verizon

126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW

DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

young

design corp

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
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10382  
RONALD C. YOUNG  
1/21  
Arizona U.S.A.  
EXP. 12/31/19

NOT FOR CONSTRUCTION

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.

DATE

DESCRIPTION

1

10/31/2016

PRELIMINARY REVIEW

2

12/16/2016

FINAL ISSUE

3

07/21/2017

CITY COMMENTS

4

12/10/2017

CITY COMMENTS

ARCHITECTS JOB NO.

YDC-7042

PROJECT INFORMATION

PHO\_HERRADURA

25520 W. SUPERIOR AVENUE  
BUCKEYE, AZ 85326

SHEET TITLE

ELEVATIONS

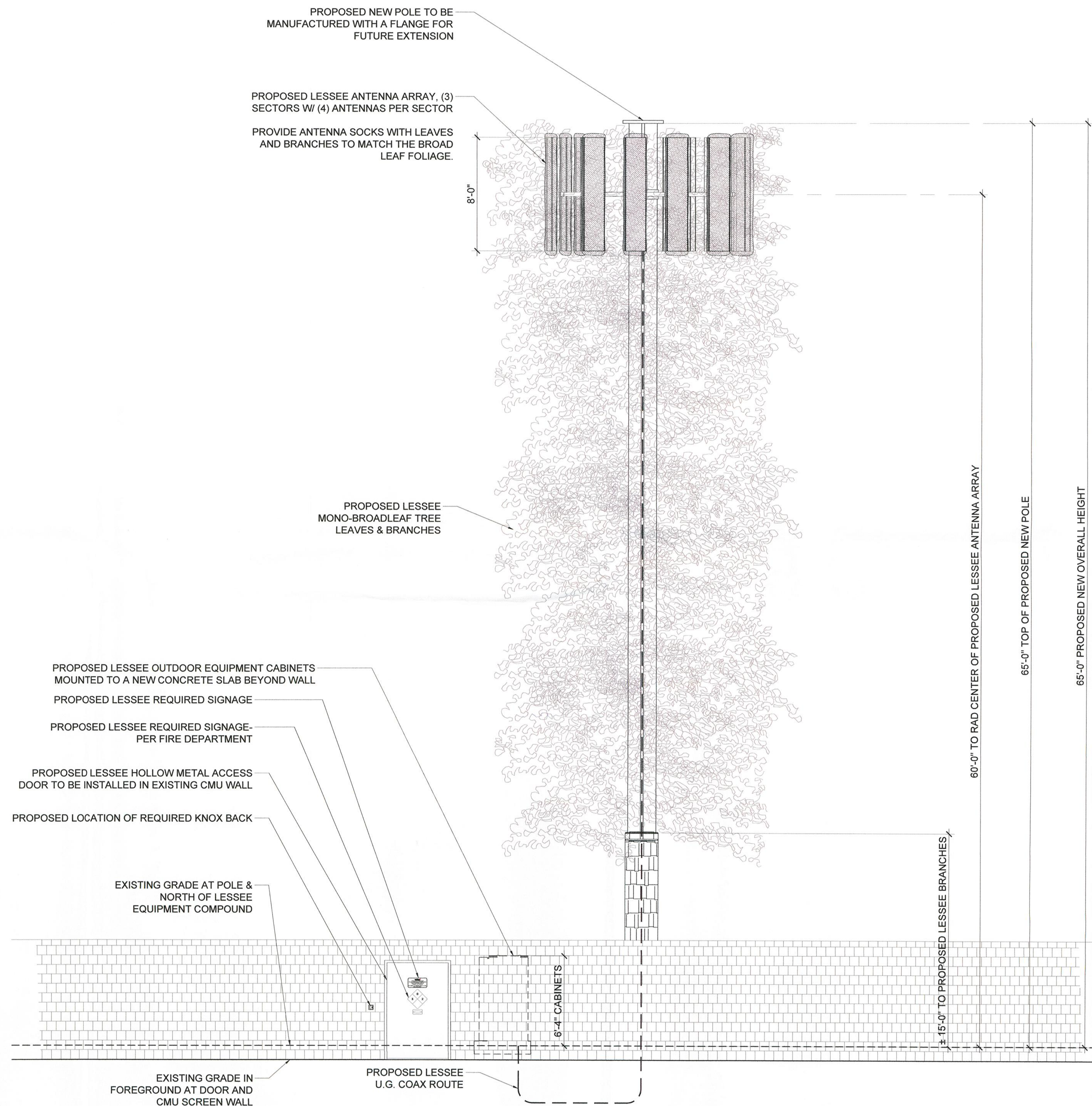
JURISDICTION APPROVAL

SHEET NUMBER

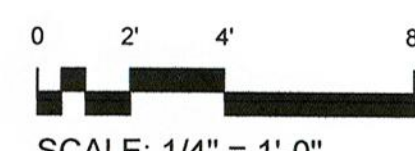
A-3

PLZ-17-00070





1 PROPOSED SOUTH ELEVATION  
A-4  
SCALE: 1/4" = 1'-0"



CLIENT



126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

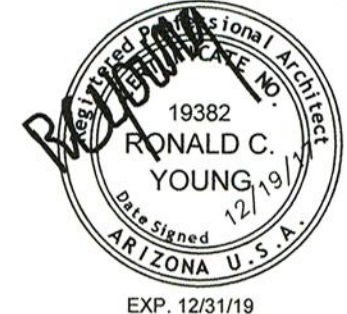
REAL ESTATE SIGNATURE

PLANS PREPARED BY



architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608  
e mail: corporate@ydcoffice.com

**SEAL**  
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**NOT FOR CONSTRUCTION**

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	10/31/2016	PRELIMINARY REVIEW
2	12/16/2016	FINAL ISSUE
3	07/21/2017	CITY COMMENTS
4	12/10/2017	CITY COMMENTS

ARCHITECTS JOB NO.  
YDC-7042

PROJECT INFORMATION

**PHO\_HERRADURA**

25520 W. SUPERIOR AVENUE  
BUCKEYE, AZ 85326

SHEET TITLE

**ELEVATIONS**

JURISDICTION APPROVAL

SHEET NUMBER

**A-4**

PLZ-17-00070



**EXHIBIT C  
TO  
TOWER LICENSE AGREEMENT  
BETWEEN THE CITY OF BUCKEYE  
AND  
VERIZON WIRELESS (VAW) LLC, D/B/A VERIZON WIRELESS**

**[Utility Easement]**

See following pages.

When recorded, return to:  
Lucinda Aja  
City Clerk  
City of Buckeye  
530 East Monroe Avenue  
Buckeye, Arizona 85326

## **UTILITY EASEMENT AGREEMENT**

THIS UTILITY EASEMENT AGREEMENT (this "Agreement") is entered into as of the latter date of execution below (the "Effective Date"), by and between the City of Buckeye, Arizona, an Arizona municipal corporation (the "City") and Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless (the "Licensee"). The City and the Licensee are referred to herein individually as a "Party" and collectively as the "Parties." All of the capitalized terms not otherwise defined in this Agreement shall have the same respective meanings as contained in the License Agreement.

### **RECITALS**

A. The City owns certain real property commonly known as the water campus, located at Superior Avenue and 255<sup>th</sup> Drive, Buckeye, Arizona, as more particularly described and depicted on Exhibit C-1, attached hereto and incorporated herein by reference (the "Property").

B. The City and the Licensee entered into a Tower License Agreement, dated \_\_\_\_\_, 20\_\_\_\_ (the "License Agreement"), for the construction, operation and maintenance of the Communication Facilities (as defined in the License Agreement) on the Property.

C. The City and the Licensee desire to enter into this Agreement whereby the City shall grant Licensee non-exclusive utility easements (the "Utility Easements") over or along a portion of the Property upon the terms and conditions set forth in this Agreement and as described and depicted on Exhibit C-1 (the "Easement Area") for all purposes necessary to provide utility services necessary for operation of the Communication Facilities.

### **AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Licensee hereby agree as follows:

1. Utility Easements. The City hereby grants to Licensee non-exclusive utility easements for the installation and maintenance of underground utility wires, cables, conduits and pipes under the Easement Area as described and depicted on Exhibit C-1.

2. Term. The initial term of the Utility Easements shall commence on the Commencement Date of the License Agreement and shall terminate on the date of expiration or earlier termination of the License Agreement. This Agreement shall only be valid for such times as the License Agreement is in full force and effect. In the event that the License Agreement is terminated at any time, whether during the Initial Term or any extension thereof, this Agreement shall automatically terminate without further act of either the City or the Licensee.

3. Maintenance and Use of Utility Easements. Licensee shall not maintain the Easement Area in a manner that impairs the ability or capacity of the City to fully utilize the Property. Licensee shall be responsible for, at its sole cost and expense, the repair of any damage or disturbance, normal wear and tear excepted, to the extent caused by Licensee, to the City's (i) property and (ii) utility infrastructure improvements.

4. Liens and Encumbrances. Licensee represents and warrants that it will maintain the Easement Area free and clear from any liens or encumbrances of any nature whatsoever in connection with the Communication Facilities on the Easement Area or the use of the Easement Area by Licensee.

5. Insurance and Indemnity. Licensee agrees to obtain and provide insurance in accordance with the terms of Section 6 of the License Agreement and to indemnify the City as provided in Section 5 of the License Agreement for all matters covered therein as such may apply to the use of the Utility Easements; those insurance and indemnity provisions are hereby incorporated into this Agreement as if fully set forth herein.

6. Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the Party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (iii) given to a recognized and reputable overnight delivery service provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, to the address set forth below:

If to the City:	City of Buckeye 530 East Monroe Avenue Buckeye, Arizona 85326 Attn: Roger Klingler, City Manager
-----------------	---

With copy to:	GUST ROSENFELD, P.L.C. One East Washington Street, Suite 1600 Phoenix, Arizona 85004-2553 Attn: Shiela Schmidt, Esq.
---------------	---

If to Licensee:

Verizon Wireless (VAW) LLC  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attn: Network Real Estate  
Site Name: PHO Herradura

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this subsection. Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

7. No Assignment. Except as provided for herein, Licensee may not assign its interest in this Agreement or sublease any portion of the Utilities Easements at any time without the prior written consent of City, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment or sublease by Licensee in violation of this provision shall be a breach of this Agreement by Licensee. Notwithstanding the foregoing, this Agreement may be sold, assigned or transferred by the Grantee without any approval or consent of the City to the Licensee's principal, affiliates, subsidiaries of its principal or to any entity that acquires all or substantially all of Licensee's assets in the market defined by the Federal Communications Commission in which the Easement Area is located by reason of a merger, acquisition or other business reorganization. No change of stock ownership, partnership interest or control of Licensee or transfer upon partnership or corporate dissolution of Licensee shall constitute an assignment hereunder. No assignment shall be deemed to release Licensee from its obligations hereunder.

8. Liens and Encumbrances. The Licensee represents and warrants that it will maintain the Easement Area free and clear from any liens or encumbrances of any nature whatsoever in connection with Licensee's use of the Easement Area.

9. Running of Benefits and Burdens. All provisions of this Agreement, including the benefits and burdens, run with the land and are binding upon and inure to the assigns and successors and tenants of the Parties hereto.

10. Attorneys' Fees. Either Party may enforce this instrument by appropriate legal action and the prevailing Party in such litigation may recover as part of its costs in such action reasonable attorneys' fees and court costs.

11. Additional Easements. Nothing contained in this Agreement shall prohibit the City from conveying additional easements for access, utility or other purposes through, over, under, upon, in, across and along the Property to the owners of properties which abut the Property or to government or quasi-governmental agencies; provided however, that no such

additional rights or easements shall impair the Licensee's use of the Utility Easements herein granted.

12. Reservation of Rights. City hereby reserves all such rights and privileges in the Property as may be used and enjoyed by the City without interfering with or abridging the rights conveyed to the Licensee.

13. Counterparts. This Agreement may be executed in counterparts, all of which are identical, each of which shall be deemed an original, and all of which counterparts, when executed, taken together shall constitute one and the same instrument.

14. Entire Agreement. This instrument contains the entire agreement between the Parties relating to the use of the Utility Easements by the Licensee. Any oral representations or modifications concerning this instrument shall be of no force or effect, except for subsequent modifications in writing, signed by the Parties.

15. Cancellation by City. This Agreement may be cancelled by the City pursuant to ARIZ. REV. STAT. § 38-511.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date specified below.

**“City”**

CITY OF BUCKEYE,  
an Arizona municipal corporation

\_\_\_\_\_  
Roger Klingler, City Manager

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Lucinda Aja, City Clerk

(ACKNOWLEDGMENT)

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA    )

On \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Roger Klingler, the City Manager of the CITY OF BUCKEYE, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document, on behalf of the City of Buckeye.

\_\_\_\_\_  
Notary Public

(Affix notary seal here)

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



**“Licensee”**

VERIZON WIRELESS (VAW) LLC,  
a Delaware limited liability company,  
d/b/a Verizon Wireless

By: \_\_\_\_\_  
Name: Gary Bailey  
Its: Director – Network Field Engineering

(ACKNOWLEDGMENT)

STATE OF ARIZONA        )  
                                      ) ss.  
COUNTY OF MARICOPA    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Gary Bailey, the Director – Network Field Engineering of Verizon Wireless (VAW) LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document on behalf of Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless.

\_\_\_\_\_  
Notary Public

(Affix notary seal here)

**EXHIBIT C-1  
TO  
UTILITY EASEMENT AGREEMENT  
BETWEEN  
THE CITY OF BUCKEYE  
AND  
VERIZON WIRELESS (VAW) LLC, D/B/A/ VERIZON WIRELESS**

**[Legal Description]**

A PORTION OF TANK SITE TRACT 08, WESTPARK PARCEL 1, ACCORDING TO BOOK 691 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA;  
LYING 5.00 FEET SOUTH & EAST OF THE FOLLOWING DESCRIBED SIDELINE:  
COMMENCING AT A BRASS CAP FOUND AT THE CENTERLINE INTERSECTION OF SOUTH 255<sup>TH</sup> AVENUE AND WEST SUPERIOR AVENUE, STAMPED "TOWN OF BUCKEYE", AND PROCEEDING NORTH 52°40'16" EAST, 14.74 FEET TO THE SOUTHERN-MOST CORNER OF SAID TRACT 08; THENCE NORTH 47°10'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 08, 38.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°07'27" WEST ALONG THE EASTERLY LINE OF SAID TRACT 08, 22.25 FEET; THENCE DEPARTING SAID EASTERLY LINE OF TRACT 08 NORTH 89°28'16" WEST, 50.47 FEET; THENCE CONTINUING NORTH 89°28'16" WEST, A DISTANCE OF 27.63 FEET; THENCE SOUTH, A DISTANCE OF 10.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH, A DISTANCE OF 11.83 FEET; THENCE EAST, A DISTANCE OF 56.78 FEET; THENCE NORTH, A DISTANCE OF 171.03 FEET TO A POINT TO BE HEREAFTER KNOWN AS POINT "A" AND THE POINT OF TERMINUS.

TOGETHER WITH:

A 12.00 FEET WIDE EASEMENT LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED SIDELINE:  
BEGINNING AT THE AFORE MENTIONED POINT "A" THENCE NORTH 72°02'09" WEST, A DISTANCE OF 12.33 FEET TO THE POINT OF TERMINUS.

**EXHIBIT D  
TO  
TOWER LICENSE AGREEMENT  
BETWEEN THE CITY OF BUCKEYE  
AND  
VERIZON WIRELESS (VAW) LLC, D/B/A VERIZON WIRELESS**

[Temporary Construction Easement]

See following pages.

When recorded, return to:  
Lucinda Aja  
City Clerk  
City of Buckeye  
530 East Monroe Avenue  
Buckeye, Arizona 85326

## **TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (this "Agreement") is entered as of the latter date of execution below, by and between the City of Buckeye, Arizona, an Arizona municipal corporation (the "City") and Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless (the "Licensee"). The City and the Licensee are referred to herein individually as a "Party" and collectively as the "Parties." All of the capitalized terms not otherwise defined in this Agreement shall have the same respective meanings as contained in the License Agreement.

### **RECITALS**

A. The City owns certain real property commonly known as the water campus, located at Superior Avenue and 255<sup>th</sup> Drive, Buckeye, Arizona, as more particularly described and depicted on Exhibit D-1, attached hereto and incorporated herein by reference (the "Property").

B. The City and the Licensee entered into a Tower License Agreement, dated \_\_\_\_\_, 20\_\_\_\_ (the "License Agreement"), for the construction, operation and maintenance of the Communication Facilities on the Property.

C. The City and the Licensee desire to enter into this Agreement whereby the City shall grant a non-exclusive temporary construction easement to the Licensee for access over the Property during construction of the Communication Facilities upon the terms and conditions set forth in this Agreement.

### **AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Licensee hereby agree as follows:

#### **1. Temporary Construction Easement.**

1.1 Grant of Temporary Construction Easement. The City hereby grants to Licensee an easement and right of entry and access, including ingress and egress, between the hours of 7:00 a.m. and 4:00 p.m., Monday through Friday only, on foot or by motor vehicle,

including trucks over or along the portion of the Property (the “TCE”), for all purposes necessary during the construction of the Communication Facilities as described and depicted on Exhibit D-1 and such other property adjacent thereto reasonably necessary to construct the Communications Facility (the “Easement Area”).

1.2 Permitted Uses of the Temporary Construction Easement. All vehicles on the Property during the construction phase shall maintain 30 feet of clearance from any above-ground equipment or buildings and shall not damage the grounds or walkways within the Easement Area. Licensee shall, at its own cost and expense, provide security for its materials and equipment stored on the Property during construction of the Communication Facilities and shall not leave unsecured any materials or equipment that may be hazardous to park patrons. Security shall be provided in the form of (A) approved security personnel and (B) temporary construction chain link security fencing (which shall be in-ground installed, eight feet high, nine gauge minimum) erected between all City facilities and the permanent wall enclosing the Communication Facilities located within the Property.

2. Term. The term of this Agreement shall commence on the Commencement Date of the License Agreement and shall terminate upon the later of a certification of occupancy or other final approval by the City, or completion of construction of the Communications Facilities pursuant to the License Agreement. Upon termination of this Agreement the Parties shall have no further rights or obligations hereunder except that the obligations and rights of the Parties regarding indemnification for the period this Agreement was in effect shall survive.

3. Insurance and Indemnity. Licensee agrees to obtain and provide the insurance in accordance with the terms of Section 6 of the License Agreement and to indemnify the City as provided in Section 5 of the License Agreement for all matters covered therein as such may apply to the use of the TCE; those insurance and indemnity provisions are hereby incorporated into this Agreement as if fully set forth herein.

4. Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the Party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (iii) given to a recognized and reputable overnight delivery service provided further that it guarantees delivery to the addressee by the end of the next business day following the courier’s receipt from the sender, to the address set forth below:

If to the City:

City of Buckeye  
530 East Monroe Avenue  
Buckeye, Arizona 85326  
Attn: Roger Klingler, City Manager

With copy to:

GUST ROSENFELD, P.L.C.  
One East Washington Street, Suite 1600  
Phoenix, Arizona 85004-2553  
Attn: Shiela Schmidt, Esq.

If to Licensee: Verizon Wireless (VAW) LLC  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attn: Network Real Estate  
Site Name: PHO Herradura

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this subsection. Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

5. Assignability. Licensee shall not have the right to assign all or any portion of the rights herein granted.

6. Running of Benefits and Burdens. All provisions of this Agreement, including the benefits and burdens, run with the land and are binding upon and inure to the assigns and successors and tenants of the Parties hereto.

7. Attorneys' Fees. Either Party may enforce this instrument by appropriate legal action and the prevailing Party in such litigation may recover as part of its costs in such action reasonable attorneys' fees and court costs.

8. Additional Easements. Nothing contained in this Agreement shall prohibit the City from conveying additional easements for access, utility or other purposes through, over, under, upon, in, across and along the Property to the owners of properties which abut the Property or to government or quasi-governmental agencies; provided, however, that no such additional rights or easements shall impair the Licensee's use of the TCE herein granted.

9. Reservation of Rights. The City hereby reserves all such rights and privileges in the Property as may be used and enjoyed by the City without interfering with or abridging the rights conveyed to the Licensee.

10. Counterparts. This Agreement may be executed in counterparts, all of which are identical, each of which shall be deemed an original, and all of which counterparts, when executed, taken together shall constitute one and the same instrument.

11. Entire Agreement. This instrument contains the entire agreement between the Parties relating to the use of the TCE by the Licensee. Any oral representations or modifications concerning this instrument shall be of no force or effect, except for subsequent modifications in writing, signed by the Parties.

12. Cancellation by City. This Agreement may be cancelled by the City pursuant to ARIZ. REV. STAT. § 38-511.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date specified below.

**“City”**

CITY OF BUCKEYE,  
an Arizona municipal corporation

\_\_\_\_\_  
Roger Klingler, City Manager

Date:\_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Lucinda Aja, City Clerk

(ACKNOWLEDGMENT)

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA    )

On \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Roger Klingler, the City Manager of the CITY OF BUCKEYE, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document, on behalf of the City of Buckeye.

\_\_\_\_\_  
Notary Public

(Affix notary seal here)

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



**“Licensee”**

VERIZON WIRELESS (VAW) LLC,  
a Delaware limited liability company,  
d/b/a Verizon Wireless

By: \_\_\_\_\_  
Name: Gary Bailey  
Its: Director – Network Field Engineering

(ACKNOWLEDGMENT)

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Gary Bailey, the Director – Network Field Engineering of Verizon Wireless (VAW) LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document on behalf of Verizon Wireless (VAW) LLC, a Delaware limited liability company, d/b/a Verizon Wireless.

\_\_\_\_\_  
Notary Public

(Affix notary seal here)

**EXHIBIT D-1  
TO  
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT  
BETWEEN  
THE CITY OF BUCKEYE  
AND  
VERIZON WIRELESS (VAW) LLC, D/B/A/ VERIZON WIRELESS**

**[Legal Descriptions]**

License Area Legal Description

A PORTION OF TANK SITE TRACT 08, WESTPARK PARCEL 1, ACCORDING TO BOOK 691 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA;  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A BRASS CAP FOUND AT THE CENTERLINE INTERSECTION OF SOUTH 255<sup>TH</sup> AVENUE AND WEST SUPERIOR AVENUE, STAMPED "TOWN OF BUCKEYE", AND PROCEEDING NORTH 52°40'16" EAST, 14.74 FEET TO THE SOUTHERN-MOST CORNER OF SAID TRACT 08; THENCE NORTH 47°10'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 08, 38.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°07'27" WEST ALONG THE EASTERLY LINE OF SAID TRACT 08, 22.25 FEET; THENCE DEPARTING SAID EASTERLY LINE OF TRACT 08 NORTH 89°28'16" WEST, 50.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°31'21" WEST, 25.00 FEET; THENCE NORTH 89°28'35" WEST, 40.00 FEET; THENCE NORTH 00°31'21" EAST, 25.00 FEET; THENCE SOUTH 89°28'16" EAST, 40.00 FEET TO THE POINT OF BEGINNING.

Access Easement Legal Description

A PORTION OF TANK SITE TRACT 08, WESTPARK PARCEL 1, ACCORDING TO BOOK 691 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA; LYING 12.00 FEET SOUTH & EAST OF THE FOLLOWING DESCRIBED SIDELINE:  
COMMENCING AT A BRASS CAP FOUND AT THE CENTERLINE INTERSECTION OF SOUTH 255<sup>TH</sup> AVENUE AND WEST SUPERIOR AVENUE, STAMPED "TOWN OF BUCKEYE", AND PROCEEDING NORTH 52°40'16" EAST, 14.74 FEET TO THE SOUTHERN-MOST CORNER OF SAID TRACT 08; THENCE NORTH 47°10'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 08, 38.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°07'27" WEST ALONG THE EASTERLY LINE OF SAID TRACT 08, 22.25 FEET; THENCE DEPARTING SAID EASTERLY LINE OF TRACT 08 NORTH 89°28'16" WEST, 50.47 FEET; THENCE CONTINUING NORTH 89°28'16" WEST, A DISTANCE OF 28.50 FEET; THENCE NORTH, A DISTANCE OF 9.51 FEET TO THE POINT OF BEGINNING; THENCE WEST, A DISTANCE OF 58.81 FEET; THENCE SOUTH, A DISTANCE OF 47.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUPERIOR AVENUE AND THE POINT OF TERMINUS.

Utility Easement Legal Description

A PORTION OF TANK SITE TRACT 08, WESTPARK PARCEL 1, ACCORDING TO BOOK 691 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA;

LYING 5.00 FEET SOUTH & EAST OF THE FOLLOWING DESCRIBED SIDELINE:

COMMENCING AT A BRASS CAP FOUND AT THE CENTERLINE INTERSECTION OF SOUTH 255<sup>TH</sup> AVENUE AND WEST SUPERIOR AVENUE, STAMPED "TOWN OF BUCKEYE", AND PROCEEDING NORTH 52°40'16" EAST, 14.74 FEET TO THE SOUTHERN-MOST CORNER OF SAID TRACT 08; THENCE NORTH 47°10'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 08, 38.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°07'27" WEST ALONG THE EASTERLY LINE OF SAID TRACT 08, 22.25 FEET; THENCE DEPARTING SAID EASTERLY LINE OF TRACT 08 NORTH 89°28'16" WEST, 50.47 FEET; THENCE CONTINUING NORTH 89°28'16" WEST, A DISTANCE OF 27.63 FEET; THENCE SOUTH, A DISTANCE OF 10.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH, A DISTANCE OF 11.83 FEET; THENCE EAST, A DISTANCE OF 56.78 FEET; THENCE NORTH, A DISTANCE OF 171.03 FEET TO A POINT TO BE HEREAFTER KNOWN AS POINT "A" AND THE POINT OF TERMINUS.

TOGETHER WITH:

A 12.00 FEET WIDE EASEMENT LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED SIDELINE:

BEGINNING AT THE AFORE MENTIONED POINT "A" THENCE NORTH 72°02'09" WEST, A DISTANCE OF 12.33 FEET TO THE POINT OF TERMINUS.

**CITY OF BUCKEYE**  
**City Council Regular Meeting**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 3/6/2018	<b>AGENDA ITEM:</b> 7C. Nikola Development Agreement - Notice of Intent
<b>DATE PREPARED:</b> 3/5/2018	<b>DISTRICT NO.:</b> All
<b>STAFF LIAISON:</b> Tennille Hiller, Management Assistant, (623) 349-6973, thiller@buckeyeaz.gov	
<b>DEPARTMENT:</b> Economic Development	<b>AGENDA ITEM TYPE:</b> Non-Consent Item

**ACTION / MOTION:** (This language identifies the formal motion to be made by the Council)

Council to take action on Resolution No. 10-18 adopting the Notice of Intent to Enter into an Economic Development and Retail Tax Incentive Agreement with Nikola Corporation, a Delaware Corporation, and findings of fact.

**RELEVANT GOALS:**

GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

**SUMMARY**

**PROJECT DESCRIPTION:**

In accordance with ARIZ. REV. STAT. § 9-500.11, the City is required to adopt a notice of intent to enter into a retail development tax incentive agreement at least fourteen days before Council's approval of such agreement. On the March 20, 2018 Council agenda, Council will be asked to approve that certain economic and retail development tax incentive agreement entitled "Economic Development Agreement by and between the City of Buckeye, Arizona, an Arizona municipal corporation, and Nikola Corporation, a Delaware corporation (the "Agreement")". The Agreement relates to the development of a new electric truck manufacturing/assembly facility to be located approximately at the northwest corner of Sun Valley Parkway and the Cactus Road alignment.

For about a year, City staff has been working with Nikola Corporation ("Nikola") as they went through an extensive national site selection process to determine the best location for the development of a 1.0 million square foot facility to serve as their corporate headquarters and manufacturing location. This process resulted in their selection of a site within the Trillium master planned community in Buckeye.

**BENEFITS:**

This facility will have many benefits to the City, including (i) the creation of over 2,000 high paying jobs, (ii) the investment of over \$1.0 billion in the community, (iii) the likely inducement of many ancillary businesses, such as suppliers, service providers, and support operations, (iv) the addition of a major corporate headquarters facility to the City, (v) the creation of significant new tax revenues for the City, (vi) the provision of significant new public infrastructure improvements, and (vii) the inducement of new residential, service, and retail opportunities in Buckeye.

**FUTURE ACTION:** Council and staff; does this need to be communicated internally/externally?

As part of ongoing conversations with Nikola, a number of items have been discussed and represent important aspects to Nikola in determining if they will relocate their business to the City of Buckeye. Specific details regarding some issues are still being finalized at the time of the preparation of this Council Action Report; however, currently, a summary of financial incentives offered is as follows:

- Nikola will construct the new facility and will be required to pay construction sales tax to the City in connection with the construction of the new facility. Estimated revenue to the City as a result of the construction sales tax will be approximately \$10 million. The City will reimburse Nikola 49% of construction sales tax revenue generated by the construction of their new facility. The remaining 51% of the construction sales tax revenue will be retained by the City.

- Nikola will pay to the City all required building permit, plan check, and expedited review fees related to the development of the facility at the time they are due. The City will then reimburse Nikola the amount paid to the City up to a maximum of \$750,000.
- The City agrees to support Nikola's request for designation as a Foreign Trade Zone under FTZ #277.
- Nikola has not decided if it will make any sales of its products in Buckeye, but should it decide to do so the City will reimburse Nikola 49% of the City portion of the sales tax revenue generated from these sales, for a maximum 10 year period. The remaining 51% of the sales tax revenue will be retained by the City.
- Should Nikola provide any additional public benefits (such as land for a public park or vehicles), the City is also willing to reimburse Nikola for those benefits using a formula indexed to 49% of the City portion of the property tax paid on the facility, for a maximum of 10 years or the amount of the benefit, whichever is less. This will be pursuant to a separate written document agreed to by Nikola and the City.

The City agrees to provide, if so requested by Nikola, the temporary use (until the new facility is completed) of approximately 5,000 square feet of space the City owns at Sundance Center at Yuma and Dean Rds. at no cost to Nikola.

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**FINANCIAL IMPACT STATEMENT:** Must be completed before submission

Attached is the Notice of Intent that contains a finding that the tax incentive set forth in the Agreement is anticipated to raise more revenue than the amount of the incentive during the term of the Agreement. This finding has been independently verified, as required by law, in a report by Rounds Consulting Group, dated August 21, 2017. The report is attached as an exhibit to the Notice of Intent.

In addition to the benefits noted above, it is important to note that the City incentives are all performance based, meaning that all are based on a sharing of new tax revenues received from Nikola. Should Nikola never build the facility, and pay the City the resultant taxes and fees, the City will not make any payments to them. Furthermore, should the facility be built, but the anticipated benefits not materialize (such as not hiring as many employees as anticipated), there are "clawback" provisions in this agreement which would require Nikola to repay the City any reimbursements already made by the City. The "clawback" provision however is only as good as Nikola's ability to repay the funds. If Nikola goes into bankruptcy, which is a risk that is always present in any business transaction, the City will not be able to recover funds paid to Nikola (other than what might be available to creditors as a result of a bankruptcy process).

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**ATTACHMENTS:**

**Description**

- ☐ **Resolution No. 10-18 Nikola Development Agreement - Notice of Intent**
- ☐ **Economic Development Agreement / Nikola**

## **RESOLUTION NO. 10-18**

### **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, ADOPTING THE NOTICE OF INTENT TO ENTER INTO AN ECONOMIC DEVELOPMENT AND RETAIL TAX INCENTIVE AGREEMENT WITH NIKOLA CORPORATION, A DELAWARE CORPORATION, AND FINDINGS OF FACT**

**BE IT RESOLVED** BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

**WHEREAS**, pursuant to ARIZ. REV. STAT. § 9-500.11, the City is required to adopt a notice of intent to enter into a retail development tax incentive agreement at least fourteen days before approving a retail development tax incentive agreement; and

**WHEREAS**, the City intends to adopt, on a date that is not earlier than March 20, 2018, that certain economic development and retail tax incentive agreement entitled “Economic Development Agreement” by and between the City of Buckeye, Arizona, an Arizona municipal corporation, and Nikola Corporation, a Delaware corporation (the “Agreement”).

**NOW THEREFORE**, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

Section 1. The Notice of Intent to Enter into the Agreement (the “Notice of Intent”) is hereby adopted in substantially the form and substance of Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Included within the Notice of Intent are findings showing (i) that the tax incentive set forth in the Agreement is anticipated to raise more revenue than the amount of the incentive within the duration of the Agreement which has been independently verified in a report by Rounds Consulting Group dated August 21, 2017, as set forth in the exhibit attached to the Notice of Intent, and (ii) that, in the absence of a tax incentive, Nikola Corporation would not locate within the corporate boundaries of the City of Buckeye at the same time or place as required by the Agreement.

Section 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to take all steps necessary to carry out the purpose and intent of this Resolution.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Buckeye, Arizona, this 6th day of March, 2018.

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Jackie A. Meck, Mayor

ATTEST:

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Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

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City Attorney



**EXHIBIT A  
TO  
RESOLUTION NO. 10-18**

**[Notice of Intent]**

(See the following pages.)

**NOTICE OF INTENT TO ENTER INTO  
AN ECONOMIC AND RETAIL DEVELOPMENT TAX INCENTIVE AGREEMENT  
AND FINDINGS OF FACT  
(Pursuant to ARIZ. REV. STAT. § 9-500.11)  
March 6, 2018**

**NOTICE**

Notice is hereby given by the Mayor and Council of the City of Buckeye, Arizona (the “City Council”), that, on a date that is not earlier than March 20, 2018, the City Council intends to adopt that certain economic and retail development tax incentive agreement entitled “Economic Development Agreement” by and between the City of Buckeye, Arizona, an Arizona municipal corporation, and Nikola Corporation, a Delaware corporation (the “Agreement”).

**FINDINGS OF FACT**

With respect to the Agreement, and in accordance with ARIZ. REV. STAT. § 9-500.11, the City Council hereby makes the following findings of fact:

1. That the tax incentive set forth in the Agreement is anticipated to raise more revenue than the amount of the incentive within the duration of the Agreement. This finding has been independently verified in a report by Rounds Consulting Group dated August 21, 2017.
2. That, in the absence of a tax incentive, Nikola Corporation would not locate within the corporate boundaries of the City of Buckeye at the same time or place as required by the Agreement.

**EXHIBIT A**  
**TO**  
**NOTICE OF INTENT TO ENTER INTO**  
**AN ECONOMIC AND RETAIL DEVELOPMENT TAX INCENTIVE AGREEMENT**  
**AND FINDINGS OF FACT**

[Rounds Consulting Group Report dated August 21, 2017]

See following pages.



## Memorandum

To: City of Buckeye

From: Rounds Consulting Group, Inc.

Date: August 21, 2017

Re: Economic and Fiscal Impact of Project Asteroid

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This memo, prepared for the City of Buckeye (City) by Rounds Consulting Group, Inc. (RCG), summarizes the estimated economic and fiscal impacts of the construction and ongoing operations of the proposed Project Asteroid (Project). The Project is proposed as a new 1.0 million square foot vehicle and vehicle parts manufacturing facility. The Company proposing the Project designs and manufactures electric vehicles, vehicle components, energy storage systems, and electric vehicle drivetrains.

### Policy Background

The project is a typical base sector operation in that product demand comes from outside of the region. Activities at the site will not be supplanting others, thus the estimated economic and fiscal impacts can be considered “net-new.” The inputs used in the accompanying analysis were provided to the City by the company and may be subject to later change. However, City investments in the project will be based on performance rather than the initial estimates. This impact calculation is largely linear. This means that if actual activity is different than what was originally supplied, the impact calculations can be adjusted up or down in proportion.

Economic and fiscal impact models capture direct activity at a proposed site and how the activity impacts other businesses in the broader region. However, certain projects have the ability to further enhance activity beyond a model’s calculations. For example, if the locating business generates tax revenue that is used for needed infrastructure improvements, then additional businesses will be impacted beyond the initial calculations. If the new economic activity makes a particular area more desirable, then existing property values will improve. These are considered real benefits (and are applicable to the City of Buckeye) but are not formally monetized in this analysis.

### Additional Considerations

The City could potentially capture additional retail sales revenue from the local sale of vehicles manufactured by the Company. These additional revenues were not considered for this analysis since local vehicle sale estimates are unavailable at this time. However, these revenues could potentially have an impact on the City.



### Assumptions and Figures

As proposed, construction activity will begin in 2019 and end by 2024. Total capital investment over the construction period is estimated at approximately \$1.0 billion. Construction is expected to total about \$558.5 million while production equipment and FF&E purchases is expected to total about \$442.5 million.

The Company will start hiring in 2019, and employ about 213 persons in its first full year of operations (2020). By 2025 (build-out), the proposed Project would employ about 2,062 persons earning an average annual wage of about \$80,000.

A list of Project Asteroid's assumptions is summarized in the following table. Assumptions were provided by the City and developed by RCG from a variety of sources. The analysis is based on the current tax structure and rates, and that the facility will be located on a Foreign Trade Zone. All dollar amounts are stated in 2016 dollars.

<b>Project Asteroid Assumptions</b>								
<u>Construction</u> (in millions of dollars)	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Total</u>
Construction Cost	\$116.0	\$19.5	\$108.0	\$161.5	\$81.5	\$72.0	-	\$558.5
Manufacturing Equipment	-	\$19.5	\$108.0	\$161.5	\$81.5	\$72.0	-	\$442.5
Total	\$116.0	\$39.0	\$216.0	\$323.0	\$163.0	\$144.0	-	\$1,001.0
<u>Operations</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>At Build- Out</u>
New Jobs	113	100	300	300	499	502	248	
Total Jobs	113	213	513	813	1,312	1,814	2,062	2,062
Average Annual Wage	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000

In 2016 dollars. May not sum to total due to rounding.

Source: City of Buckeye; Rounds Consulting Group, Inc.

### Economic Impact Methodology

The economic impact analysis provides a quantifiable method to estimate the economic implications of a particular activity in a given area. Typically, the level of economic effects resulting from the activity are estimated in terms of output, earnings and employment. Output captures the broader level of economic activity, or the total value of goods and services produced, in the region similar to how statistics like GDP capture economic volume in individual



states and across the country. Earnings simply represents income to employees, and employment is the job count on an annualized basis.

These basic economic statistics are further broken down at the direct, indirect and induced levels in which they are created. Direct impacts measure activity at the individual site being analyzed. This would include the workers that construct the building and the employees that later occupy the building on a regular basis. Indirect impacts capture things such as the organizations that provide services and/or products to the company itself. Induced impacts are supported by the spending (e.g. purchasing of food and clothing) by the aforementioned employees throughout the economy.

#### Economic Impact

Over the construction period (2019-2024), the estimated \$558.5 million in construction improvements would generate about 3,920 direct construction jobs earning a combined \$294.4 million in wages. These direct impacts create an additional 2,897 indirect and induced jobs with wages of \$151.0 million and over \$420.9 million in economic activity. A total of 6,817 jobs, approximately \$445.4 million in combined wages, and about \$979.4 million in economic output is generated by the construction activity.

At build-out (2025), about 2,062 persons earning an average annual wage of \$80,000 would be employed by the Project. The direct economic impact of these employees is approximately \$567.0 million. In addition to the direct jobs, about 2,742 indirect and induced jobs would also be created throughout the local economy. These secondary employees would earn a combined \$145.9 million in wages and generate over \$407.3 million in economic activity. In total, about 4,804 jobs, \$310.9 million in wages, and about \$974.3 million in economic activity would be generated by operations of Project Asteroid at build-out each year.



**Project Asteroid  
Economic Impact Summary**

<b><u>Construction</u></b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total (6 Years)</b>
<u>Direct</u>							
Jobs	814	137	758	1,134	572	505	3,920
Wages (in millions)	\$61.1	\$10.3	\$56.9	\$85.1	\$43.0	\$38.0	\$294.4
Economic Output (in millions)	\$116.0	\$19.5	\$108.0	\$161.5	\$81.5	\$72.0	\$558.5
<u>Indirect</u>							
Jobs	158	27	147	220	111	98	759
Wages (in millions)	\$10.1	\$1.7	\$9.4	\$14.0	\$7.1	\$6.2	\$48.5
Economic Output (in millions)	\$26.7	\$4.5	\$24.9	\$37.2	\$18.8	\$16.6	\$128.8
<u>Induced</u>							
Jobs	444	75	413	618	312	276	2,138
Wages (in millions)	\$21.3	\$3.6	\$19.8	\$29.6	\$15.0	\$13.2	\$102.5
Economic Output (in millions)	\$60.7	\$10.2	\$56.5	\$84.5	\$42.6	\$37.7	\$292.1
<u>Total</u>							
Jobs	1,416	238	1,318	1,971	995	879	6,817
Wages (in millions)	\$92.5	\$15.6	\$86.1	\$128.8	\$65.0	\$57.4	\$445.4
Economic Output (in millions)	\$203.4	\$34.2	\$189.4	\$283.2	\$142.9	\$126.3	\$979.4

<b><u>Operations</u></b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>At Build-Out</b>
<u>Direct</u>							
Jobs	113	213	513	813	1,312	1,814	2,062
Wages (in millions)	\$9.0	\$17.0	\$41.0	\$65.0	\$105.0	\$145.1	\$165.0
Economic Output (in millions)	\$31.1	\$58.6	\$141.1	\$223.6	\$360.8	\$498.8	\$567.0
<u>Indirect</u>							
Jobs	68	129	310	491	792	1,095	1,245
Wages (in millions)	\$4.1	\$7.7	\$18.4	\$29.2	\$47.2	\$65.2	\$74.1
Economic Output (in millions)	\$11.1	\$20.9	\$50.4	\$80.0	\$129.0	\$178.4	\$202.8
<u>Induced</u>							
Jobs	82	155	372	590	953	1,317	1,497
Wages (in millions)	\$3.9	\$7.4	\$17.9	\$28.3	\$45.7	\$63.2	\$71.8
Economic Output (in millions)	\$11.2	\$21.1	\$50.9	\$80.7	\$130.2	\$180.0	\$204.6
<u>Total</u>							
Jobs	263	496	1,195	1,894	3,057	4,226	4,804
Wages (in millions)	\$17.0	\$32.1	\$77.3	\$122.6	\$197.8	\$273.5	\$310.9
Economic Output (in millions)	\$53.4	\$100.6	\$242.4	\$384.2	\$619.9	\$857.1	\$974.3

In 2016 dollars. May not sum to totals due to rounding.  
Source: City of Buckeye; Rounds Consulting Group, Inc.





### Fiscal Impact Methodology

The fiscal impact analysis takes the economic activity that is estimated in the review and converts it into tax revenues in each of the relevant categories. These revenues are expressed as either primary or secondary based on their source. Typically, primary revenues can be estimated by definable sources, such as sales taxes generated by construction expenditures on site; whereas secondary revenues are generated by the wages, residency and spending of those direct, indirect and induced employees who are supported by the project. A simple way of thinking about these is that primary revenues would be generated by “on-site” activities while secondary revenues would be generated by “off-site” activities.

For this analysis, the fiscal impact of the Project’s construction and operational activity on the City of Buckeye is evaluated based on local revenue sources such as construction sales tax, retail sales tax, utility sales tax, utility franchise fees, property taxes, and State Shared Revenues. State Shared Revenues are distributed to cities and counties primarily based on their population and include income taxes, retail sales taxes, HURF monies, and VLT monies.

### Fiscal Impacts

During the construction period (2019-2024), construction of the Project would generate a total of over \$10.9 million in primary revenues for the City. This construction impact is directly generated by the construction expenditures and State Shared Revenues. Direct secondary revenues (generated from the wages, spending, and residency of the direct construction employees) would total approximately \$787,100 over the construction period. An additional \$433,100 would be created from the indirect and induced employees supported by the Project’s construction activity. In total, during the construction period, approximately \$12.1 million in revenues would be generated.

In the first 10 years of operations, nearly \$4.8 million in primary revenues would be generated for the City of Buckeye. These primary revenues are directly generated by the Project’s operations and include commercial utility sales taxes, utility franchise fees, retail sales taxes, and property taxes. The direct employees on site generate an additional \$2.8 million in revenues over 10 years. Indirect and induced employees generate approximately \$2.4 million over the same period. In total, operations of the Project would generate nearly \$10.1 million over 10 years for the City.



**Project Asteroid  
Fiscal Impact Summary**

<b>Construction Impact</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
Primary Impact from Construction	\$2,263,900	\$380,600	\$2,107,800	\$3,152,000	\$1,590,600	\$1,405,200	-	-	-	-	\$10,900,100
Construction Sales Tax	\$2,262,000	\$380,300	\$2,106,000	\$3,149,300	\$1,589,300	\$1,404,000	-	-	-	-	\$10,890,900
State Shared Revenues	\$1,900	\$300	\$1,800	\$2,700	\$1,300	\$1,200	-	-	-	-	\$9,200
Secondary Impact from Direct Employees	\$145,500	\$28,300	\$156,600	\$234,100	\$118,100	\$104,500	-	-	-	-	\$787,100
Retail Sales Tax	\$94,200	\$19,600	\$108,700	\$162,500	\$82,000	\$72,500	-	-	-	-	\$539,500
Residential Property Tax	\$32,000	\$5,400	\$29,800	\$44,600	\$22,500	\$19,900	-	-	-	-	\$154,200
State Shared Revenues	\$19,300	\$3,300	\$18,100	\$27,000	\$13,600	\$12,100	-	-	-	-	\$93,400
Secondary Impact from Indirect & Induced Employees	\$92,500	\$15,100	\$83,100	\$124,300	\$62,700	\$55,400	-	-	-	-	\$433,100
Retail Sales Tax	\$55,400	\$8,800	\$48,600	\$72,700	\$36,700	\$32,400	-	-	-	-	\$254,600
Residential Property Tax	\$23,700	\$4,000	\$22,000	\$32,900	\$16,600	\$14,700	-	-	-	-	\$113,900
State Shared Revenues	\$13,400	\$2,300	\$12,500	\$18,700	\$9,400	\$8,300	-	-	-	-	\$64,600
Total Impact from Construction	\$2,501,900	\$424,000	\$2,347,500	\$3,510,400	\$1,771,400	\$1,565,100	-	-	-	-	\$12,120,300
<b>Operations Impact</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
Primary Impact from Operations	\$9,900	\$106,000	\$170,200	\$318,700	\$519,300	\$660,500	\$754,200	\$760,200	\$747,100	\$717,500	\$4,763,600
Facility Utility Sales Tax	\$3,600	\$6,800	\$16,500	\$26,100	\$42,200	\$58,300	\$66,300	\$66,300	\$66,300	\$66,300	\$418,700
Facility Utility Franchise Fees	\$2,400	\$4,600	\$11,000	\$17,400	\$28,100	\$38,900	\$44,200	\$44,200	\$44,200	\$44,200	\$279,200
Facility Purchases - Retail Sales Tax	\$3,900	\$7,300	\$17,700	\$28,000	\$45,300	\$62,600	\$71,100	\$71,100	\$71,100	\$71,100	\$449,200
Personal Property Tax	-	\$3,800	\$27,400	\$71,800	\$112,000	\$150,200	\$170,300	\$176,300	\$163,200	\$133,600	\$1,008,600
Real Property Tax	-	\$83,500	\$97,600	\$175,300	\$291,600	\$350,300	\$402,100	\$402,100	\$402,100	\$402,100	\$2,606,700
State Shared Revenues	-	-	-	\$100	\$100	\$200	\$200	\$200	\$200	\$200	\$1,200
Secondary Impact from Direct Employees	\$20,700	\$45,400	\$109,200	\$173,000	\$279,200	\$386,000	\$438,900	\$438,900	\$438,900	\$438,900	\$2,769,100
Employee Spending Sales Tax	\$13,600	\$31,900	\$76,700	\$121,600	\$196,300	\$271,400	\$308,500	\$308,500	\$308,500	\$308,500	\$1,945,500
Residents Property Tax	\$4,400	\$8,400	\$20,200	\$32,000	\$51,600	\$71,300	\$81,100	\$81,100	\$81,100	\$81,100	\$512,300
State Shared Revenues	\$2,700	\$5,100	\$12,300	\$19,400	\$31,300	\$43,300	\$49,300	\$49,300	\$49,300	\$49,300	\$311,300
Secondary Impact from Indirect & Induced Employees	\$23,300	\$41,500	\$99,800	\$158,200	\$255,300	\$352,900	\$401,100	\$401,100	\$401,100	\$401,100	\$2,535,400
Employee Spending Sales Tax	\$14,000	\$23,900	\$57,400	\$91,000	\$146,800	\$203,000	\$230,700	\$230,700	\$230,700	\$230,700	\$1,458,900
Residents Property Tax	\$5,900	\$11,100	\$26,800	\$42,500	\$68,600	\$94,800	\$107,800	\$107,800	\$107,800	\$107,800	\$680,900
State Shared Revenues	\$3,400	\$6,500	\$15,600	\$24,700	\$39,900	\$55,100	\$62,600	\$62,600	\$62,600	\$62,600	\$395,600
Total Impact from Operations	\$53,900	\$192,900	\$379,200	\$649,900	\$1,053,800	\$1,399,400	\$1,594,200	\$1,600,200	\$1,587,100	\$1,557,500	\$10,068,100
Total Fiscal Impact	\$2,555,800	\$616,900	\$2,726,700	\$4,160,300	\$2,825,200	\$2,964,500	\$1,594,200	\$1,600,200	\$1,587,100	\$1,557,500	\$22,188,400

In 2016 dollars. May not sum to total due to rounding.  
Source: City of Buckeye; Rounds Consulting Group, Inc.

WHEN RECORDED RETURN TO:

City of Buckeye  
ATTN: Lucinda J. Aja, City Clerk  
530 East Monroe Avenue  
Buckeye, Arizona 85326

**ECONOMIC DEVELOPMENT  
AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF BUCKEYE, ARIZONA,  
an Arizona municipal corporation**

**AND**

**NIKOLA CORPORATION,  
a Delaware corporation**

**DATED March \_\_\_\_\_, 2018**

## **ECONOMIC DEVELOPMENT AGREEMENT**

1. **Date.** The effective date of this Economic Development Agreement (“*Agreement*”) is March \_\_\_\_, 2018 (“*Effective Date*”).

2. **Parties.** The parties to this Agreement are:

- (a) CITY OF BUCKEYE, ARIZONA  
Attention: City Manager  
530 East Monroe Avenue  
Buckeye, Arizona 85326  
Telephone: 623-349-6910 (“*City*”)
- (b) NIKOLA CORPORATION  
Attention: Britton Worthen  
1130 South 3800 West, #200  
Salt Lake City, Utah 84104..... (“*Nikola*”)

3. **Background.** The following is the background to this Agreement:

(a) Nikola will own, pursuant to terms and conditions of a separate written agreement between Nikola and the landowner, certain real property located in the City of Buckeye consisting of approximately five hundred (500) acres (the “*Land*”), which such real property is proposed to be located within the master planned community known as Trillium. Nikola agrees to provide the legal description of the Land to the City within ten (10) days of the date of Nikola’s acquisition of the Land and the City shall thereafter record this Agreement.

(b) Nikola intends to develop the Land as an electric vehicle manufacturing/assembly facility, along with its corporate headquarters and research and development facilities, with total space of approximately 1.0 million square feet and a total investment in the facility of approximately \$1.0 billion (the “*New Facility*”).

(c) Subject to the terms and conditions of this Agreement, the acquisition of ownership of the Land by Nikola, and the performance of third parties as generally described in Section 3(d) below, the City desires that Nikola cause the New Facility to be constructed and developed on the Land to enhance the City’s commercial development potential in the area of the Land and in the City. The New Facility on the Land will: (i) create new and substantial opportunities for employment in the City, (ii) provide visibility for the City due to the New Facility’s location in the City, (iii) provide a significant investment in the City, (iv) enhance tax collections in the City, (v) attract and promote new development on vacant properties adjacent to and surrounding the Land, and other benefits. The value of constructing and operating the New Facility on the Land has been analyzed through an economic and fiscal impact analysis performed by Rounds Consulting Group and set forth in a report dated August 21, 2017. The City has determined, based upon analysis by its economic development staff that the New Facility would not locate on the Land in the absence of this Agreement.

(d) The development of the New Facility by Nikola is the result of the significant efforts and months of discussions between several groups and entities desiring to see Nikola establish its headquarters and operations in Arizona, and in particular in Buckeye, Arizona, for the purpose of providing economic benefit to the State of Arizona and to the City. These groups and entities include the Arizona Commerce Authority, the Greater Phoenix Economic Council, the City, and the landowner of a master planned development known as Trillium which is located in the City. A copy of the Arizona Commerce Authority's letter dated November 2, 2017 that expresses support of the New Facility project and that provides certain business incentives to Nikola to develop the New Facility in Arizona is attached as **Exhibit A** and incorporated herein by reference. El Dorado Holdings, Inc., as the representative of the landowners of Trillium, provided a letter dated November 10, 2017 to Thomas Stringer, a representative of Nikola, proposing to, among other things, provide (i) up to 500 acres of real property located within Trillium for the development of the New Facility, and (ii) utilities and infrastructure necessary to enable the property to be in "shovel-ready" condition for the development of the New Facility, all subject to mutually agreeable future documentation between El Dorado Holdings, Inc. and Nikola. The foregoing described letter is attached as **Exhibit B** and incorporated herein by reference. In order for the property to be in "shovel-ready" condition for development of the New Facility, the property must have necessary infrastructure improvements including water, wastewater, and street improvements. A copy of the preliminary cost estimate summary for the infrastructure improvements for the New Facility proposed to be constructed by El Dorado Holdings, Inc. for the benefit of Nikola, and provided to Nikola/Tom Stringer, is attached as **Exhibit C** and incorporated herein by reference. The infrastructure improvements are to be over-sized and will serve property/properties within the City in addition to the New Facility and Trillium. Once constructed and installed by El Dorado Holdings, Inc., at no cost to Nikola or the City, the improvements are to be conveyed to the City for the City's use thus providing a direct benefit to the City.

(e) On March 6, 2018, Mayor and Council of the City of Buckeye (the "***City Council***") adopted that certain document entitled "Notice of Intent to Enter into a Development Incentive Agreement and Findings of Fact" (the "***Notice of Intent***"), attached hereto as **Exhibit D** and incorporated herein by reference. Included within the Notice of Intent were findings showing (i) that the New Facility is anticipated to raise more revenue than the amount of the incentives set forth below within the duration of this Agreement, (ii) the New Facility will create significant public benefits in the form of employment, taxes, and public infrastructure, and (iii) that, in the absence of the tax incentives proposed in this Agreement, the New Facility would not locate within the corporate boundaries of the City of Buckeye at the same time or place (collectively, the "***Findings***"). Clause (i) above, as included in the Findings, was independently verified on August 21, 2017, by an outside consultant, Rounds Consulting Group (the "***Verification***"), which is attached as an exhibit to the Notice of Intent set forth in **Exhibit D**. By executing this Agreement, Nikola hereby agrees and affirms that it (i) did not finance, or cause to be financed, the Verification, (ii) did not have input into the selection of Rounds Consulting Group for the purposes of such Verification and (iii) would not have located the New Facility in the City in the same manner in the absence of the tax incentives set forth in this Agreement.

(f) The City Council accepted the Findings on March 6, 2018 by a unanimous affirmative vote accepting the Notice of Intent.

(g) The City Council is empowered, pursuant to ARIZ. REV. STAT. § 9-500.11, to appropriate public funds to further employment opportunities and economic enhancement of the City. Accordingly, the City Council has determined that it is in the best interests of the citizens of the City to rebate a portion of the taxes generated and collected from (i) construction contracting associated with the construction of the New Facility, (ii) all new vehicle sales directly made at the New Facility (if any), and (iii) all new vehicle sales made within the corporate limits of the City at an authorized sales facility (if any).

4. **Agreement.** For good and valuable consideration, including the benefits to City and Nikola as described above, City and Nikola agree as is more specifically set forth in this Agreement. The recitals set forth above in the background to this Agreement are acknowledged by the parties and are incorporated herein by this reference.

5. **Laws and Regulations.**

(a) The City of Buckeye Code, including but not limited to that portion titled the “***Development Code***” as amended from time to time shall govern the development of the Land. The City must be able to regulate the planning and development of the Land and the construction and installation of public infrastructure improvements on the Land in order to serve the best interests of the City. Consequently, City reserves, exercising its sole and absolute discretion, the right to amend existing or to adopt new laws, rules, regulations and standards of development for the City, including resolutions, official policies and procedures and the Development Code (collectively, as amended or adopted from time to time, the “***Laws and Regulations***”), and the Laws and Regulations shall apply to the Land.

(b) Any change to the Laws and Regulations as allowed in this section shall not discriminate against Nikola and the Land, and any change shall be uniformly applied to all similar land and landowners at such time such land is within the boundaries of City.

6. **Nikola Obligations.** Nikola agrees and understands that all benefits, inducements, and monetary payments to Nikola by the City, pursuant to the terms and conditions of this Agreement, are specifically conditioned upon Nikola (i) acquiring ownership of the Land, (ii) constructing and completing the New Facility, (iii) creating new and substantial opportunities for employment in the City and (iv) causing development of the New Facility on the Land in accordance with the terms and conditions of this Agreement. Nikola covenants and agrees as follows:

(a) Nikola shall own, occupy and conduct its hydrogen or otherwise electric vehicle manufacturing/assembly operations on the Land for a minimum of ten (10) years from the date of issuance of the final certificate of occupancy for the New Facility. If Nikola does not own, occupy and conduct its New Facility operations on the Land for ten (10) years from the date of issuance of the final certificate of occupancy for the New Facility, the City’s obligations under this Agreement shall terminate and Nikola shall pay to the City an amount that is equal to the amount paid by the City to Nikola up to the time of the ceasing of Nikola’s New Facility operations (the “***Nikola Penalty***”). The Nikola Penalty includes any tax rebates received from the City and the City’s reimbursement to Nikola of City building permit fees, plan review fees and

expedited review fees for the New Facility. Payment of the Nikola Penalty shall be determined by the City at the time Nikola ceases its New Facility operations and the Nikola Penalty shall be paid by Nikola to the City no later than ten (10) days following the date of the City's written notice of the amount paid by the City to Nikola. Nikola's obligation to pay the Nikola Penalty to the City shall survive the termination or expiration of this Agreement; and

(b) Nikola shall commence construction of the New Facility on the Land no later than three (3) years from the Effective Date of this Agreement and Nikola shall complete construction of the New Facility on the Land in order to commence its operations no later than four (4) years from the Effective Date of this Agreement. In the event of documented and valid business reasons resulting in delays and the inability for Nikola to meet these dates, the City Manager shall have the authority to administratively extend these deadlines for up to one additional year; extensions beyond one year shall require an amendment to this Agreement and the approval of the City Council. In the event that Nikola does not commence construction of the New Facility on the Land by three (3) years from the Effective Date of this Agreement, this Agreement shall automatically terminate with no notice, agreement, or recording required by and between the parties; and

(c) Nikola shall employ at least 2,000 full time employees in the New Facility by January 2024; and

(d) Nikola shall comply with all terms and conditions of this Agreement.

**7. City Obligations.** Subject to the terms and conditions of this Agreement, including Nikola's performance and satisfaction of the requirements in Section 6 (a) through (d) above, the City will:

(a) Support, and use all available economic development resources to assist with the application for, Nikola's/New Facility's designation as a foreign trade zone under FTZ #277; and

(b) Provide, if so requested by Nikola, at no cost to Nikola, temporary use of approximately 5,200 square feet of City-owned commercial space at the Sundance Crossings Center located at Yuma and Dean Roads in the City; and

(c) Pay to Nikola periodic payments, as set forth in this Section 7(c), from New Facility Generated Sales Taxes (defined below) as an incentive to Nikola to develop the New Facility in the City. Each periodic payment paid by the City shall be paid from New Facility Generated Sales Taxes actually received by the City from the Arizona Department of Revenue ("**ADOR**") and shall be in the amount equal to forty-nine percent (49%) of the New Facility Generated Sales Taxes. The New Facility Generated Sales Taxes payments shall be paid quarterly by the City as follows: On or before April 30 for the first quarter of the calendar year (January-March); on or before July 30 for the second quarter of the calendar year (April-June); on or before October 30 for the third quarter of the calendar year (July-September); and on or before January 30 of the following calendar year for the fourth calendar year payment (October-December). The quarterly New Facility Generated Sales Taxes payments shall continue to be paid to Nikola on the dates set forth in this Section 7(c) until the date that is ten (10) years from



the Effective Date of this Agreement. Nothing contained in this Agreement shall be construed in such a manner as to cause the City to violate any privacy or confidentiality laws applicable to the contracting taxes, New Facility Generated Sales Taxes and taxpayers.

Nikola shall provide to the City the name or names under which the businesses operating within the Land, or as the New Facility, are reporting to ADOR. Nikola and its successors and assigns shall, within ten (10) days of a name change, notify the City in writing of such name change(s) under which the businesses operating within the Land or as the New Facility are reporting to ADOR. In addition, Nikola shall provide to the City the name or names under which businesses that have located and are operating within the corporate limits of the City as a result of inducement by the Nikola and are reporting to ADOR.

Definition of New Facility Generated Sales Taxes. “***New Facility Generated Sales Taxes***” shall mean all unrestricted transaction privilege taxes validly imposed or levied by the City, and not earmarked for a contrary or inconsistent purpose, generated from the retail sales transactions of (i) construction contracting associated with the construction of the New Facility, (ii) all new vehicle sales directly made at the New Facility (if any), and (iii) all new vehicle sales made within the corporate limits of the City at an authorized sales facility (if any). New Facility Generated Sales Taxes shall not include transaction privilege tax revenues collected and paid over to the City by ADOR from (a) transaction privilege tax revenue designated and allocated as Economic Development Funds which is funded by 6.25% of the revenues received from the first 2% of the retail sales transactions of the businesses within the Land, (b) transaction privilege tax revenue that is designated, allocated, or restricted as to its use, such as the proceeds from an increase on the transaction privilege tax on hospitality industry businesses to be used exclusively for the promotion of tourism, or (c) any other similar tax restricted as to its use.

Sample Payment Calculation. A sample of the calculation of the quarterly New Facility Generated Sales Taxes payment is attached hereto as **Exhibit E**. The parties acknowledge and agree that the figures used in the sample calculation on **Exhibit E** are only estimates and are only for illustration and information purposes.

New Facility Generated Sales Taxes Subordinate to Any Pledge. Payment of New Facility Generated Sales Taxes by the City is subject to and in all respects subordinate to any pledge, now in existence or hereafter made.

(d) Nikola may desire to provide the City with additional public benefit(s) in the future, such as a public park or electric vehicles. In such event, and conditioned upon Nikola first obtaining ownership of the Land in fee title, the proposed public benefit shall be required to be a direct benefit to the City and the determination of whether the proposed benefit is a direct public benefit shall be at the City’s sole discretion. The City is willing to reimburse Nikola for such direct public benefit and the terms and conditions of the City’s reimbursement to Nikola for such direct public benefit received by the City, including the method to determine the value of the direct public benefit, shall be pursuant to a separate written document, mutually agreed to by Nikola and the City. The duration of the reimbursement period shall end on that date that is the earlier of: (i) the date that the City has reimbursed Nikola for the agreed upon value of the direct public benefit provided to the City by Nikola, or (ii) the date that is ten (10) years from the date of issuance of the final certificate of occupancy for the New Facility. The reimbursement to

Nikola by the City may be made by annual payments that are indexed to forty-nine percent (49%) of the City portion of the real property taxes for the Land received by the City from Nikola.

(e) Perform expedited reviews of zoning applications, permits and plans submitted to the City for development of the New Facility and perform expedited inspections of construction of the New Facility.

**8. Permit and Plan Review Fees; Reimbursement.**

(a) Development Impact Fees. Development of real property within the City of Buckeye is subject to impact fees as adopted by City Council, subject to credits as allowed by law. No credit will be given for dedication of rights-of-way, easements, or other land normally required for public infrastructure.

(b) Reimbursement of Fees. City agrees to reimburse Nikola for building permit fees, plan review fees and expedited review fees ("***Permit and Review Fees***") associated with construction of the New Facility provided that Nikola has timely performed its obligations of Section 6(a) through 6(c) of this Agreement. Reimbursement of Permit and Review Fees pursuant to this Section 8(b) shall not exceed Seven Hundred Fifty Thousand and No/Dollars (\$750,000.00) (the "***Permit and Review Fees Reimbursement Amount***"). The City will pay Nikola the Permit and Review Fees Reimbursement Amount following the City's issuance of the final certificate of occupancy for the New Facility. At the time of issuance of the certificate of occupancy for the New Facility, Nikola agrees to provide the City with a written, detailed and complete list of all Permit and Review Fees paid by Nikola for development of the New Facility along with the amounts paid. The City agrees to pay Nikola the verified Permit and Review Fees Reimbursement Amount no later than 10 business days from the date of the City's verification.

**9. City Sales Tax Rates.** Nikola understands and agrees that the City cannot guarantee that the City's transaction privilege tax rates in effect as of the Effective Date of this Agreement, or the abatement of the sales tax on sales of electricity in manufacturing operations, will remain in effect in the future as the City's transaction privilege tax rates are subject to City Council consideration and action.

**10. Rights and Remedies.** The parties shall be entitled to all rights and remedies available at law and equity for breach of the provisions of this Agreement.

**11. Conflicts of Interest.** The parties acknowledge that this Agreement is subject to cancellation pursuant to Section 38-511, Arizona Revised Statutes, as amended.

**12. Covenants Running with the Land.** The provisions of this Agreement shall be for the benefit of, and shall be a burden upon, the Land, and the provisions of this Agreement shall be covenants running with the Land, without the necessity of an assignment of this Agreement with the conveyance of any part of the Land.

**13. Term of Agreement.** Subject to the provisions of Section 6(b) of this Agreement, this Agreement shall automatically terminate as to the Land without the necessity

of any notice, agreement or recording by and between the parties on that date which ten (10) years from the Effective Date of this Agreement.

**14. No Agency or Partnership.** Neither City nor Nikola are acting as the agent of the other with respect to this Agreement, and this Agreement shall not be deemed to create a partnership, joint venture or other business relationship between City and Nikola.

**15. No Third Party Beneficiary.** This Agreement shall not create any third party beneficiary rights to any person or entity who is not a party to this Agreement, including any lender to Nikola, unless expressly provided to the contrary in this Agreement (and then only to the extent so provided).

**16. Recording.** In accordance with the provisions of Section 3(a) of this Agreement, Nikola agrees to provide the legal description of the Land to the City within ten (10) days of the date of Nikola's acquisition of the Land and the City shall thereafter promptly record this Agreement.

**17. Time of Essence.** Time is of the essence of this Agreement.

**18. Benefit and Binding Effect; Assignment.** The provisions of this Agreement are binding upon and shall inure to the benefit of the parties; provided however, that Nikola's rights and obligations hereunder may be assigned and assumed with the prior written consent of the City which such consent shall not be unreasonably withheld. The express assignment and assumption of Nikola's rights and obligations shall be made by a written instrument recorded in the Official Records of Maricopa County, Arizona, and shall be signed by assignor and assignee with the City's written consent. Nikola's rights and obligations hereunder shall terminate effective upon the assumption by Nikola's assignee of such rights and obligations. For purposes of Section 7(c) of this Agreement, assignee shall provide to the City within ten (10) calendar days of the assignment, as consented to by the City, the name or names under which assignee is reporting to ADOR.

**19. Waiver of Claims.** Nikola, on behalf of itself and all other parties having an interest in the Land, intends to encumber the Land with the following agreements and waivers. Nikola agrees and consents to all the conditions imposed by this Agreement, and by signing this Agreement waives any and all claims, suits, damages, compensation and causes of action for diminution in value of the Land the owner of the Land may have now or in the future under the provisions of A.R.S. Sections 12-1134 through and including 12-1136 resulting from this Agreement or from any "land use law" (as such term is defined in the aforementioned statute sections) expressly permitted or contemplated by this Agreement to be enacted, adopted or applied by the City now or hereafter. Nikola acknowledges and agrees the terms and conditions set forth in this Agreement cause an increase in the fair market value of the Land and such increase exceeds any possible reduction in the fair market value of the Land caused by any future land use laws, rules, ordinances, resolutions or actions expressly permitted or contemplated by this Agreement and adopted or applied by the City to the Land.

**20. Amendment.** Any amendment to this Agreement shall be in writing.

**21. Notices.** All notices, requests, waivers, approvals, acceptances or other communications under this Agreement shall be in writing and shall be deemed given when personally delivered or transmitted by facsimile or two days after mailing by certified mail, return receipt requested and postage prepaid, to the addresses set forth below:

(a) For City: City of Buckeye  
Attention: City Manager  
530 East Monroe Avenue  
Buckeye, Arizona 85326

With a copy to: Gust Rosenfeld, PLC  
Attention: Shiela B. Schmidt, City Attorney  
One East Washington, Suite 1600  
Phoenix, Arizona 85004-2553  
Email: [sschmidt@gustlaw.com](mailto:sschmidt@gustlaw.com)

(b) Nikola: Britton Worthen  
1130 South 3800 West  
#200  
Salt Lake City, Utah 84104  
Email: [britton.worthen@nikolamotor.com](mailto:britton.worthen@nikolamotor.com)

With a copy to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No notice to a party shall be effective unless and until a copy of such notice is given to, or as appropriate, received by, all persons indicated above as entitled to receive required copies of notices to that party. The above described recipients of notices may change their address for notice purposes by giving the other parties notice of such change, provided, however, that no such change in notice shall be effective for a period of ten (10) days following such notice of such change. The inability to deliver because of a changed address of which no notice was given, or rejection or other refusal to accept any notice, shall be deemed to be the receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept. Any notice to be given by any party hereto may be given by legal counsel for such party.

**22. Force Majeure.** The performance of either party and the duration of this Agreement shall be extended by any causes that are beyond the control of the party required to perform, such as an act of God, civil or military disturbance and labor or material shortage.

**23. Governing Law.** This Agreement shall be governed by and construed under the laws of the state of Arizona, and any litigation shall take place only in Maricopa County, Arizona.

**24. Attorneys Fees.** The prevailing party in any litigation in connection with this Agreement shall be entitled to its attorneys' fees and costs.

**25. No Waiver of Right or Remedy.** No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the City or Nikola of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

**26. Severability.** If any provision of this Agreement is declared void or unenforceable by a court of competent jurisdiction, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect if the remaining provisions permit the parties to achieve the practical and proportional benefits and obligations of the arrangements contemplated by this Agreement. Otherwise, either party may terminate this Agreement.

**27. Obligations Not a Debt.** The City's obligations pursuant to the provisions of this Agreement that require the expenditure of funds do not constitute a general obligation or indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction. The obligations herein do not (i) obligate the City to levy or pledge any form of taxation, (ii) obligate the City to make any expenditure from proceeds of ad valorem taxes, or (iii) constitute a pledge of the revenues, funds or monies of the City. The provisions of this Agreement for payment of funds by the City shall be subject to the "budget law" of the State of Arizona and appropriation in each fiscal year's budget.

**28. Exhibits; Merger.** This Agreement, together with **Exhibit A** through **Exhibit E** listed below and attached hereto and incorporated herein by this reference, constitute the entire agreement between the parties with respect to development of the Land. All prior contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

**Exhibit A**  
**Exhibit B**  
**Exhibit C**

Arizona Commerce Authority 11.2.2017 letter  
El Dorado Holdings 11.10.2017 letter  
Preliminary cost estimate summary for the  
infrastructure improvements for the New Facility  
proposed to be constructed by El Dorado Holdings,  
Inc. for the benefit of Nikola  
Notice of Intent  
Sample Calculation for Quarterly New Facility  
Generated Sales Taxes Payment

**Exhibit D**  
**Exhibit E**

**29. E-Verify Requirements.** To the extent applicable under A.R.S. § 41-4401, Nikola warrants compliance with all federal immigration laws and regulations that relate to its employees and compliance with the E-verify requirements under A.R.S. § 23-214(A). Nikola's failure to comply with such warranty shall be deemed a material breach of the Agreement, as amended, and may result in the termination of the Agreement, as amended, by the City.

30. **Signature.** The parties have executed this Agreement as of the Effective Date.

**[SIGNATURES APPEAR ON FOLLOWING PAGES]**

**CITY OF BUCKEYE, ARIZONA**, an Arizona  
municipal corporation

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Jackie A. Meck, Mayor

ATTEST:

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Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

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City Attorney

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this, the \_\_\_\_ day of \_\_\_\_\_, 2018, before me personally appeared Jackie A. Meck, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document.

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Notary Public

(Affix notary seal here)



**NIKOLA:**

NIKOLA CORPORATION,  
a Delaware corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this, the \_\_\_\_ day of \_\_\_\_\_, 2018, before me personally appeared \_\_\_\_\_, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above document.

\_\_\_\_\_  
Notary Public

(Affix notary seal here)

**EXHIBIT A  
TO  
ECONOMIC DEVELOPMENT AGREEMENT  
BETWEEN  
THE CITY OF BUCKEYE  
AND  
NIKOLA CORPORATION**

**[Arizona Commerce Authority 11.2.2017 letter]**

**See following page(s).**



November 2, 2017

Thomas Stringer, Managing Director  
BDO Consulting  
100 Park Avenue, 10<sup>th</sup> Floor  
New York, NY 10017

**RE: Project Asteroid (the “Project”)**

Dear Mr. Stringer:

Thank you for collaborating with our office on Project Asteroid. As demonstrated by the State’s efforts to date, Governor Doug Ducey and the Arizona Commerce Authority (the “ACA”) are extremely supportive of the Project and are committed to securing this exciting opportunity for the State of Arizona (the “State”). The purpose of this letter is to follow up our recent conversations by providing the following business incentives analysis (the “Analysis”) for the Project.

Because the parameters of the Project are unique in many respects, the Analysis is predicated upon the following important assumptions:

- A. The Project will incorporate an offer to pay at least 65% of each employee’s premium or membership costs of health insurance;
- B. The incentive programs in existence today will remain substantially in place over the 7-year life of the Project;
- C. Project Representatives will work collaboratively with the ACA to manage timing and other elements to take maximum advantage of the State’s incentive programs despite constraints in credit caps and deadlines.

**I. Business Incentive Analysis**

This Analysis is based on the following assumptions regarding the Project (the “Project Assumptions”):<sup>1</sup>

- The Project will entail the establishment and operation of a renewable energy-fueled electric vehicle manufacturing headquarters and operations facility (Class 8 and UTV) in the City of Buckeye, Maricopa County.
- The Project will make a qualifying capital investment of \$1.001 billion over 6 years, in the following annual progression:
  - 2019: \$116,000,000
  - 2020: \$41,010,000
  - 2021: \$221,000,000
  - 2022: \$322,000,000

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<sup>1</sup> Please advise if any of the Project Assumptions are inaccurate so that we can modify the Analysis appropriately.



- 2023: \$160,740,000
- 2024: \$141,120,000
- At least 80 percent of the property and payroll of the facility will be devoted to one or more of the following: (i) “qualified manufacturing” (within the meaning of A.R.S. § 41-1512(X)(7)) entailing manufacturing of tangible products at least 65 percent of which will be sold out-of-state, (ii) “qualified research” (within the meaning of A.R.S. § 41-1512(X)(8)) entailing research conducted by a taxpayer engaged in manufacturing that derives at least 65 percent of its revenue from out-of-state sales and (iii) “qualified headquarters” (within the meaning of A.R.S. § 41-1512(X)(6)) entailing a global, national or regional headquarters for a taxpayer involved in manufacturing and that derives at least 65 percent of its revenue from out-of-state sales.
- Between 2019 and 2025, the Project will create 2,062 net new full-time jobs in Arizona (the “New Jobs”).
  - 113 of the New Jobs will be created in 2019; 100 of the New Jobs will be created in 2020; 300 of the New Jobs will be created in 2021; 300 of the New Jobs will be created in 2022; 499 New Jobs will be created in 2023; 502 of the New Jobs will be created in 2024; 248 of the New Jobs will be created year 2025.
  - The New Jobs will pay an average annual wage of \$80,000.
  - At least 51% of the New Jobs created each year will pay a qualifying annual wage equal to or greater than 125 percent of the Arizona median annual wage for all production occupations (determined as of the date that an application for pre-approval of tax credits in accordance with the Qualified Facility Tax Credit Program, discussed below, is submitted). Currently, the Arizona median annual production wage is \$32,594; 125 percent of this amount equals \$40,742.
  - Each of the New Jobs will offer health insurance for which the Project will offer to pay 65 percent of the premium or membership cost.

#### **A. Qualified Facility Tax Credit Program**

The Arizona Qualified Facility Tax Credit Program (the “Facility Program”)<sup>2</sup> provides a refundable income tax credit<sup>3</sup> for qualifying capital investment made at a manufacturing<sup>4</sup> facility, including a manufacturing-

<sup>2</sup> The Facility Program is established by A.R.S. § 41-1512, which requires all preapprovals to be obtained by the taxpayer before January 1, 2023 in order to participate in the Facility Program. For purposes of this Analysis, we have assumed that deadline will be extended. The ACA may not authorize greater than \$70 million per year for all taxpayers pursuant to the Facility Program, with no more than \$30 million per year for a single taxpayer. For information regarding the Facility Program, see [www.azcommerce.com/incentives/qualified-facility](https://www.azcommerce.com/incentives/qualified-facility).

<sup>3</sup> Under A.R.S. § 42-1118, a refundable tax credit is paid as a refund to the extent the credit exceeds the credit recipient’s tax liability.

<sup>4</sup> “Manufacturing” for purposes of the Facility Program means fabricating, producing or manufacturing raw or prepared materials into usable products, imparting new forms, qualities, properties and combinations. Manufacturing does not include generating electricity. To demonstrate eligibility as a manufacturer, a taxpayer must document four separate and unique processes that impart new forms, qualities, properties and combinations. See <https://www.azcommerce.com/media/1401469/2017-2-17-qf-guidelines-final.pdf>.



related research or headquarters facility, that devotes at least 80 percent of the facility's property and payroll to one or more of the following: (i) "qualified manufacturing," (ii) "qualifying headquarters," and/or (iii) "qualified research."<sup>5</sup>

"Manufacturing" for purposes of the Facility Program means fabricating, producing or manufacturing raw or prepared materials into usable products, imparting new forms, qualities, properties and combinations. However, the applicable statute specifically states that manufacturing does not include generating electricity. To demonstrate eligibility as a manufacturer, a taxpayer may be requested to document four separate and unique processes that impart new forms, qualities, properties and combinations.

Applying these principles to the Project, it is our understanding that the Project will entail activities associated with engineering and producing automobiles that use alternative sources of energy, primarily hydrogen, to generate electricity as a fuel. We understand the current Project scope will not include the production, storage, or transportation of the hydrogen itself, as that portion of the Project's business model is currently in development. It is further our understanding that the production process will focus on the production of automobiles and their relevant elements. The Project will not generate electricity, but will necessarily impart new forms, qualities, properties, and combinations from existing raw or prepared materials, a result of which will be the capability of producing and consuming electricity. Thus, the Project will not be generating electricity – it will instead be fabricating and producing the means whereby electricity may be generated and consumed in each new automobile.

Assuming our understanding is correct and there are no material facts or omissions that would inform an alternative application of the applicable legal standard of "manufacturing" as set forth in A.R.S. 41-1512(X)(4), our preliminary determination prior to a full review of a substantially complete application is that the Project would qualify as "manufacturing" for purposes of the Facility Program.<sup>6</sup>

Tax credits issued to a recipient under the Facility Program generally equal the lesser of: (i) 10 percent of the qualifying capital investment at the facility<sup>7</sup> or (ii) \$20,000 per net new full-time job at the facility.<sup>8</sup>

All of the net new jobs must, among other criteria, (i) offer health insurance for which the Project will pay at least 65 percent of the premium or membership cost and (ii) at least 51 percent of the net new jobs

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<sup>5</sup> Under current Facility Program Rules, the 80 percent property test is based on the percentage of the square footage and payroll of the facility that is devoted to one or more of the enumerated qualified activities. Each of the three qualified activities is defined in A.R.S. § 41-1512(X).

<sup>6</sup> Please note that this determination is intended as a courtesy response to a general inquiry regarding the qualifications of the Facility Program in the context of the Project and should not be viewed as a formal policy statement or final agency action. Final determination regarding eligibility for or certification of tax credits can only be provided in the context of a substantially complete application, as such term is defined in Facility Program guidelines, following a review of due diligence documentation.

<sup>7</sup> For information regarding those types of expenditures that constitute qualifying capital investment for purposes of the Facility Program, see Section 8(B) of the Facility Program Guidelines, a copy of which may be accessed at <https://www.azcommerce.com/media/1401469/2017-2-17-qf-guidelines-final.pdf>.

If qualifying capital investment occurs over more than one 12-month period following pre-approval, additional expenditures must be made each 12-month period. See A.R.S. § 41-1512(M).

<sup>8</sup> The Facility Program contemplates only formal employee-employer employment positions. See, e.g., A.R.S. § 41-1512 (B) and (C). Accordingly, contract positions are excluded from consideration for purposes of the Facility Program.



must pay qualifying annual wages<sup>9</sup> at least equal to 125 percent of the state median annual wage for all production occupations (determined at the time of applying for pre-approval under the Facility Program). Credits are claimed in equal installments over five years commencing after the facility begins operations and after all approvals are obtained.

Based on the Project Assumptions, the Project could qualify for refundable income tax credits pursuant to the Qualified Facility Program in respect to job creation and investment through 2025 of up to \$41,240,000 (the lesser of (i) \$100,100,000 (\$1,001,000,000 in total qualifying capital investment x 10 percent) or (ii) \$41,240,000 (2,062 net new jobs x \$20,000 per job)).<sup>10</sup>

## **B. Job Training Grants Program**

The Arizona Job Training Grants Program (the “Training Program”) provides grants, on a competitive application basis, to assist companies with training expenses of Eligible Employees. For purposes of the Training Program, Eligible Employees are those employees hired in employment positions qualifying as Net New Jobs (as such term is defined in the Guidelines) after the date of submission of the Program grant application and who meet the following wage thresholds:

- i. Employers in Maricopa or Pima Counties with 100 or more employees in the State as of the date of application: average wage of Employee-trainees is at least 1.0 x County Median Wage.
- ii. Employers in Maricopa or Pima Counties with 1 – 99 employees in the State as of the date of application: average wage of Employee-Trainees is at least 0.8 x County Median Wage.
- iii. Employers in any county outside of Maricopa and Pima: average wage of Employee-Trainees is at least 0.8 x Balance of State Median Wage.

Training Program grants are paid to reimburse up to 75 percent of the approved training costs for Eligible Employees, up to \$5,000 for each Eligible Employee for companies located in urban areas and \$8,000 for each Eligible Employee for companies located in rural areas. Each grant covers up to an eighteen-month hiring and training cycle.

The Training Program is scheduled to expire on December 31, 2020, after which time no new grants will be issued; grants issued on or before, and terminating after, December 31, 2020 will remain in effect through their respective contractual end date. Grants will be funded to a maximum of \$1.3 million per

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<sup>9</sup> For information regarding those items of compensation that constitute qualifying wages for purposes of the Facility Program, see Section 8(C) of the Facility Program Guidelines, a copy of which may be accessed at

<https://www.azcommerce.com/media/1401469/2017-2-17-qf-guidelines-final.pdf>. Overtime pay and profit sharing and retirement plan accruals are among those compensation items which do *not* constitute qualifying wages for purposes of the Facility Program. Only certain bonuses constitute qualifying wages for purposes of the Facility Program.

<sup>10</sup> This amount represents the *total* Facility Program credits available over time for the New Jobs created provided that (i) applications are timely filed throughout the course of the Project, (ii) each New Job is maintained for at least five years following post-approval is obtained and is not vacant for a cumulative period of time following post-approval longer than 150 days, and (iii) the facility maintains qualified operations for at least five years following post-approval. These conditions will be reflected in the post-approval documentation contemplated by subsections (Q) and (R) of A.R.S. § 41-1512.



grant. Based on the Project Assumptions, and assuming funds remain available, the Project could qualify for Training Program funds up to \$2,365,000, which includes New Jobs for Years 2019, 2020, and 260 of Year 2021 New Jobs. However, because the Training Program is limited by statute and further as a result of the Year 2021 New Jobs expected further in the future, it is more likely that funds will be limited, with a result of a total of **\$1,815,000** available for the Project.

### **C. Arizona Competes Fund**

The Arizona Competes Fund provides cash grants to promote the growth and diversification of business investment in Arizona by attracting, expanding and retaining businesses in targeted industries.

The ACA is pleased to offer an Arizona Competes Fund grant in the amount of Three Million Five Hundred Thousand Dollars (**\$3,500,000**) (the "Competes Grant") in exchange for the Project's location in Arizona and otherwise subject to the Project complying with the Assumptions. Please note the Competes Grant will be paid in pro rata increments as mutually agreed-upon milestones relating to satisfaction of the Project Assumptions are achieved during the term of the Competes Grant. The Competes Grant will be subject to the Project's compliance with applicable statutory conditions.<sup>11</sup> The terms and conditions of the Competes Grant, including the composition of the milestones, the milestone payment amounts and dates, the claw-back provisions, and any claw-back repayment security provisions, will be set forth in a written grant agreement to be negotiated by the parties.<sup>12</sup>

***This offer of an Arizona Competes Fund Grant is valid through Friday, December 1, 2017. If you wish to accept the offer, please reply to us in writing accompanied by a copy of this letter by such date.***

### **II. Pro Business Climate:**

In addition to the incentive above, please note the following aspects of Arizona's pro-business climate that may be of special relevance to the Project:

#### **100 Percent Electable Sales Factor for Multi-State Corporations**

The electable sales factor for multi-state corporations has increased from 80 percent to 100 percent in recent years. In the past, a corporation that conducted business both in-state and out-of-state was required to apportion its income from business activity based on the ratio of property, payroll, and sales in Arizona compared to the corporation's property, payroll, and sales everywhere. Currently, however,

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<sup>11</sup> The Arizona Competes Fund is established by A.R.S. § 41-1545, *et seq.* The statutory conditions specific to the Arizona Competes Fund program are set forth at A.R.S. § 41-1545.02, and include, without limitation, that grant recipients (i) be in good corporate standing, (ii) owe no delinquent taxes in Arizona, (iii) pay compensation that exceeds, *on average*, 100 percent of the applicable county median wage (\$35,760 in Maricopa County in 2017), (iv) be primarily engaged in an Arizona "basic industry", (v) provide health insurance benefits to all employees for which the grantee pays at least 65 percent of the cost and (vi) be enrolled and participating in the federal E-Verify Program pursuant to A.R.S. § 23-214.

<sup>12</sup> Until such agreement containing terms and conditions acceptable to each party in its sole discretion is executed, neither party shall have any obligation to the other with respect to the Grant, save and except with respect to existing mutual nondisclosure obligations.





such a corporation is able to apportion its income in Arizona on the basis of sales, only. This development provides multi-state businesses with the ability to reduce their Arizona corporate tax burden.

### **30 Percent Reduction in Arizona's Corporate Income Tax Rate**

Arizona has reduced its corporate income tax rate by nearly 30 percent, from 6.97 percent to 4.9 percent over the last 4 years. This 30 percent reduction makes Arizona's corporate income tax rates among the lowest in the country.<sup>13</sup>

### **Commercial Property Tax Reform**

Arizona has reduced its commercial property tax assessment ratio by 10 percent, from 20 percent to 18 percent, on Class 1 property. This development reflects continuation of a 10-year trend of reducing property taxes in Arizona.

### **Arizona Additional Depreciation Program ("AADP Program")**

The AADP Program provides a unique and aggressive depreciation schedule to encourage new capital investment and reduce a business' personal property tax liability. For property first assessed in 2012 or after, the AADP Program reduces, relative to Arizona's standard depreciation tables, a property's valuation for tax purposes by 75 percent in the first year of use, 59 percent in the second year of use, 43 percent in the third year of use, 27 percent in the fourth year of use and 11 percent in the fifth year of use. By combining the reduction of the commercial property tax assessment ratio (discussed above) and the benefits of the AADP Program, businesses are experiencing substantial operating and tax benefits in Arizona. For an illustration of the benefits generated from operation of the AADP Program, please visit our website at [www.azcommerce.com/assets/Accelerated](http://www.azcommerce.com/assets/Accelerated).

### **Workforce Development Services**

The ACA can coordinate with the State of Arizona Workforce Team, which can assist with hiring efforts by working with our Statewide Local Workforce Offices and offering the following services: (1) no cost internet job posting, (2) recruiting, (3) pre-screening, (4) skills assessment, (5) custom recruitment through social media advertising and (6) on-the-job training opportunities. The specific services provided are individualized based on company needs.

## **III. Special Incentives for Manufacturers**

### **Tax Exemptions for Equipment Purchases**

A.R.S. §§ 42-5061(B)(1) and 42-5159(B)(1) provide exemptions from Arizona transaction privilege taxes (sales taxes) and use taxes in connection with purchases of machinery and equipment used directly in manufacturing, processing, and fabricating operations. For this purpose, Arizona Administrative Code

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<sup>13</sup> In addition, Arizona's income tax rates payable by individuals are currently among the lowest in the nation. The maximum Arizona income tax rate payable by individuals is currently 4.54 percent.



Rule 15-5-120(A) describes “manufacturing” as “the performance as a business of an integrated series of operations which place tangible personal property in a form, composition, or character different from that in which it was acquired and transforms it into a different product with a distinctive name, character, or use.”

#### **Tax Exemptions for Electricity Consumption**

A.R.S. §§ 42-5063(C) and 42-5159(G) provide exemptions from state and county transaction privilege taxes (sales taxes) and use taxes in connection with purchases of electricity and natural gas by businesses “principally engaged” in manufacturing operations. To qualify for the exemption at least 51 percent of the business’s electricity or natural gas must be used in the manufacturing operations. The statutes define “manufacturing” for this purpose as the performance as a business of an integrated series of operations that places tangible personal property in a form, composition or character different from that in which it was acquired and transforms it into a different product with a distinctive name, character or use. “Manufacturing” for this purpose does not include processing or fabricating. Under a so-called “local option,” cities are authorized to either impose or exempt the local taxes on such purchases.

#### **IV. Other Special Programs**

##### **Foreign Trade Zone Property Tax Reclassification**

In addition to various federal customs benefits associated with operation in a foreign trade zone (an “FTZ”), Arizona law provides preferential property tax treatment to real and personal property located with an FTZ.

Specifically, real and personal property situated within an FTZ is classified as “Class Six” property that is subject to an assessment ratio of five percent, as contrasted with Arizona’s general current assessment ratio for business property of 18 percent. As a result, annual property tax savings in an FTZ can approach approximately 72 percent over otherwise prevailing property tax rates outside an FTZ.<sup>14</sup>

There is no limitation on the number of years during which a business can qualify for Arizona’s FTZ property tax savings; the savings are perpetual.

##### **Arizona Research and Development Tax Credit Program**

The Arizona Research and Development Tax Credit Program (the “R&D Program”) provides a nonrefundable income tax credit for increased research and development activities conducted in the

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<sup>14</sup> In general, property taxes in Arizona are payable in an amount equal to the product of (i) the value of the underlying property, multiplied by (ii) the “assessment ratio” for the property, and further multiplied by (iii) the applicable tax rate imposed by the local community in which the property is located. As noted, property situated within an FTZ has an “assessment ratio” of five percent. The “assessment ratio” for most other Arizona commercial property is 18 percent. Accordingly, the FTZ property tax savings are up to 72.2 percent. For *real* property, the actual property tax savings will be the 72.2 percent figures referenced for the years specified. For *personal* property (including machinery and equipment), the percentage savings may be somewhat less in a particular year or years given the impact of disparate depreciation schedules that apply in the context of Class Six Property and other commercial property.



State. The goal of the R&D Program is to encourage Arizona businesses to increase investment in research and development activities.

The amount of R&D tax credits allocable to a specific project generally corresponds currently to 24 percent of the first \$2.5 million in “qualified research expenses” in excess of the applicable “base amount.” The amount of R&D Program tax credits associated with “qualified research expenses” above the \$2.5 million excess threshold (as computed above) is currently 15 percent.

The R&D Program permits an additional credit amount if the taxpayer funds research and development at an Arizona state university. The additional credit amount equals 10 percent of the excess of the taxpayer’s “basic research payments” for the tax year over the taxpayer’s “qualified organization base period amount” for the tax year, resulting in a potential R&D tax credit on certain qualifying expenses of 34 percent under current law.<sup>15</sup>

A taxpayer with fewer than 150 employees that otherwise qualifies for nonrefundable R&D tax credits may also qualify for refundable income tax credits generally equal to 75 percent of the excess of (i) the current year’s excess tax credits over (ii) the taxpayer’s current year tax liability. Refundable tax credits are limited to \$5 million per year and are allocated to taxpayers on a first-come first-served basis. In 2017, the \$5 million cap has been reached and additional credits will become available on the first business day of 2018.

#### **Arizona Industrial Development Authority (IDA) Bond Issuance Program**

The Arizona Industrial Development Authority (the “IDA”) issues its limited obligation revenue bonds (“Bonds”) and lends the proceeds thereof to an applicant for financing (an “Applicant”) to finance a qualifying project. The IDA is not a lender itself, but serves as a conduit that provides a formal mechanism through which an Applicant can seek financing from private sources through either a private placement or public offering of Bonds issued by the IDA. For detail regarding this program visit: <http://www.azcommerce.com/financing/business-and-project-financing>.

#### **E. Summary of Financial Assistance**

The ACA is very pleased to provide an overview of the potential financial assistance available from the State of Arizona in respect to the Project:

<b>Value of Incentives Potentially Available</b>	
<b>Qualified Facility Tax Credits (refundable)</b>	<b>\$41,240,000</b>
<b>Job Training Grants</b>	<b>\$1,815,000</b>
<b>Arizona Competes Fund (cash grant)</b>	<b>\$3,500,000</b>
<b>Total Grants and Credits</b>	<b>\$46,555,000</b>

*All references in this letter to possible incentives available under Programs are for illustrative purposes only until such qualifications and conditions can be evaluated following an application for the Programs.*

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<sup>15</sup> The R&D Program is established by A.R.S. § 43-1168.



## **F. Statement of Business Operating Climate**

In addition to the Financial Assistance set forth above in the form of incentives and grants, we have also compiled a statement regarding the anticipated benefit to the Project as a result of locating in Buckeye, Arizona.

<b>Tax And Other Operating Cost Efficiencies</b>	
<b>Arizona Additional Depreciation Program (Trillium Site Estimate)</b>	<b>\$19,530,559</b>
<b>Tax Exemptions for Manufacturing Equipment Purchases (5.6%)</b>	<b>\$35,896,000</b>
<b>Tax Exemptions for Electricity Consumption</b>	<b>\$TBD</b>
<b>Foreign Trade Zone Property Tax Reclassification (Trillium Site Estimate)</b>	<b>\$67,620,023</b>
<b>Workforce Development Services</b>	<b>\$741,770</b>
<b>Total - All Operating Cost Efficiencies (site dependent)</b>	<b>\$123,788,352</b>

We believe this Proposal reflects Arizona's aggressive, pro-business position and the value of the Project to the State. We are extremely excited to work with you to locate your client's facility in Arizona and to support the Project's long-term success in Arizona.

As always, we look forward to your feedback and are happy to answer any questions you may have.

Sincerely,

**ARIZONA COMMERCE AUTHORITY**



Sandra Watson  
President and CEO  
[sandraw@azcommerce.com](mailto:sandraw@azcommerce.com)



**EXHIBIT B  
TO  
ECONOMIC DEVELOPMENT AGREEMENT  
BETWEEN  
THE CITY OF BUCKEYE  
AND  
NIKOLA CORPORATION**

**[El Dorado Holdings 11.10.2017 letter]**

**See following page(s).**



# El Dorado Holdings, Inc.

November 10, 2017

Thomas Stringer, Managing Director  
BDO Consulting  
100 Park Avenue, 10th Floor  
New York, NY 10017

RE: Real Estate for Project Asteroid

Dear Mr. Stringer:

El Dorado Holdings, Inc. and JDM Partners, L.L.C. ("Owners") represent the Owners of the 3,029 acre mixed-use development known as Trillium at Douglas Ranch, as well as the 33,810 acre adjacent master-planned community known as Douglas Ranch in Buckeye, Arizona. Owners' combined holdings at Trillium and Douglas Ranch total approximately 36,839 acres, giving Owners a great deal of latitude and flexibility to partner with specific preferred end-users. Owners each have long, successful track records of development in Arizona and have cultivated close working relationships with the key business, community and government leaders necessary to complete the development contemplated by Project Asteroid. Owners are pleased to submit this proposal to provide up to 500 acres of real property (the "Property") for use in connection with Project Asteroid.

This proposal is intended to be a non-binding expression of interest only, describing the basic terms upon which the parties would be interested in pursuing a transaction pursuant to mutually acceptable definitive documentation to be negotiated and executed hereafter. We look forward to working with you to negotiate definitive documents and close a transaction in a timely fashion.

## The Property

The Property is a tract of land, containing approximately 500 acres, located near the northwest corner of the Sun Valley Parkway and the Waddell Road Alignment in Buckeye, Arizona; together with all of Owners' right, title and interest, in and to all rights, privileges, and appurtenances thereto, including development plans, reports, warranties, governmental approvals and permits, utility service permits, utility service rights, and street and drainage rights applicable to the Property. Subject to Owners entering into and finalizing certain infrastructure and development agreements with relevant private and governmental entities, Owners intend to provide the Property in a shovel-ready condition with completed access, utility connections and other relevant and necessary infrastructure specified by the end-user.

Site-specific due diligence and development information was provided in Owners' separate response to the Arizona Commerce Authority. Property information specific to questions posed in the request for proposal is provided below. Owners will work with the Arizona Commerce Authority to provide any additional information required for due diligence and are happy to provide guidance or recommendations for local consultants to review same.

### **Topography and Climate**

The Property is relatively flat with an average slope across the site, falling east to west, of  $\pm 1.4\%$ . The project is currently traversed by a series of shallow, dry washes that convey stormwater runoff across the site only during large storm events. Some of these washes have been designated with FEMA flood hazard zones. In order to remove this condition, a drainage channel and culverts are proposed to be constructed parallel to and adjacent to the west side of Sun Valley Parkway, which will safely capture the stormwater runoff at the project's upstream edge and route it south and then westerly to Wagner Wash. This drainage system will be designed with adequate capacity to protect the project from the 100-year design storm while maintaining additional freeboard. Since the proposed channel system will be designed to prevent stormwater runoff from passing through the proposed project site, a Conditional Letter of Map Revision will be processed during the preliminary design stage in order to initiate removal of the FEMA flood hazard zones. Consequent to the grading of the project, a Letter of Map Revision will be processed through FEMA to effectively remove the flood hazard designation. There are no significant wetlands on or adjacent to the Property, and the Phoenix metropolitan area has particularly favorable seismic and weather conditions, including the relative absence of tornadic activity.

### **Zoning and Neighboring Uses**

The Property is currently zoned Business Park, which will support the proposed use, and there is no residential development in close proximity. The Owners are unaware of any impediment to operations on the Property occurring around the clock and 365 days a year.

### **Environmental**

Subject to appropriate due diligence and the completion of a Phase I environmental survey, Owners are unaware of any significant environmental contamination or hazardous materials on the Property.

### **Utilities and Infrastructure**

As stated above, and subject to Owners entering into and finalizing certain infrastructure and development agreements with relevant private and governmental entities, Owners intend to provide the Property in a shovel-ready condition with completed access, utility connections and other relevant and necessary infrastructure specified by the end-user.

### **Transportation Infrastructure**

Sun Valley Parkway intersects with Interstate 10, approximately 11 miles to the south of the proposed site. The distance between the proposed site and Phoenix's Sky Harbor Airport is 40 miles.

### **Property Specific Incentives**

The Trillium/Douglas Ranch site lies within the Greater Maricopa Foreign Trade Zone (277). Applicable businesses which locate in the zones are treated as though they are outside U.S. Custom's territory, and merchandise that is being repacked, assembled, manufactured, displayed, or placed in storage can be brought into the Foreign Trade Zone duty-free. Imports can be moved more quickly, without full customs formalities. Businesses in Arizona Foreign Trade Zones are also eligible for substantial reductions on real and personal property taxes (which reduces the tax classification from Class 1 to Class 6). The taxable assessment ratio decreases from 22% to 5%.



### **Requested Additional Information**

Following is additional information that Owner is requesting be provided in order to develop a more accurate cost estimate and schedule, determine the exact entitlement steps and finalize this transaction.

1. What is the square footage and height of the building(s) associated with Phase 1? How many additional phases are anticipated? What is the acreage, the timing and the additional building square footage and heights anticipated for each of the future phases and at ultimate buildout (500 acres)? If the interim phases are not yet known, then at minimum please provide the Phase 1 and full buildout information.
2. What are the anticipated water demands, wastewater flows and electrical and gas requirements for each phase of the project. Will industrial waste be generated from the manufacturing process?
3. What type of cooling system is planned for the manufacturing facilities?
4. Is a test track anticipated on the site? The Business Park zoning allows for vehicle manufacturing, but does not allow for a test track. Hence, the property would need to be rezoned prior to receiving any plan approvals and permits.
5. Is the 500 acres planned for Project Asteroid facilities only or is some of the 500 acres planned for ancillary uses?
6. To determine if a Fire Station is required on site, please provide information on the type of building construction and the type of chemicals, if any that will be used in the manufacturing process.

### **The Purchase Price**

Owners intend to provide the Property at no cost to the end-user.

### **The Structure**

Owners propose to enter into a long-term ground lease of the Property with the end-user. The ground lease will include nominal annual rent payments and an option for the end-user to purchase 100% fee simple ownership of the Property for a nominal fee if certain development and buildout milestones are achieved.

### **Closing and Transaction Costs**

Owners intend to pay all customary costs of closing a commercial real estate transaction in Maricopa County, Arizona. All other expenses incurred by Owners and end-user with respect to the closing, including, but not limited to, the attorney's fees and cost and expenses incurred in connection with negotiating, preparing and closing the transaction, shall be borne and paid exclusively by the party incurring same, unless otherwise expressly provided in the definitive documentation.


### **Confidentiality**

In addition, Owners agree to maintain, in strictest confidence the terms of and the existence of this proposal, and any and all communications between the parties with respect to the Property and the potential transaction involving same. Such agreement of confidentiality shall not prohibit Owners from disclosing such materials and information to their affiliates and their respective directors, officers, partners, employees, financial institutions, existing and potential financing sources, agents and advisors, provided such disclosure is governed by a similar covenant of confidentiality. In addition, information that is or becomes generally available to the public other than as a result of a disclosure in violation of this agreement, or of which we or our representatives or agents were already lawfully in possession, shall not be

considered to be confidential. Except as set forth in this paragraph, this proposal is not intended to be a binding agreement, and is subject to the preparation in good faith and mutual execution of definitive agreements, which will contain normal representations and warranties and such further terms and conditions as may be mutually acceptable to the parties.

Please do not hesitate to contact us directly if you have any specific questions or need additional information. We look forward to working with you to close this transaction in a timely manner.

Sincerely,  
El Dorado Holdings, Inc.

  
\_\_\_\_\_  
James J. Kenny  
President

cc: Mike Ingram – El Dorado Holdings  
Jerry Colangelo – JDM Partners  
David Eaton – JDM Partners  
Mel Shultz – JDM Partners  
Tom O'Malley – JDM Partners  
Brad Smidt – GPEC  
Paul Hughes—Arizona Commerce Authority  
David Roderique – City of Buckeye

**EXHIBIT C  
TO  
ECONOMIC DEVELOPMENT AGREEMENT  
BETWEEN  
THE CITY OF BUCKEYE  
AND  
NIKOLA CORPORATION**

**[Preliminary cost estimate summary for the infrastructure  
improvements for the New Facility proposed to be constructed  
by El Dorado Holdings, Inc. for the benefit of Nikola].**

**See following page(s).**

**TRILLIUM**  
**PROJECT ASTEROID**  
**INFRASTRUCTURE IMPROVEMENTS**  
**PRELIMINARY COST ESTIMATE SUMMARY**

*All costs are estimated and based on specific assumptions. Cost share by Owner is yet to be determined and dependent on Project Asteroid's utility requirements.*

July 5, 2017

SCOPE ITEM	TOTAL ESTIMATED COST
<b>INFRASTRUCTURE IMPROVEMENTS</b>	
<b>Sun Valley Parkway Improvements</b>	
Plan Review and Permit Fees	\$ 58,414.56
Design Fees	\$ 70,237.18
Construction Staking, Management & Testing Fees	\$ 67,254.80
Construction Costs (turn lanes, sidewalk, traffic signal, ROW & channel landscaping, dry utilities & incidentals)	\$ 1,158,244.30
Sales Tax	\$ 47,430.10
10% Contingency	\$ 140,158.09
<b>Sun Valley Parkway Improvements Total</b>	<b>\$ 1,541,739.04</b>
<b>Waste Water Treatment Plant (Temporary) &amp; Trunk Sewer Line</b>	
Plan Review and Permit Fees	\$ 150,752.73
Design Fees	\$ 279,666.25
Construction Staking, Management & Testing Fees	\$ 153,974.72
Construction Costs (modular 55,000 GPD plant, sewer collection lines, operations building, recharge basin, vault & haul up to 20,000 gpd, paved access road, 3 yrs O&M, e& incidentals)	\$ 2,674,590.83
Sales Tax	\$ 109,442.59
10% Contingency	\$ 336,842.71
<b>Waste Water Treatment Plant (Temporary) &amp; Trunk Sewer Total</b>	<b>\$ 3,705,269.84</b>
<b>Water Campus, Wells, Transmission Lines &amp; Looped Distribution Line</b>	
Plan Review and Permit Fees	\$ 335,619.80
Design Fees	\$ 546,370.00
Construction Staking, Management & Testing Fees	\$ 230,014.63
Construction Costs (equip existing 2 wells, reservoir storage, pump station, site improvements, operations bldg., tranmission & distribution lines & Incidentals)	\$ 7,419,826.80
Sales Tax	\$ 303,841.91
10% Contingency	\$ 883,567.31
<b>Water Campus, Well, Trans Lines &amp; Looped Distribution Lines Total</b>	<b>\$ 9,719,240.46</b>
<b>Offsite Dry Utility Extension Costs</b>	
Plan Review and Permit Fees (included in construction cost)	\$ -
Design Fees (included in construction cost)	\$ -
Construction Staking, Management & Testing Fees (included in const. cost)	\$ -
Construction Costs (APS dual 69 kv lines north & south & SW Gas city gate tap, line extension, regulation station & incidentals)	\$ 11,080,750.00
Sales Tax (included in construction cost)	\$ -
10% Contingency	\$ 1,108,075.00
<b>Offsite Dry Utility Extension Costs Total</b>	<b>\$ 12,188,825.00</b>

<b>Onsite Mass Grade, Theme Walls, Entry Monument &amp; Landscaping</b>		
	Plan Review and Permit Fees	\$ 142,557.71
	Design Fees	\$ 524,246.74
	Construction Staking, Management & Testing Fees	\$ 379,190.29
	Construction Costs (FEMA CLOMR/LOMR, plant salvage, mass grade, drainage channels, entry monumentation & landscaping)	\$ 6,426,642.90
	Sales Tax	\$ 263,171.03
	10% Contingency	\$ 773,580.87
	<b>Onsite Mass Grade, Theme Walls, Monumentation &amp; Landscaping Total</b>	<b>\$ 8,509,389.53</b>
	<b>TOTAL INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 35,664,463.87</b>
	<b>LAND VALUE, ADMINISTRATIVE &amp; CARRY COSTS ROUGHLY</b>	<b>\$ 9,000,000.00</b>
	<b>TOTAL</b>	<b>\$ 44,664,463.87</b>
	Per Acre	\$ 89,329.00
	Per Square Foot	\$ 2.05
	<b>TOTAL INFRASTRUCTURE IMPROVEMENTS (including add-ons listed below)</b>	<b>\$ 44,064,463.87</b>
	<b>LAND VALUE, ADMINISTRATIVE &amp; CARRY COSTS ROUGHLY</b>	<b>\$ 9,000,000.00</b>
	<b>TOTAL</b>	<b>\$ 53,064,463.87</b>
	Per Acre	\$ 106,129.00
	Per Square Foot	\$ 2.44
<b>Notes &amp; assumptions:</b>		
SVPkwy - Includes Intersection concrete & pavement, dry's, traffic signal, sidewalk & landscaping of ROW & channel.		
Wastewater - includes site grading, 1 modular plant (55,000 GPD system), operations bldg., recharge basin, vault & haul prior to 20,000 GPD, sewer trunk line, paved access road & 3 year operating costs. If additional moldular plant is required, add <b>\$0.6 Million.</b>		
Water - includes water campus, storage reservoir, chlorination, operations bldg., site improvements, equipping 2 existing wells, transmission lines from wells to campus & looped distribution lines to 500 acres. If additional well is required, add <b>\$1.5 Million.</b> If arsenic treatment is required, add <b>\$1.7 Million.</b> Net increase for Water <b>\$3.2 Million.</b>		
Dry Utility Offsite Extensions - includes Electric (APS) 69KV lines north to SV Substation 4 mi & south 10.5 mi for redundancy, assumes commercial line extension is refundable & Trillium substation at \$4.4 Million is APS contribution; Southwest Gas - assumes City Gate tap into Transwestern line, high pressure steel gas main extension to site & regulation station. If City Gate is not allowed by SW Gas, then 8" high pressure steel gas main extension from Festival Ranch (north 5.5 miles) is required at \$4.5 Million, then deduct \$1 Million for deletion of City Gate, net increase <b>\$3.5 Million.</b>		
Mass Grade - Includes plant salvage, grading of 500 acres & drainage channel & theme walls, entry monumentation & landscaping at entry.		
If tempoarary fire station is required add <b>\$1.1 Million</b> to cost.		
Total potential add-ons equal <b>\$8.4 Million.</b>		

**EXHIBIT D  
TO  
ECONOMIC DEVELOPMENT AGREEMENT  
BETWEEN  
THE CITY OF BUCKEYE  
AND  
NIKOLA CORPORATION**

**[Notice of Intent]**

**See following pages.**

## **RESOLUTION NO. 10-18**

### **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, ADOPTING THE NOTICE OF INTENT TO ENTER INTO AN ECONOMIC DEVELOPMENT AND RETAIL TAX INCENTIVE AGREEMENT WITH NIKOLA CORPORATION, A DELAWARE CORPORATION, AND FINDINGS OF FACT**

**BE IT RESOLVED** BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

**WHEREAS**, pursuant to ARIZ. REV. STAT. § 9-500.11, the City is required to adopt a notice of intent to enter into a retail development tax incentive agreement at least fourteen days before approving a retail development tax incentive agreement; and

**WHEREAS**, the City intends to adopt, on a date that is not earlier than March 20, 2018, that certain economic development and retail tax incentive agreement entitled “Economic Development Agreement” by and between the City of Buckeye, Arizona, an Arizona municipal corporation, and Nikola Corporation, a Delaware corporation (the “Agreement”).

**NOW THEREFORE**, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, as follows:

Section 1. The Notice of Intent to Enter into the Agreement (the “Notice of Intent”) is hereby adopted in substantially the form and substance of Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Included within the Notice of Intent are findings showing (i) that the tax incentive set forth in the Agreement is anticipated to raise more revenue than the amount of the incentive within the duration of the Agreement which has been independently verified in a report by Rounds Consulting Group dated August 21, 2017, as set forth in the exhibit attached to the Notice of Intent, and (ii) that, in the absence of a tax incentive, Nikola Corporation would not locate within the corporate boundaries of the City of Buckeye at the same time or place as required by the Agreement.

Section 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to take all steps necessary to carry out the purpose and intent of this Resolution.



**PASSED AND ADOPTED** by the Mayor and City Council of the City of Buckeye, Arizona, this 6th day of March, 2018.

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Jackie A. Meck, Mayor

ATTEST:

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Lucinda J. Aja, City Clerk

APPROVED AS TO FORM:

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City Attorney

**EXHIBIT A  
TO  
RESOLUTION NO. 10-18**

**[Notice of Intent]**

(See the following pages.)

**NOTICE OF INTENT TO ENTER INTO  
AN ECONOMIC AND RETAIL DEVELOPMENT TAX INCENTIVE AGREEMENT  
AND FINDINGS OF FACT  
(Pursuant to ARIZ. REV. STAT. § 9-500.11)  
March 6, 2018**

**NOTICE**

Notice is hereby given by the Mayor and Council of the City of Buckeye, Arizona (the “City Council”), that, on a date that is not earlier than March 20, 2018, the City Council intends to adopt that certain economic and retail development tax incentive agreement entitled “Economic Development Agreement” by and between the City of Buckeye, Arizona, an Arizona municipal corporation, and Nikola Corporation, a Delaware corporation (the “Agreement”).

**FINDINGS OF FACT**

With respect to the Agreement, and in accordance with ARIZ. REV. STAT. § 9-500.11, the City Council hereby makes the following findings of fact:

1. That the tax incentive set forth in the Agreement is anticipated to raise more revenue than the amount of the incentive within the duration of the Agreement. This finding has been independently verified in a report by Rounds Consulting Group dated August 21, 2017.
2. That, in the absence of a tax incentive, Nikola Corporation would not locate within the corporate boundaries of the City of Buckeye at the same time or place as required by the Agreement.

**EXHIBIT A**  
**TO**  
**NOTICE OF INTENT TO ENTER INTO**  
**AN ECONOMIC AND RETAIL DEVELOPMENT TAX INCENTIVE AGREEMENT**  
**AND FINDINGS OF FACT**

[Rounds Consulting Group Report dated August 21, 2017]

See following pages.



## Memorandum

To: City of Buckeye

From: Rounds Consulting Group, Inc.

Date: August 21, 2017

Re: Economic and Fiscal Impact of Project Asteroid

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This memo, prepared for the City of Buckeye (City) by Rounds Consulting Group, Inc. (RCG), summarizes the estimated economic and fiscal impacts of the construction and ongoing operations of the proposed Project Asteroid (Project). The Project is proposed as a new 1.0 million square foot vehicle and vehicle parts manufacturing facility. The Company proposing the Project designs and manufactures electric vehicles, vehicle components, energy storage systems, and electric vehicle drivetrains.

### Policy Background

The project is a typical base sector operation in that product demand comes from outside of the region. Activities at the site will not be supplanting others, thus the estimated economic and fiscal impacts can be considered “net-new.” The inputs used in the accompanying analysis were provided to the City by the company and may be subject to later change. However, City investments in the project will be based on performance rather than the initial estimates. This impact calculation is largely linear. This means that if actual activity is different than what was originally supplied, the impact calculations can be adjusted up or down in proportion.

Economic and fiscal impact models capture direct activity at a proposed site and how the activity impacts other businesses in the broader region. However, certain projects have the ability to further enhance activity beyond a model’s calculations. For example, if the locating business generates tax revenue that is used for needed infrastructure improvements, then additional businesses will be impacted beyond the initial calculations. If the new economic activity makes a particular area more desirable, then existing property values will improve. These are considered real benefits (and are applicable to the City of Buckeye) but are not formally monetized in this analysis.

### Additional Considerations

The City could potentially capture additional retail sales revenue from the local sale of vehicles manufactured by the Company. These additional revenues were not considered for this analysis since local vehicle sale estimates are unavailable at this time. However, these revenues could potentially have an impact on the City.



### Assumptions and Figures

As proposed, construction activity will begin in 2019 and end by 2024. Total capital investment over the construction period is estimated at approximately \$1.0 billion. Construction is expected to total about \$558.5 million while production equipment and FF&E purchases is expected to total about \$442.5 million.

The Company will start hiring in 2019, and employ about 213 persons in its first full year of operations (2020). By 2025 (build-out), the proposed Project would employ about 2,062 persons earning an average annual wage of about \$80,000.

A list of Project Asteroid's assumptions is summarized in the following table. Assumptions were provided by the City and developed by RCG from a variety of sources. The analysis is based on the current tax structure and rates, and that the facility will be located on a Foreign Trade Zone. All dollar amounts are stated in 2016 dollars.

<b>Project Asteroid Assumptions</b>								
<u>Construction</u> (in millions of dollars)	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Total</u>
Construction Cost	\$116.0	\$19.5	\$108.0	\$161.5	\$81.5	\$72.0	-	\$558.5
Manufacturing Equipment	-	\$19.5	\$108.0	\$161.5	\$81.5	\$72.0	-	\$442.5
Total	\$116.0	\$39.0	\$216.0	\$323.0	\$163.0	\$144.0	-	\$1,001.0
<u>Operations</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>At Build- Out</u>
New Jobs	113	100	300	300	499	502	248	
Total Jobs	113	213	513	813	1,312	1,814	2,062	2,062
Average Annual Wage	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000

In 2016 dollars. May not sum to total due to rounding.

Source: City of Buckeye; Rounds Consulting Group, Inc.

### Economic Impact Methodology

The economic impact analysis provides a quantifiable method to estimate the economic implications of a particular activity in a given area. Typically, the level of economic effects resulting from the activity are estimated in terms of output, earnings and employment. Output captures the broader level of economic activity, or the total value of goods and services produced, in the region similar to how statistics like GDP capture economic volume in individual



states and across the country. Earnings simply represents income to employees, and employment is the job count on an annualized basis.

These basic economic statistics are further broken down at the direct, indirect and induced levels in which they are created. Direct impacts measure activity at the individual site being analyzed. This would include the workers that construct the building and the employees that later occupy the building on a regular basis. Indirect impacts capture things such as the organizations that provide services and/or products to the company itself. Induced impacts are supported by the spending (e.g. purchasing of food and clothing) by the aforementioned employees throughout the economy.

#### Economic Impact

Over the construction period (2019-2024), the estimated \$558.5 million in construction improvements would generate about 3,920 direct construction jobs earning a combined \$294.4 million in wages. These direct impacts create an additional 2,897 indirect and induced jobs with wages of \$151.0 million and over \$420.9 million in economic activity. A total of 6,817 jobs, approximately \$445.4 million in combined wages, and about \$979.4 million in economic output is generated by the construction activity.

At build-out (2025), about 2,062 persons earning an average annual wage of \$80,000 would be employed by the Project. The direct economic impact of these employees is approximately \$567.0 million. In addition to the direct jobs, about 2,742 indirect and induced jobs would also be created throughout the local economy. These secondary employees would earn a combined \$145.9 million in wages and generate over \$407.3 million in economic activity. In total, about 4,804 jobs, \$310.9 million in wages, and about \$974.3 million in economic activity would be generated by operations of Project Asteroid at build-out each year.





**Project Asteroid  
Economic Impact Summary**

<b><u>Construction</u></b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total (6 Years)</b>
<u>Direct</u>							
Jobs	814	137	758	1,134	572	505	3,920
Wages (in millions)	\$61.1	\$10.3	\$56.9	\$85.1	\$43.0	\$38.0	\$294.4
Economic Output (in millions)	\$116.0	\$19.5	\$108.0	\$161.5	\$81.5	\$72.0	\$558.5
<u>Indirect</u>							
Jobs	158	27	147	220	111	98	759
Wages (in millions)	\$10.1	\$1.7	\$9.4	\$14.0	\$7.1	\$6.2	\$48.5
Economic Output (in millions)	\$26.7	\$4.5	\$24.9	\$37.2	\$18.8	\$16.6	\$128.8
<u>Induced</u>							
Jobs	444	75	413	618	312	276	2,138
Wages (in millions)	\$21.3	\$3.6	\$19.8	\$29.6	\$15.0	\$13.2	\$102.5
Economic Output (in millions)	\$60.7	\$10.2	\$56.5	\$84.5	\$42.6	\$37.7	\$292.1
<u>Total</u>							
Jobs	1,416	238	1,318	1,971	995	879	6,817
Wages (in millions)	\$92.5	\$15.6	\$86.1	\$128.8	\$65.0	\$57.4	\$445.4
Economic Output (in millions)	\$203.4	\$34.2	\$189.4	\$283.2	\$142.9	\$126.3	\$979.4

<b><u>Operations</u></b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>At Build-Out</b>
<u>Direct</u>							
Jobs	113	213	513	813	1,312	1,814	2,062
Wages (in millions)	\$9.0	\$17.0	\$41.0	\$65.0	\$105.0	\$145.1	\$165.0
Economic Output (in millions)	\$31.1	\$58.6	\$141.1	\$223.6	\$360.8	\$498.8	\$567.0
<u>Indirect</u>							
Jobs	68	129	310	491	792	1,095	1,245
Wages (in millions)	\$4.1	\$7.7	\$18.4	\$29.2	\$47.2	\$65.2	\$74.1
Economic Output (in millions)	\$11.1	\$20.9	\$50.4	\$80.0	\$129.0	\$178.4	\$202.8
<u>Induced</u>							
Jobs	82	155	372	590	953	1,317	1,497
Wages (in millions)	\$3.9	\$7.4	\$17.9	\$28.3	\$45.7	\$63.2	\$71.8
Economic Output (in millions)	\$11.2	\$21.1	\$50.9	\$80.7	\$130.2	\$180.0	\$204.6
<u>Total</u>							
Jobs	263	496	1,195	1,894	3,057	4,226	4,804
Wages (in millions)	\$17.0	\$32.1	\$77.3	\$122.6	\$197.8	\$273.5	\$310.9
Economic Output (in millions)	\$53.4	\$100.6	\$242.4	\$384.2	\$619.9	\$857.1	\$974.3

In 2016 dollars. May not sum to totals due to rounding.  
Source: City of Buckeye; Rounds Consulting Group, Inc.



### Fiscal Impact Methodology

The fiscal impact analysis takes the economic activity that is estimated in the review and converts it into tax revenues in each of the relevant categories. These revenues are expressed as either primary or secondary based on their source. Typically, primary revenues can be estimated by definable sources, such as sales taxes generated by construction expenditures on site; whereas secondary revenues are generated by the wages, residency and spending of those direct, indirect and induced employees who are supported by the project. A simple way of thinking about these is that primary revenues would be generated by “on-site” activities while secondary revenues would be generated by “off-site” activities.

For this analysis, the fiscal impact of the Project’s construction and operational activity on the City of Buckeye is evaluated based on local revenue sources such as construction sales tax, retail sales tax, utility sales tax, utility franchise fees, property taxes, and State Shared Revenues. State Shared Revenues are distributed to cities and counties primarily based on their population and include income taxes, retail sales taxes, HURF monies, and VLT monies.

### Fiscal Impacts

During the construction period (2019-2024), construction of the Project would generate a total of over \$10.9 million in primary revenues for the City. This construction impact is directly generated by the construction expenditures and State Shared Revenues. Direct secondary revenues (generated from the wages, spending, and residency of the direct construction employees) would total approximately \$787,100 over the construction period. An additional \$433,100 would be created from the indirect and induced employees supported by the Project’s construction activity. In total, during the construction period, approximately \$12.1 million in revenues would be generated.

In the first 10 years of operations, nearly \$4.8 million in primary revenues would be generated for the City of Buckeye. These primary revenues are directly generated by the Project’s operations and include commercial utility sales taxes, utility franchise fees, retail sales taxes, and property taxes. The direct employees on site generate an additional \$2.8 million in revenues over 10 years. Indirect and induced employees generate approximately \$2.4 million over the same period. In total, operations of the Project would generate nearly \$10.1 million over 10 years for the City.



**Project Asteroid  
Fiscal Impact Summary**

<b>Construction Impact</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
Primary Impact from Construction	\$2,263,900	\$380,600	\$2,107,800	\$3,152,000	\$1,590,600	\$1,405,200	-	-	-	-	\$10,900,100
Construction Sales Tax	\$2,262,000	\$380,300	\$2,106,000	\$3,149,300	\$1,589,300	\$1,404,000	-	-	-	-	\$10,890,900
State Shared Revenues	\$1,900	\$300	\$1,800	\$2,700	\$1,300	\$1,200	-	-	-	-	\$9,200
Secondary Impact from Direct Employees	\$145,500	\$28,300	\$156,600	\$234,100	\$118,100	\$104,500	-	-	-	-	\$787,100
Retail Sales Tax	\$94,200	\$19,600	\$108,700	\$162,500	\$82,000	\$72,500	-	-	-	-	\$539,500
Residential Property Tax	\$32,000	\$5,400	\$29,800	\$44,600	\$22,500	\$19,900	-	-	-	-	\$154,200
State Shared Revenues	\$19,300	\$3,300	\$18,100	\$27,000	\$13,600	\$12,100	-	-	-	-	\$93,400
Secondary Impact from Indirect & Induced Employees	\$92,500	\$15,100	\$83,100	\$124,300	\$62,700	\$55,400	-	-	-	-	\$433,100
Retail Sales Tax	\$55,400	\$8,800	\$48,600	\$72,700	\$36,700	\$32,400	-	-	-	-	\$254,600
Residential Property Tax	\$23,700	\$4,000	\$22,000	\$32,900	\$16,600	\$14,700	-	-	-	-	\$113,900
State Shared Revenues	\$13,400	\$2,300	\$12,500	\$18,700	\$9,400	\$8,300	-	-	-	-	\$64,600
Total Impact from Construction	\$2,501,900	\$424,000	\$2,347,500	\$3,510,400	\$1,771,400	\$1,565,100	-	-	-	-	\$12,120,300
<b>Operations Impact</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>Total</b>
Primary Impact from Operations	\$9,900	\$106,000	\$170,200	\$318,700	\$519,300	\$660,500	\$754,200	\$760,200	\$747,100	\$717,500	\$4,763,600
Facility Utility Sales Tax	\$3,600	\$6,800	\$16,500	\$26,100	\$42,200	\$58,300	\$66,300	\$66,300	\$66,300	\$66,300	\$418,700
Facility Utility Franchise Fees	\$2,400	\$4,600	\$11,000	\$17,400	\$28,100	\$38,900	\$44,200	\$44,200	\$44,200	\$44,200	\$279,200
Facility Purchases - Retail Sales Tax	\$3,900	\$7,300	\$17,700	\$28,000	\$45,300	\$62,600	\$71,100	\$71,100	\$71,100	\$71,100	\$449,200
Personal Property Tax	-	\$3,800	\$27,400	\$71,800	\$112,000	\$150,200	\$170,300	\$176,300	\$163,200	\$133,600	\$1,008,600
Real Property Tax	-	\$83,500	\$97,600	\$175,300	\$291,600	\$350,300	\$402,100	\$402,100	\$402,100	\$402,100	\$2,606,700
State Shared Revenues	-	-	-	\$100	\$100	\$200	\$200	\$200	\$200	\$200	\$1,200
Secondary Impact from Direct Employees	\$20,700	\$45,400	\$109,200	\$173,000	\$279,200	\$386,000	\$438,900	\$438,900	\$438,900	\$438,900	\$2,769,100
Employee Spending Sales Tax	\$13,600	\$31,900	\$76,700	\$121,600	\$196,300	\$271,400	\$308,500	\$308,500	\$308,500	\$308,500	\$1,945,500
Residents Property Tax	\$4,400	\$8,400	\$20,200	\$32,000	\$51,600	\$71,300	\$81,100	\$81,100	\$81,100	\$81,100	\$512,300
State Shared Revenues	\$2,700	\$5,100	\$12,300	\$19,400	\$31,300	\$43,300	\$49,300	\$49,300	\$49,300	\$49,300	\$311,300
Secondary Impact from Indirect & Induced Employees	\$23,300	\$41,500	\$99,800	\$158,200	\$255,300	\$352,900	\$401,100	\$401,100	\$401,100	\$401,100	\$2,535,400
Employee Spending Sales Tax	\$14,000	\$23,900	\$57,400	\$91,000	\$146,800	\$203,000	\$230,700	\$230,700	\$230,700	\$230,700	\$1,458,900
Residents Property Tax	\$5,900	\$11,100	\$26,800	\$42,500	\$68,600	\$94,800	\$107,800	\$107,800	\$107,800	\$107,800	\$680,900
State Shared Revenues	\$3,400	\$6,500	\$15,600	\$24,700	\$39,900	\$55,100	\$62,600	\$62,600	\$62,600	\$62,600	\$395,600
Total Impact from Operations	\$53,900	\$192,900	\$379,200	\$649,900	\$1,053,800	\$1,399,400	\$1,594,200	\$1,600,200	\$1,587,100	\$1,557,500	\$10,068,100
Total Fiscal Impact	\$2,555,800	\$616,900	\$2,726,700	\$4,160,300	\$2,825,200	\$2,964,500	\$1,594,200	\$1,600,200	\$1,587,100	\$1,557,500	\$22,188,400

In 2016 dollars. May not sum to total due to rounding.  
Source: City of Buckeye; Rounds Consulting Group, Inc.

**EXHIBIT E  
TO  
ECONOMIC DEVELOPMENT AGREEMENT  
BETWEEN  
THE CITY OF BUCKEYE  
AND  
NIKOLA CORPORATION**

**[Sample Calculation of Quarterly New Facility Generated Sales Taxes Payment]**

**Definitions:**

New Facility Generated Sales Taxes (“NFGST”) – as defined in Section 7(c) of the Agreement.

New Facility Generated Sales Taxes Collected (“NFGSTC”) – actual sales taxes received from the levy by the City of the STR on S, less transaction privilege tax revenue designated and allocated as Economic Development Funds which is funded by 6.25% of the revenues received from the first 2% of the retail sales transactions of the businesses within the Land, (b) transaction privilege tax revenue that is designated, allocated, or restricted as to its use, such as the proceeds from an increase on the transaction privilege tax on hospitality industry businesses to be used exclusively for the promotion of tourism, or (c) any other similar tax restricted as to its use.

Rebate Percentage (“RP”) – Percentage of NFGSTC to be paid as pursuant to the terms and conditions of this Agreement.

Sales (“S”) – Gross retail sales on the Land less sales upon which no sales taxes were received by City.

Sales Tax Rate (“STR”) – City tax rate levied on retail sales.

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**Sample Calculation of quarterly New Facility Generated Sales Taxes Payment:**

$$S \times STR - (.0625 \times (.02 \times S)) = \text{NFGSTC}$$

$$\text{RP} \times \text{NFGSTC} = \text{Quarterly New Facility Generated Sales Taxes Payment}$$

Assumption: S = \$1000

STR = 3%

$$\text{NFGSTC} = \$1000 \times 3\% = \$30 - (.0625 \times (.02 \times \$1000 = \$20) = \$1.25) = \$28.75$$

The Quarterly New Facility Generated Sales Taxes Payment, using above assumptions, is:

$$\text{RP} \times \text{NFGSTC} = 49\% \times \$28.75 = \$14.0875$$