



City of Prescott

City Council - Voting Meeting

October 8, 2024 | 3:00 PM
201 N Montezuma Street
City Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Prescott City Council** at its **Voting Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending the meeting through the use of a technological device.

Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City's website: [City of Prescott Public Portal](#)

Public comments for Council may be submitted through the City website: [Public Comment Form](#)

1. **CALL TO ORDER**
2. **INTRODUCTIONS / ANNOUNCEMENTS**
3. **INVOCATION - Pastor Dan Hurlbert with Prescott United Methodist**
4. **PLEDGE OF ALLEGIANCE - Councilman Gambogi**
5. **ROLL CALL**
6. **OPEN CALL TO THE PUBLIC**

The City of Prescott welcomes public engagement and residents may comment & address Council regarding matters NOT included on the posted Agenda during the Call to the Public. Please complete a green speaker card and submit it to the City Clerk prior to the meeting being convened. Speakers are limited to four (4) minutes, and the Call to the Public will be limited to forty (40) minutes in total with the following stipulations:

- Citizens will be limited to addressing Council on the same topic only four (4) times in total
- If a topic has been addressed more than five times by different speakers, the Mayor may limit future discussion on this topic
- Topics of a primarily national concern may be limited at the discretion of the Mayor

Please Note: Pursuant to A.R.S. §38-431.01(H), members of the Council may NOT discuss items that are not specifically identified on the Agenda and, therefore, interaction will be limited to the following:

- 1) Responding to criticism
- 2) Requests to staff to investigate & report on the matter
- 3) Request that the matter be scheduled on a future agenda

7. **CONSENT AGENDA**

Items listed on the Consent Agenda may be enacted by one motion and one vote. If discussion is required by members of the governing body, the item will be removed from the Consent Agenda and will be considered separately. Recommended Action: MOVE to approve Consent Agenda Items 7.A. through 7.F.

- A. Approval of Meeting Minutes from the September 24, 2024 Study Session, and the September 24, 2024 Voting Meeting.
- B. Approval of City Contract No. 2024-214A1, an Amendment to City Contract No. 2024-214 with Asphalt Paving and Supply, Inc. for the Strategic Academic Flight Education (SAFE) Complex Off-Site Drainage Improvements in the Amount of \$119,961.00. Funding is Available Through an Arizona Department of Transportation (ADOT) Grant with a 10% Match.
- C. Approval of City Contract No. 2025-085 with ePlus Technology Incorporated for Cybersecurity Using NCPA Contract Number 01-170 Pricing in an Amount Not to Exceed \$539,324.42. Funding is Available in the IT Department Budget.
- D. Approval of City Contract No. 2023-210A5, an Amendment to City Contract No. 2023-210 with FANN Contracting For a New & Revisions to an Existing Vehicle Service Road and Patch Repair on Taxiway 'D' in an Amount Not to Exceed \$343,813.50. Funding is Budgeted & Available in the Airport Budget.
- E. Approval for the City of Prescott Police Department to Apply for Various FY2025 Grant Funding Opportunities.
- F. Approval of Acceptance of the Arizona Department of Public Safety Victims of Crime Act (VOCA) Victim Assistance Grant, Federal Grant #15POVC-23-003880-ASSI & CFDA #16.575 in the Total Grant Project Amount of \$169,410.

8. LIQUOR LICENSE

- A. Public Hearing and Consideration for a Location Transfer Series 7 Beer & Wine Bar Liquor License Application from Jeffrey Craig Miller, Applicant, for Prescott Athletic & Social Club. Location: 1 Kingswood Drive.
Recommended Action: 1) MOVE to close the public hearing; and 2) MOVE to approve/deny/make no recommendation for Liquor License No. 306691 for a location transfer Series 7 Beer & Wine Bar Liquor License application for Prescott Athletic & Social Club. Location: 1 Kingswood Drive.
- B. Public Hearing and Consideration for a New Series 12 Restaurant Liquor License Application from Amy S Nations, Applicant, for Wildflower Bread Company. Location: 3201 East State Highway 69.
Recommended Action: 1) MOVE to close the public hearing; and 2) MOVE to approve/deny/make no recommendation for Liquor License No. 302587 for a new Series 12 Restaurant Liquor License application for Wildflower Bread Company. Location: 3201 East State Highway 69.

9. REGULAR AGENDA

- A. Adoption of Resolution No. 2024-1906 Declaring the Document Titled "Chapter 3-14:Development Fees" a Public Record; and Adoption of Ordinance No. 2024-1875 Approving the Updated Development Impact Fees.
AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING TITLE III, CHAPTER 3-14 ("DEVELOPMENT FEES"); ADOPTING DEVELOPMENT FEES; ADDING A SEVERANCE CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

Recommended Action: 1) MOVE to adopt Resolution No. 2024-1906; and 2) MOVE to adopt Ordinance No. 2024-1875

- B. Presentation, Discussion, & Possible Action Regarding a Dedicated Workforce Housing Position. Funding is Available Through Grant Funding.

Recommended Action: MOVE to approve the Workforce Housing Committee recommendation for a full-time employee OR alternatively, MOVE to approve hiring a contract employee or consulting firm

10. ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 10/3/24 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.



Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: City Clerk
ITEM #: 7.A
SUBJECT: Approval of Meeting Minutes from the September 24, 2024 Study Session, and the September 24, 2024 Voting Meeting.

ITEM SUMMARY

This item is for the approval of meeting minutes from the September 24, 2024 Study Session, and the September 24, 2024 Voting Meeting.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve the meeting minutes as presented

ATTACHMENTS

1. September 24, 2024 Study Session Minutes
2. September 24, 2024 Voting Meeting Minutes



City of Prescott

City Council - Study Session

September 24, 2024 | 2:00 PM
201 N Montezuma Street
City Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Mayor Goode called the meeting to order at 2:00 p.m.

2. ROLL CALL

Phil Goode - Mayor
Connie Cantelme - Mayor Pro Tem
Lois Fruhwirth - Councilwoman (Excused)
Ted Gambogi - Councilman
Brandon Montoya - Councilman
Eric Moore - Councilman
Cathey Rusing - Councilman

3. DISCUSSION

- A. Discussion & Presentation from Peter de Krassel Regarding Workforce Housing Concepts and Opportunities.

Dr. de Krassel provided a presentation to the Council regarding breaking housing matters, a solution for workforce housing opportunities in the City of Prescott. He recently presented to the Yavapai County Board of Supervisors. He doesn't feel workforce housing should be limited to first responders and teachers, but should be open to everyone as all people are part of the workforce. His proposal provides affordable housing that can be built for a profit for everyone, but his focus is on buyers and renters. At its core, breaking housing is a proposal that creates a partnership between the public and private sector, nobody should have to spend more than 25% of their income for rent or a mortgage, and the program is a-political so there are no changes when newly elected officials come into office. He's represented landlords and developers as an attorney in California and Nevada so he understands how they think. There are five stakeholders involved in these concepts.

Councilman Moore commented that he has often thought there are areas within city limits that would be appropriate for workforce housing but are currently used for industrial uses, particularly when they are right in town rather than on the outskirts of town.

Dr. de Krassel concurred, he stated that most industrial buildings even if they are retained could be converted to mixed use. It is about looking at housing in a new light.

Councilman Gambogi stated that he read the book this weekend which had him come up with quite a few questions. He asked why he used the word "maid" rather than "made"; why he claims in the book that affordable housing was a major part of the January 6 attack on the capitol; why he discussed climate change and sea level rising. He commented that there is only minimal information within the book regarding the specific topic of workforce housing. Finally he asked why "illegal immigrants" should be housed.

Dr. de Krassel responded that the taxpayers are constantly asked to clean up the messes and are therefore maids. He stated that many of the people there were homeless and that has been lost in the media, additionally, he added that insurance claims have increased and floods are causing a great deal of homelessness not only in the US but throughout the world. All of this, including workforce housing, is a work in progress. Dr. de Krassel said that leaving illegal immigrants unhoused increases crime and sanitary issues.

Mayor Pro Tem Cantelme commented that she was struck by the worldly concept views presented in his book, but she said that she is struggling with the city's ability to handle this issue when they don't have the finances or the political will to do so. She asked if he is finding that it is going to take the private sector to solve this problem, and what his thoughts are on a housing authorities.

Dr. de Krassel commented that there is a lot of wasted money on consultants, there has to be a partnership between the private sector and government. All stakeholders need to be involved, share and participate to address the issue. This is compassionate capitalism, he added that nothing should be done for free unless there is a tax incentive to do so. He said that authorities are usually government run, but needs the private sector to improve them.

Councilmember Rusing thanked Dr. de Krassel for coming and providing a presentation to the Council and stated that she believes there is the political will in Prescott to get affordable housing and there will be many more discussions regarding this problem.

Mayor Goode stated that the Workforce Housing Committee is looking at options and proposals for these issues.

This item was for discussion only, no formal action was taken.

4. ADJOURNMENT

There being no further business to discuss, Mayor Goode adjourned the meeting at 2:40 p.m.

ATTEST:

PHILIP R. GOODE, Mayor

SARAH M. SIEP, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Voting Meeting of the City Council Voting Meeting of the City of Prescott, Arizona held on September 24, 2024. I further certify the meeting was duly called and held and that a quorum was present.

Sarah M. Siep, City Clerk



City
of Prescott
City Council - Voting Meeting

September 24, 2024 | 3:00 PM
201 N Montezuma Street
City Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Mayor Goode called the meeting to order at 3:00 p.m.

2. INTRODUCTIONS / ANNOUNCEMENTS

Mayor Pro Tem Cantelme announced that the public comment period for the proposed 2025 General Plan is open now through November 21. During this time, the city will host two public open houses on Monday, September 30 at the Rowle Simmons Adult Center from 3 pm - 6 pm and Thursday, October 24 at the Prescott Public Library Founder's Suite from 3 pm - 6 pm. A Virtual Meeting Room has been created for the public to review the draft plan and provide comments at PlanPrescott.com. She added that the city's series of informational public houses regarding public safety and outlining details of Prop478 are ongoing and the next open house will be Thursday, September 26 at the Prescott Police Department on Marina Street from 3 pm- 5 pm. For more information visit participateprescott.com.

3. INVOCATION - Rabbi Susan Schanerman with Temple B'rith Shalom

4. PLEDGE OF ALLEGIANCE – Mayor Goode

5. ROLL CALL

Phil Goode - Mayor
Connie Cantelme - Mayor Pro Tem
Lois Fruhwirth - Councilwoman (Excused)
Ted Gambogi - Councilman
Brandon Montoya - Councilman
Eric Moore - Councilman
Cathey Rusing - Councilmember

6. PRESENTATIONS

A. Presentation from the Organizers for Pure Imagination Festival

Creator and founder Candace Devine Sheridan provided a presentation to the Council regarding the event and asked that the Council consider moving her requests forward to a future vote. She is a Grammy award-winning artist and represents Prescott with her band Ponderosa Grove throughout the country. Coming out of COVID she noticed that people were leaning more into their differences than their commonality and this event was a way to hopefully address

that. This is a family-friendly event available to people of all ages. They are the only female-owned event of this type in the country. She is proud of the work that has been done to this point, but they are now at a point where they are in need of some financial help. Ms. Devine reviewed the background of the event and provided an overview of everything the event has brought to the community.

Councilman Gambogi thanked Ms. Devine for what she does for the community.

7. PROCLAMATIONS

- A. Prescott Astronomy Day - September 28, 2024
Councilman Moore presented the Proclamation.

8. OPEN CALL TO THE PUBLIC

- A. Robert Betts addressed the Council regarding Barry Barbe's Courier Article regarding the language for Prop478. As the former Chairman of Yavapai Firewise he was part of the organizing board for Prop443 to help address the shortfall for public safety employee retirement funds. The city kept its promise to the citizens with that, and he believes it will again related to this tax.

9. CONSENT AGENDA

MOTION BY COUNCILMAN GAMBOGI TO APPROVE CONSENT AGENDA ITEMS 9.A. THROUGH 9.D.; SECONDED BY COUNCILMEMBER RUSING: PASSED (6 - 0)

- A. Approval of Meeting Minutes from the September 10, 2024 Executive Session, and the September 10, 2024 Voting Meeting.
- B. Adoption of Resolution No. 2024-1904, Approving City Contract No. 2025-079 an Intergovernmental Agreement with the Yavapai County Flood Control District for Reimbursement of Design & Construction Cost Related to Various Drainage Improvement Projects in the City of Prescott for FY2025.
- C. Approval of City Contract No. 2023-210A4, an Amendment to City Contract No. 2023-210, with Fann Contracting, Inc. for the White Spar Trailhead Project in the Amount of \$50,106.83. Funding is Budgeted & Available in the Recreation Services Budget.
- D. Approval of Night Work on the Goodwin Street, Miller Valley Road, Grove Avenue, & Willis Street Sidewalk Improvement Project.

10. REGULAR AGENDA

- A. **WSA24-041:** A Water Service Application (1.67 AFY) Submitted by Augie's, on Behalf of Owner Espire Sports, LLC. Location: APN 102-03-598P, Comprising 6.97 Acres, in T14N, R01W, Section 31, SW 1/4.
Water Resource and Environmental Services Manager Brian Ruiz provided a presentation regarding the application. The project will be located within the

Espire Sports complex at the Gateway Mall, their previous yearly use was 2.34 acre-feet per year (AFY) and expect the new location to use 1.67 AFY based on the WRMM estimates. While the new location is larger there will no longer be outdoor water use at the location.

Applicant Augie Perry addressed the Council regarding his plans for the relocation of the restaurant, will be a full-service upscale restaurant as it was before as well as a banquet facility with two rooms (250-275 people and 50-70 people in each).

Councilmember Rusing stated that this passed unanimously at the Water Issues Subcommittee.

Councilman Moore thanked the owner for moving his restaurant into city limits and wished him success in his new location.

**MOTION BY MAYOR PRO TEM CANTELME TO APPROVE WSA24-041;
SECONDED BY COUNCILMEMBER RUSING: PASSED (6 - 0)**

- B. **WSA24-049:** A Water Service Application (1.90 AFY) Submitted by Distinctive Homes and Architecture, on Behalf of Owners Dave & Kristen Deborde. Location: APN 102-03-061, Comprising 1.3 Acres, in T15N, R02W, Section 25, NE 1/4.

Water Resources and Environmental Services Manager Brian Ruiz provided a presentation to Council regarding the application for the project located off Cirrus Drive near the Airport for a 3,000 sq foot building to manufacture pavers for landscape use. The demand analysis estimates 1.90 AFY for the facility, there will be limited landscape at the project so this figure includes that. This project was also reviewed by WIS and unanimously recommended for approval.

Councilman Moore expressed his concern that if in the future the business expands the water demand will increase and Council will be in a similar position they were with the PureWafer company.

Mr. Ruiz stated that there is not a procedure for coming back because water is not put under contract.

Public Works Director Gwen Rowitsch addressed the Council and stated that PureWafer is different as it had a clause for expansion in the future, this is not that same scenario as it is a small business owner coming to the city and if they were to change their business in the future they would have to return to Council. Water use is monitored through the WRMM and can be addressed with changes in the future.

Mayor Goode stated that he supports new industry like this and that he hopes they utilize the appropriate plant palette for the project.

Councilmember Rusing added that this is a unique business with custom blocks for the owner's projects.

MOTION BY MAYOR PRO TEM CANTELME TO APPROVE WSA24-049 ;

SECONDED BY COUNCILMEMBER RUSING: PASSED (6 - 0)

- C. Presentation, Public Hearing, & Discussion Regarding Comments for the CDBG Program Year 2023 Consolidated Annual Performance Report (CAPER).

Grant Administrator Michael McInnes provided a presentation to the Council regarding the CAPER which is required by HUD for an end of year program report. The report will be submitted to HUD following today's meeting and the 15-day public comment period. The report has been available in the library and online at the city website.

PY2023

- * Total funded amount - \$255,754
- * Current balance - \$166,272.23 with some construction projects still outstanding, including the NAZCARE New Hope Wellness Center and the USVets Officer Quarters (those funds carryover for a period of three years)
- * Expanded transportation assistance for elderly and disabled adults through partnerships with People Who Care and New Horizons Disability Empowerment Center
- * Supported basic needs of low to moderate income (LMI) households through Community Counts, and Wrapped in Love Diaper Bank
- * Workforce development initiatives through Yavapai Big Brothers Big Sisters and the Launchpad
- * Completion of the Agape House Project - a three-year rehabilitation project of transitional house for LMI families

Agape House representative Becky Mitchell thanked the Council for their support over the last ten years. Thirteen families were served last year. They've been able to build decks and add HVAC to make these facilities more comfortable for the people who need it. She commented on the support they have received from the community.

Mayor Goode commented that Agape House is one of the organizations that does what you hope all of these types of organizations will do.

Councilmember Rusing asked if the document can be revised before it is sent to HUD. She stated that the Public Library is a wonderful resource for the community and that should be included in the report.

Mayor Pro Tem Cantelme stated that there a lot of charities in Prescott but not all of them run correctly, but Agape House is one that does. She commended her for her work and support to the community.

MOTION BY COUNCILMAN GAMBOGI TO APPROVE CLOSE THE PUBLIC HEARING; SECONDED BY COUNCILMEMBER RUSING: PASSED (6 - 0)

11. ADJOURNMENT

Quote: "If a nation expects to be ignorant and free, it expects what never was and never will be." - Thomas Jefferson

There being no further business to discuss, Mayor Goode adjourned the meeting at

4:04 p.m.

PHILIP R. GOODE, Mayor

ATTEST:

SARAH M. SIEP, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Voting Meeting of the City Council Voting Meeting of the City of Prescott, Arizona held on September 24, 2024. I further certify the meeting was duly called and held and that a quorum was present.

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: Airport
ITEM #: 7.B
SUBJECT: Approval of City Contract No. 2024-214A1, an Amendment to City Contract No. 2024-214 with Asphalt Paving and Supply, Inc. for the Strategic Academic Flight Education (SAFE) Complex Off-Site Drainage Improvements in the Amount of \$119,961.00. Funding is Available Through an Arizona Department of Transportation (ADOT) Grant with a 10% Match.

ITEM SUMMARY

This item is to approve an amendment to City Contract No. 2024-214 with Asphalt Paving and Supply, Inc. for additional construction work that is required for the off-site drainage of the Strategic Academic Flight Education (SAFE) Complex and Bottleneck hangars in the amount of \$119,961.00. The location is on the North Side of the Airport, adjacent to the parallel runway 3L/21R.

BACKGROUND

Embry-Riddle Aeronautical Education University is constructing a Strategic Academic Flight Education (SAFE) Complex. This will locate the training aircraft in a much safer and efficient location on the airfield. As part of the design and construction, it was necessary to redirect existing "Off-Site" storm water flow away from the proposed development. On June 26, 2023, an ADOT Grant was awarded E3S3C01D for \$600,000 with a ten percent (10%) local match to fund this project. This additional work is to maximize the grant amount. City Council approved contract number 2024-214 at the May 28, 2024, voting meeting.

During project construction, it was determined that there was more drainage work that needed to be completed. The extended work is to continue proper storm water flow past the bottleneck hangars, and to tie into existing drainage. This additional work will still fall under the ADOT approved grant E3S3C01D as money is still available within the grant and staff is working on submitting the updated scope of work to ADOT for their records. The initial drainage work has finished and Asphalt Paving and Supply are awaiting approval of the contract amendment to proceed with the extended drainage plan.

FINANCIAL IMPACT

Funding for this contract amendment is budgeted in FY25 from the Airport Budget. This project falls under an existing ADOT Grant with a required 10% local match.

RECOMMENDED ACTION

MOVE to approve City Contract No. 2024-214A1

ATTACHMENTS

1. Contract Cover Sheet for Council
2. 2024-214_Contract Amendment Authorization_No. 1_Signed
3. Amendment_Over 50K_Rev051424

Contract Details

Contract Number	Presenting Department
Company Name	
Contact Information	
Phone:	
Email:	
Address:	
Term Details	
Dollar Amount	
\$	
Scope of Services	

CONTRACT AMENDMENT AUTHORIZATION NO. 1

Project Name: Strategic Academic Flight Education (SAFE) Complex
Off-Site Drainage Improvements

Contract Number: 2024-214

Project Number: 23604

Date of Issuance: 09/24/2024

Contractor: Asphalt Paving & Supply, Inc.
2425 N Glassford Hill Road
Prescott Valley, AZ 86314

Item No. 1:

Purpose of Allowance:

Extend the Contract Date to 12/31/2024 to also add and extend contract quantities to maximize the ADOT grant amount.

The following changes have been approved:

1. Additional 151 days to added to the contract completion date. This is to facilitate additional work as directed by Staff and to be able to complete contract documentation for closeout
2. Contract Unit Items changes

<u>Line No.</u>	<u>Item</u>	<u>Description</u>	<u>Change</u>
6	GTP 30.01.1	RipRap with Geo Filter Fabric	Add 21 SY
7	P-152-4.1	Unclassified Excavation	Add 1200 CY
10A	D-701-5.4	24-inch HDPE Strom Drain	New Line item 250 LF
11	D-751.5.1	Catch Basin (MAG 535, Typ F)	Add 1 EA
13	D-751.5.3	Concrete Apron (ADOT C-15.80)	Add 1 EA
17	D-751.5.7	Headwall Drop Inlet w/ Trash Rack	New Line item 1 EA
18	D-751.5.8	18" GAL Flared End Sections	New Line item 4 EA
19	P-101-5.1	Remove Existing Security Fence	New Line item 552 LF
20	F-162.5.1	6-Foot Security Fence w/ Barbed Wire	New Line item 567 LF

Total Cost: \$119,961.00

Attachments:

AP&S SAFE Complex Offsite Drainage Imps -Proposal

Change Order costs will be based on the following method:

- ☐ Time & Materials
- ☒ Unit Prices
- ☐ Cost Plus Fixed
- ☒ Additional Contract Days
- ☐ Extend Completion Date
- ☐ Other- Cost Proposal by Contractor

Estimated change to:

- ☒ Contract Time 148 Days
- ☒ Contract Price \$119,961.00

Original Contract Amount \$398,611.00

All additional costs more than \$50,000.00 above the original contract amount are subject to final approval by the City Council.

Distribution for this Authorization:

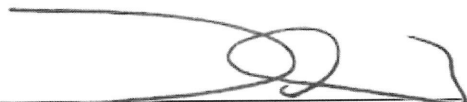
Account Name	Account Number	Amount
Airport Capital	7407400-8930-90170	\$119,961.00

Contract and Time Accounting:

	Amount		Calendar Days
Original Contract:	\$398,661.00	Original Contract Time	61
Authorization No. 1:	\$119,961.00		151
Total Authorizations:	\$119,961.00		151
Revised Contract Amount:	518,622.00	New Contract Time:	212

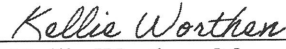
Original Notice to Proceed Date: June 3, 2024
Original Final Completion Date: August 2, 2024
Amended Final Completion Date: December 31, 2024

Contract Allowance
Authorization Initiated By:


John Kuebrich, Capital Projects Manager

Date: 09/24/2024

Contract Allowance
Authorization Reviewed
By:


Kellie Worthen, Management Analyst

Date: 9/24/24

Contract Allowance
Authorization Approved
By:


Christina Papa, Airport Services Manager

Date: 9/24/2024

I/We, the undersigned Contractor, gave careful consideration to the change proposed and agree that all compensation due the Contractor has been set forth in the Contract Allowance Authorization, and shall be considered full and complete payment (if any) for any and all work related costs, including but not limited to labor, materials, equipment, supervision, field office overhead, extended home office overhead, unabsorbed home office overhead, taxes, bonds, insurance and profits. Additionally, I/We shall not be entitled to any additional compensation based upon a Contract Allowance Authorization (or the accumulation of contract allowance authorizations) unless specifically set forth herein.

Contract Allowance
Authorization Accepted By:


(Authorized Signature)

Date: 9-24-24


Title



Asphalt Paving & Supply, Inc

2425 N. Glassford Hill Rd. Prescott Valley · AZ · 86314-2236

Phone · (928) 772-6363 Fax · (928) 772-7313

ROC #192405 Class A, #268137 Class B-4, #192404 Class C-2

****PLEASE READ ALL NOTES****

To:	City Of Prescott	Contact:	
Address:	Prescott, AZ	Phone:	
		Fax:	
Project Name:	SAFE Complex Offsite Drainage Improvements	Bid Number:	
Project Location:		Bid Date:	9/24/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
6		Riprap Underlain with Geosynthetic Filter Fabric (D50=6", T = 12")	21.00	SY	\$55.00	\$1,155.000
7		Unclassified Excavation	1,200.00	CY	\$17.00	\$20,400.000
10		24-Inch HDPE Storm Drain	250.00	LF	\$179.50	\$44,875.000
11		Catch Basin (MAG Std Det 535, Type H)	1.00	EACH	\$8,000.00	\$8,000.000
13		Concrete Apron (ADOT Std Det C-15.80 - Dimensions Modified Per Plan)	1.00	EACH	\$4,000.00	\$4,000.000
17		Headwall Drop Inlet W/Trash Rack	1.00	EACH	\$8,200.00	\$8,200.000
18		18" GAL FES	4.00	EACH	\$850.00	\$3,400.000
19		Remove Chain-Link Fence	552.00	LF	\$8.00	\$4,416.000
20		6-Foot Security Fence	567.00	LF	\$45.00	\$25,515.000

Total Bid Price: \$119,961.000

Payment Terms:

Payment due within 30 days of date of invoice and / or 7 days from payment from Prime Contractor or Owner, whichever is first. After that date interest will be charged at 1-1/4% per month.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: 09/24/2024

CONFIRMED:

ASPHALT PAVING & SUPPLY INC.

Authorized Signature: _____

Estimator: Clyde Bradshaw

(928) 237-6320 cbradshaw@nicnd.com



Contract Amendment No. One (1)

Name**

Contractor: **

Contract No: **

Account No(s): **

Date

Purpose of Amendment:

To ***

The following changes shall be made to the Contract Documents:

**

All other terms of the contract remain the same.

Summary of Changes to Contract:

	Contract Amount
Original Contract	\$ -
Net Change this Amendment	\$ -
Amended Contract	\$ -
Original Expiration Date	
Amended Expiration Date	

Accepted by:

Contractor **

Date

Approved by:

Philip R. Goode, Mayor

Date

Attest:

Sarah M. Siep, City Clerk

Date

Approved as to Form:

Joseph D. Young, City Attorney

Date

Copy to: City Clerk

Public Works / Recreation Service / City Manager / Comm Development



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: IT
ITEM #: 7.C
SUBJECT: Approval of City Contract No. 2025-085 with ePlus Technology Incorporated for Cybersecurity Using NCPA Contract Number 01-170 Pricing in an Amount Not to Exceed \$539,324.42. Funding is Available in the IT Department Budget.

ITEM SUMMARY

Approval of Contract for Cybersecurity Equipment and Services

BACKGROUND

At a high level, this item is for what will be our sixth generation firewall.

A firewall is a specialized network device that performs two primary functions - blocking unwanted traffic and inspecting allowed traffic.

For example, our generation five firewalls are on-target to block roughly 50,000,000 attacks in a 12-month period.

The more interesting, and dangerous, traffic is the traffic that we allow in and out of our network (and is above and beyond that 50,000,000 figure).

Since 2008, most firewalls, not all, are what is known as a 'Next Generation Firewall' or 'NGFW'. That is a five dollar way of saying that these devices can understand network traffic at various levels.

You can visualize the work of a firewall as a series of conveyor belts. On those conveyor belts are all sorts of packages that come in and out of a factory.

The firewall knows, through human provided rules, when a box is allowed to pass through (say square boxes are allowed, but round boxes are not or purple boxes are allowed through but not orange boxes) but the firewall has no understanding or visibility of the contents of the packages.

A box full of kittens is treated with the same rules as a box full of dynamite and our firewall has no understanding of 'kittens' or 'dynamite' including whether one or the other is a clear and present danger to the security of the network.

Next Generation Firewalls can x-ray the boxes, they can see the contents, and they can understand that content at various levels which matter when it comes to cybersecurity.

In this example, our Next Generation Firewall would know that boxes of kittens are not a threat, but boxes full of dynamite are not allowed into the factory.

This is vitally important as a data network exists to facilitate the transport of data and applications. Firewalls are along for the ride to make sure this traffic is appropriate and safe from a cybersecurity perspective.

We have had Next Generation Firewalls in-service on our network for 8 years or so.

This item for your consideration is an evolutionary step in our cybersecurity posture and forms a 'one-two punch' with cybersecurity features in our wired, wireless, and remote networks.

Those punches align to a 'zero trust network architecture'.

In the past, networks had pretty clear boundaries. You had your home base (corporate network) and then you had everything else.

Danger from an information security perspective was largely known to be outside of home base so your security and network structures would align to reflect these facts.

Cybersecurity was tied to keeping people out and making sure that your own traffic didn't inadvertently allow in something malicious.

In today's world, your network boundaries don't exist in the same way (or at all) as you have all manners of devices, networks, applications, and locations operating around the clock to do stuff with technology and primarily in the form of applications and data.

There are various IT industry vendor terms to describe this and one of the best ones is 'the infinite enterprise'.

If your network boundaries aren't really boundaries anymore, you need a way to verify who is trying to access your services, what device(s) they are using, where are they trying to access those services from, and then are we dealing with boxes full of dynamite (or worse metaphorically) or kittens?

Those ideas are captured in National Institute of Standards and Technology (NIST) report and reference architecture 800-207.

That framework defines a series of best practices and structures to help an IT organization navigate these challenges which feel very much at times like trying to hold back the ocean with your arms.

In our case, a key piece of the puzzle is your firewall, as ultimately a network exists to facilitate access to things (software, data, etc).

Work is underway, and will be completed in October of 2024, to align our data network around a zero trust network architecture so we can govern and verify who can access our network, what device(s) they can use, what location(s) they can do it from, etc.

An important complement to that is an evolutionary step in our Next Generation Firewall to take this information from our network and apply it to the applications and data traveling to/from our organization.

Our current firewalls are from Brand X.

Brand X is well known as one of the three leading firewall providers, and we have gotten good service from our firewalls from Brand X.

This item is for a migration from Brand X to Brand Y.

Brand Y devices are more sophisticated when it comes to cybersecurity, they incorporate functions and features that otherwise would come from additional cybersecurity parts and pieces, and the overall package is a uniquely positioned collection of elements that helps us more easily align ourselves to a zero trust network architecture which is key to being able to deal with the ever expanding sprawl of networks, access, and applications.

FINANCIAL IMPACT

This is a 5-year agreement at \$503,398.84 for the 5-years plus \$35,925.58 for tax. The single year cost for this item is \$100,679.77 per year.

This item will be paid for by reallocation of existing cybersecurity funds within the IT budget.

RECOMMENDED ACTION

MOVE to approve City Contract No. 2025-085

ATTACHMENTS

1. Contract Cover Sheet for Council
2. City of Prescott - Palo Alto 5 YR 080624
3. COOP_Contract_July 2024



Contract Details

Contract Number	Presenting Department
Company Name	
Contact Information	
Phone:	
Email:	
Address:	
Term Details	
Dollar Amount	
\$	
Scope of Services	



Customer Name: CITY OF PRESCOTT
Quote No: 23187771
Quote Name: City of Prescott - Palo Alto
5 YR
Quotation Date: 07/22/2024

Sales Support Contact: KATE YOUNG
Sales Support Phone: 408-220-1852
Sales Support Email: KATE.YOUNG@EPLUS.CO
M
Account Executive: Paul Ortega
Account Executive Phone: 4804483711
Account Executive Email: Paul.Ortega@eplus.com

Customer PO No:
Order No:
Expiration Date: 08/21/2024

ePlus Technology inc, 13595 Dulles Technology Drive, Herndon, VA, 20171

External Notes:US-NCPA-SYNNEX 01-170

Term: 60 Months, Prepaid

Line No.	Part Number	MFG	Description/Line Notes	QTY	Unit Price	Tax / VAT	Ext Price
001	PAN-PA-3410	PALO ALTO	PA-3410 WITH REDUNDANT AC POWER SUPPLIES. INCLUDES RACK MOUNT KIT FOR INSTALLATION IN A FOUR-POST 19 IN	2	22,536.95	3763.67 (8.35%)	45,073.90
002	PAN-IOT-OT	PALO ALTO	INDUSTRIAL IOT SECURITY PRODUCT OPTION. SHOULD BE PURCHASED WITH IOT SECURITY SUBSCRIPTION.	1	0.00	0.00 (0.00%)	0.00
003	PAN-CONSULT-NGFW-QS-PA3XXX	PALO ALTO	QUICKSTART SERVICE FOR NGFW: PA-3200/3400 SERIES - INCLUDES ONE CUTOVER	1	14,755.00	0.00 (0.00%)	14,755.00
004	PAN-PA-3410-SAAS-INLINE-5YR	PALO ALTO	PA-3410, SAAS INLINE SUBSCRIPTION, 5 YEARS (60 MON THS) TERM.	2	19,995.00	3339.17 (8.35%)	39,990.00
005	PAN-SVC-PREMUSG-3410-5YR	PALO ALTO	FOR US GOVERNMENT ACCOUNTS ONLY. PREMIUM SUPPORT 5 YEAR PREPAID, PA-3410	2	26,800.00	0.00 (0.00%)	53,600.00
006	PAN-PA-3410-IOT-DRDL-5YR	PALO ALTO	PA-3410, IOT SUBSCRIPTION, DOES NOT REQUIRE DATA LAKE, 5 YEARS (60 MONTHS) TERM.	2	41,612.00	6949.20 (8.35%)	83,224.00
007	PAN-PA-3410-GP-5YR	PALO ALTO	PA-3410, GLOBALPROTECT SUBSCRIPTION, 5 YEARS (60 M ONTHS) TERM.	2	18,775.43	3135.50 (8.35%)	37,550.86
008	PAN-PA-3410-BND-CORESEC-5YR	PALO ALTO	PA-3410, PRECISION AI NETWORK SECURITY SUBSCRIPTIO N BUNDLE (ADVANCED THREAT PREVENTION, ADVANCED URL FILTERING, ADVANCED	2	69,348.43	11581.20 (8.35%)	138,696.86
009	PAN-PA-3410-AIOPS-NGFW-5YR	PALO ALTO	AIOPS FOR NGFW SUBSCRIPTION, 5-YEAR, PA-3410	2	17,105.37	2856.59 (8.35%)	34,210.74
010	PAN-EDU-TRAINING-100	PALO ALTO	TRAINING CREDIT - TO BE REDEEMED WITH AUTHORIZED T RAINING PARTNERS (ATPS). ENROLL WITH TD SYNNEX AUT HORIZED GLOBAL TRAIN	50	95.95	0.00 (0.00%)	4,797.50
011	PAN-LGS-1TB-5YR	PALO ALTO	CORTEX DATA LAKE WITH 1TB OF STORAGE, 3-YEAR, INCL UDES PREMIUM SUPPORT	7	7,357.14	4300.25 (8.35%)	51,499.98

Totals

503,398.84

Shipping: Packing:	Sub Total (USD):	503,398.84
	Est. Tax (USD):	35,925.58
	Freight (USD):	0.00
Total (USD):		539,324.42

All orders are governed by your organization's signed agreement with ePlus or applicable public sector contract; if there is no such agreement the Customer Terms and Conditions for Products and/or Services located at www.ePlus.com govern. No additional or contrary terms in a purchase order shall apply, and ePlus' performance shall not be deemed acceptance of any preprinted PO terms. Use of software, subscription services or other products resold by ePlus is subject to manufacturer/publisher end user agreements or subscription terms. Any periodic payment obligations for specific offerings, along with customer-incurred overages, consumption fees, add-ons, quantity adjustments and automatic renewals are non-cancelable for any reason except by public sector customers required by law to terminate due to non-appropriation of funds.

PLEASE NOTE: Recent supply chain disruption and tariffs on certain imports are causing price increases for many IT products, with little or no notice, and beyond ePlus' control. As a result, this quote is subject to change without notice, even before the expiration date reflected above. Related manufacturer policy changes may result in orders being non-cancelable and products non-returnable except in accordance with the manufacturer warranty. Please confirm pricing and other restrictions prior to order placement. Unless freight amount is indicated, or is zero, freight will be added to the invoice. Unless Bill-To company is exempt from Sales Tax, it will be added to the invoice. Recognizing that the global pandemic has disrupted operations for many organizations, ePlus will ship products for delivery in accordance with customer's written ship-to instructions and products will be deemed delivered notwithstanding any failure of customer personnel to sign for receipt due to facility closing or otherwise.

ePlus offers flexible and easy leasing options for your IT equipment. Use leasing to increase your IT acquisition capability, overcome limited budgets, and manage the lifecycle of your assets. Contact an ePlus Leasing Coordinator at 1-703-984-8021 or leasing@eplus.com to receive a lease quote today.

Customer Acceptance	Bill To	Ship To
Signature: _____	CITY OF PRESCOTT	CITY OF PRESCOTT
Name: _____	201 S CORTEZ ST	432 N Virginia St
Title: _____	PRESCOTT AZ 86303	IT Department
Date: _____	UNITED STATES	PRESCOTT AZ 86301-2636
Customer PO #: _____	ACCOUNTS PAYABLE	UNITED STATES
		Jared Haxton



COOPERATIVE AGREEMENT

Between

The City of Prescott

And

Vendor

For

Project

Contract No: 20xx-xxx

THIS COOPERATIVE PURCHASING AGREEMENT (this "Agreement") is entered into as of ****DATE****, between the City of Prescott, an Arizona municipal corporation (the "City"), and ****Vendor name**** (the "Vendor").

This Agreement between the City and the Vendor adheres to pricing found in the approved cooperative purchasing contract number (the "Contract") ****Contract number**** with ****Current contract with****. A copy of the cooperative purchasing contract is attached hereto as Exhibit A and incorporated herein by reference.

COMPENSATION: The City shall pay the Vendor an amount not to exceed \$******.00 annually for providing ****** at the unit rate set in the (piggyback******) Contract.

The City shall pay the Vendor upon delivery and acceptance of the Goods/Services and upon submission and approval of the invoice(s). The invoice(s) shall (i) contain a reference to this Agreement and the Contract and (ii) document the Goods/Services delivered and accepted to date. Additionally, invoices submitted without referencing this Agreement and the Contract will be subject to rejection and may be returned.

Any notices to be given by either party to the other must be in writing, and personally delivered or mailed by prepaid postage, at the following addresses:

City of Prescott
201 N Montezuma Street
Prescott, AZ 86301
contracts@prescott-az.gov

[email******](#)

TERM OF CONTRACT: Per the terms of Contract number ******* with *******, ****Put what is on the contract we are cooperatively using****** Example: *Per the terms of Contract number 18-21P-10 with 1Government Procurement Alliance. Contract 18-21P-10 is a multi-year contract beginning*

from the date of award, June 26, 2018, for one year. The contract may be extended up to a maximum of four (4) years on a year-to-year basis, with the mutual consent of the City of Prescott and the Contractor.

Contract Extension 1 Extended 5/14/2019 through 06/29/2020

Contract Extension 2 Extended 5/13/2020, through 6/29/2021

CONFLICT OF INTEREST: Pursuant to ARS Section 38-511, the City of Prescott may cancel this contract, without penalty or further obligation, if any person significantly involved in initiating, negotiation, securing, drafting or creating the contract on behalf of the City of Prescott is, at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract. In the event of the foregoing, the City of Prescott further elects to recoup any fee or commission paid or due to any person significantly involved in initiating, negotiation, securing, drafting, or creating this contract on behalf of the City of Prescott from any other party to the contract, arising as a result of this contract.

TERMINATION FOR CONVENIENCE: The City reserves the right to terminate the Contract, in whole or in part at any time, when in the best interests of the City without penalty or recourse. Upon receipt of the written notice, the Contractor shall stop all work, as directed in the notice, notify all subcontractors of the effective date of the termination, and minimize all further costs to the City. In the event of termination under this paragraph, all documents, data, and reports prepared by the Contractor under the Contract shall become the property of and be delivered to the City upon demand. The Contractor shall be entitled to receive just and equitable compensation for work completed, and materials accepted before the effective date of the termination.

INSURANCE REQUIREMENTS:

Internal note: REMOVE all that do not apply to the contract you are working with.

Either:

Vendor to provide certificates of insurance evidencing insurance coverage in a sufficient amount to protect against loss.

Or

Vendor / Supplier / Contractor and/or subcontractors shall procure and maintain until all of their obligations have been discharged, including any warranty periods under this Contract are satisfied, insurance against claims for injury to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Vendor / Contractor, his agents, representatives, employees or subcontractors.

The insurance requirements herein are minimum requirements for this Contract and in no way limit the indemnity covenants contained in this Contract.

The City in no way warrants that the minimum limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Vendor / Contractor, his agents, representatives, employees, or

subcontractors. Vendor / Contractor is free to purchase such additional insurance as may be determined necessary.

Additional Insurance Requirements: The policies shall include, or be endorsed to include the following provisions:

1. On insurance policies where the City of Prescott is named as an additional insured, the City of Prescott shall be an additional insured to the full limits of liability purchased by the Contractor even if those limits of liability are in excess of those required by this Contract.

**Additional Insured:
City of Prescott
201 N. Montezuma Street
Prescott AZ 86301**

2. The Contractor's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.

All certificates required by this Contract shall be emailed directly to coi@prescott-az.gov. The City contract number and project description shall be noted on the certificate of insurance. The City reserves the right to require complete, certified copies of all insurance policies required by this Contract at any time. Any Renewal of insurance certificates with endorsements will need to be emailed to the above emails at least two weeks prior to expiration.

Notice of Cancellation: With the exception of ten (10) day notice of cancellation for non-payment of premium, any changes to the material compliance with this contract in the insurance policies above shall require thirty (30) day written notice.

Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-VII, unless otherwise approved by the City of Prescott Risk Management Division.

Verification of Coverage: Contractor shall furnish the City with certificates of insurance (ACORD form or equivalent approved by the City) as required by this Contract. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and any required endorsements are to be received and approved by the City before work commences. Each insurance policy required by this Contract must be in effect at or prior to commencement of work under this Contract and remain in effect for the duration of the contract. Failure to maintain the insurance policies as required by this Contract or to provide evidence of renewal is a material breach of contract.

Insurance Limit Requirements - Contractor shall provide coverage with limits of liability not less than those stated below. An excess liability policy or umbrella liability policy may be used to meet the minimum liability requirements provided that the coverage is written on a following form basis.

Commercial General Liability – Occurrence Form:

Policy shall include bodily injury, property damage, personal injury, broad form contractual liability coverage.

- General Aggregate \$ 2,000,000
- Products – Completed Operations Aggregate \$ 1,000,000 (if applicable)
- Personal and Advertising Injury \$ 1,000,000 (if applicable)
- Each Occurrence \$ 1,000,000
- Fire Legal Liability (Damage to Rented Premises) \$ 100,000 (if applicable)

The policy shall be endorsed to include the following additional insured language:

"The City of Prescott shall be named as an additional insured with respect to liability arising out of the activities performed by, or on behalf of, the Contractor".

Business Automobile Liability: Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles used in the performance of this Contract.

- Combined Single Limit (CSL) \$ 1,000,000

The policy shall be endorsed to include the following additional insured language:

"The City of Prescott shall be named as an additional insured with respect to liability arising out of the activities performed by, or on behalf of the Contractor".

Worker's Compensation and Employer's Liability:

- | Workers' Compensation | Statutory |
|-----------------------------|--------------|
| Employer's Liability | |
| • Each Accident - | \$ 1,000,000 |
| • Disease – each employee - | \$ 1,000,000 |
| • Disease – policy limit - | \$ 1,000,000 |

Policy shall contain a waiver of subrogation against the City of Prescott for losses arising from work performed by or on behalf of the Vendor / Contractor.

All insurance required pursuant to this Agreement must be written by an insurance company authorized to do business in the State of Arizona, to be evidenced by a Certificate of Authority as defined in ARS Section 20-217, a copy of which certificate is to be attached to each applicable bond or binder.

Prior to commencing work under this Agreement, the Vendor / Contractor shall provide City with evidence that it is either a "self-insured employer" or a "carrier insured employer" for Workers' Compensation as required by ARS 23-901 et seq., or that it employs no persons subject to the requirement for such coverage.

DATED: _____ day of _____, 20____

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first set forth above.

** (Company Name)

City of Prescott, a municipal corporation:

(Authorized Signature)

Philip R. Goode, Mayor

By: _____
(Printed Name)

Title: _____

Email: _____

ATTEST:

APPROVED AS TO FORM:

Sarah M. Siep, City Clerk

Joseph D. Young, City Attorney

EXHIBIT A
Cooperative Purchasing Contract

EXHIBIT B
Quotes



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: Airport
ITEM #: 7.D
SUBJECT: Approval of City Contract No. 2023-210A5, an Amendment to City Contract No. 2023-210 with FANN Contracting For a New & Revisions to an Existing Vehicle Service Road and Patch Repair on Taxiway 'D' in an Amount Not to Exceed \$343,813.50. Funding is Budgeted & Available in the Airport Budget.

ITEM SUMMARY

This item is to approve City Contract No. 2023-210A5 with FANN Contracting for construction of a new vehicle service road (VSR) located at Cutter Aviation (FBO) adjacent to their new ramp which is currently under construction. It will also include revisions to the existing VSR located on the Airports South Ramp adjacent to Leighnor Aviations leasehold. Additionally, it will include some necessary patching that is needed on Taxiway 'D'.

BACKGROUND

Vehicle Service Roads are designed at Airports to avoid movement areas for vehicular traffic. Prescott Regional Airport - Ernest A. Love Field is looking to extend the current vehicle service road around the improvements being done at Cutter Aviation. This will improve movement around the Airport for Airport Operations vehicles. This new work will extend into existing service roads on the Airport. Currently at the South Ramp, there is an existing VSR that needs to be relocated due to proximity to an existing aircraft and for safety of aviation and ground crews. This work is being done in conjunction with the Cutter expansion which will provide cost-saving efforts.

FINANCIAL IMPACT

Funding for this contract is budgeted in the FY25 Airport budget, as part of Airport Pavement and Preservation Capital Projects.

RECOMMENDED ACTION

MOVE to approve City Contract No. 2023-210A5

ATTACHMENTS

1. Contract Cover Sheet for Council
2. Proposal_COP JOC Airport VSR 09.19.24 (1)
3. Amendment_JOC Template

Contract Details

Contract Number	Presenting Department
Company Name	
Contact Information	
Phone:	
Email:	
Address:	
Term Details	
Dollar Amount	
\$	
Scope of Services	



6725 Generation Lane
Prescott, AZ 86301
Phone 928.778.0170
www.fanncontracting.com
ROC-071520-A ROC-078800-B1

September 19, 2024

City of Prescott
Airport Department
6630 Airport Avenue
Prescott, AZ 86301

Attn: John Kuebrich, Capital Project Manager

Re: Proposal – Cutter Ramp VSR Addition & South Ramp VSR Revision
Job Order Contracting for Public Works / Horizontal Construction Projects
Contract No.: 2023-210

Dear Mr. Kuebrich,

Please accept our proposal to construct the City's airport Vehicle Service Road (VSR) adjacent to the new Cutter FBO apron improvements and complete the South Ramp VSR Revision on behalf of the City of Prescott. This proposal was prepared with inherent cost savings measures to extend work limits, quantities, and relative unit prices from the Cutter FBO project if built in conjunction with Cutter's ramp improvements. The South Ramp VSR Revision includes similar savings strategies to use onsite resources to avoid additional mobilizations and project costs to administer this additional work. Any separation in work, schedule, sequencing/phasing, or delays must be re-priced as standalone work including any re-mobilizations (if required).

Cutter Ramp VSR Addition - The scope of work includes extension of earthwork and grading along the new and existing ramps, storm drain extensions, 8" lime-treat subgrade, 6" ABC (MAG), and 4" Asphalt (FAA P401, 1/2") per the attached plan provided by City Airport staff.

South Ramp VSR Revision - Full depth Removal (105 LF) of existing VSR. Excavate for relocation and backfill old VSR with the spoils. Dig out 10" deep, compact subgrade, place 6" Millings (from Airport) install 4" AC (C-3/4) MAG 321 per the attached plan provided by City Airport staff.

Taxiway Delta Patch Repair – 715 LF of Asphalt Crack Remediation. Includes Mill & Replace 2' wide at 3" deep. Modified from the attached plan provided by City Airport staff.

PROPOSAL:

Proposal – Cutter VSR Road Addition	\$245,627.50
Proposal – South Ramp VSR Revision	\$38,647.00
Proposal – Taxiway Delta Patch Repair	\$44,539.00
Contingency	<u>\$15,000.00</u>
TOTAL with Contingency	\$343,813.50

Thank you for the opportunity to provide the City with our job order contract proposal for your project. Please don't hesitate to contact me with any questions or clarification regarding our pricing proposal.

Sincerely,

Jason Fann
President/COO
Attachments: JOC Proposal South Ramp VSR, South Ramp VSR Plan Sheet

City of Prescott
Job Order Contract

9/4/24

Proposal - South Ramp VSR

	Quantity	Unit	Unit Price	Subtotal
10 Contractor Quality Control	1	LS	\$ 4,000.00	\$ 4,000.00
20 SWPPP				Not Included
30 Mobilization				Not Included
40 Location of Underground Utilities				Not Included
50 Airfield Safety and Security				Not Included
90 Sawcut AC Pavement	300	LF	\$ 3.00	\$ 900.00
100 Remove AC Pavement (Sawcut Edge)	67	SY	\$ 10.00	\$ 670.00
110 Remove Millings	1875	SF	\$ 0.50	\$ 937.50
170 Unclassified Excavation	3145	CY	\$ 10.00	\$ 31,450.00
190 Over-Ex & Replace with Millings				Not Included
200 Lime-Treatment Subgrade (8" depth)	2616	SY	\$ 12.50	\$ 32,700.00
211 ABC (MAG)(6" depth)	2616	SY	\$ 15.00	\$ 39,240.00
220 Asphalt (FAA 1/2")(4"depth)	2616	SY	\$ 45.00	\$ 117,720.00
221 Maricopa Edge	50	LF	\$ 20.00	\$ 1,000.00
230 Pavement Markings				Not Included
340 Seeding				Not Included
470 18-inch RGRCP Storm Drain Class V	16	LF	\$ 130.00	\$ 2,080.00
480 24-inch RGRCP Storm Drain Class V	64	LF	\$ 195.00	\$ 12,480.00
900 P&P Bond	1	LS	\$ 2,450.00	\$ 2,450.00
Subtotal				\$ 245,627.50

INCLUDES:

Construction of new Vehicle Service Road (VSR) alongside new Cutter ramp improvements. Includes extension of earthwork along ramps, 8" lime-treat subgrade, 6" ABC (MAG), 4" Asphalt (FAA P401, 1/2"), and storm drain extensions per the attached plan provided by City Airport staff.

This proposal includes cost savings measures to extend work limits, quantities, and relative unit prices if built in conjunction with the Cutter ramp improvements. Any separation of work, schedule, sequencing, phasing, or delays will need to be re-priced as standalone work including any re-mobilizations.

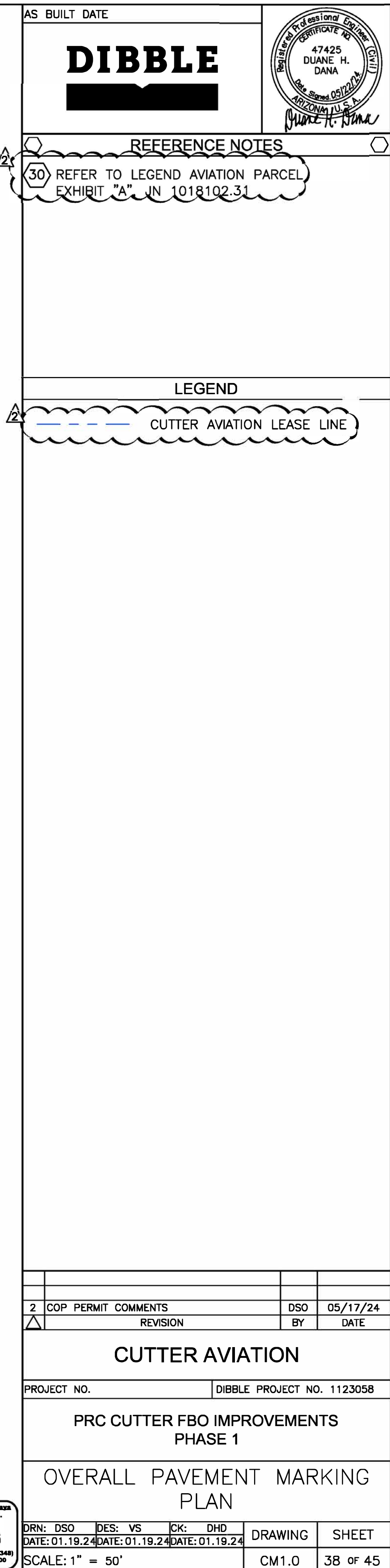
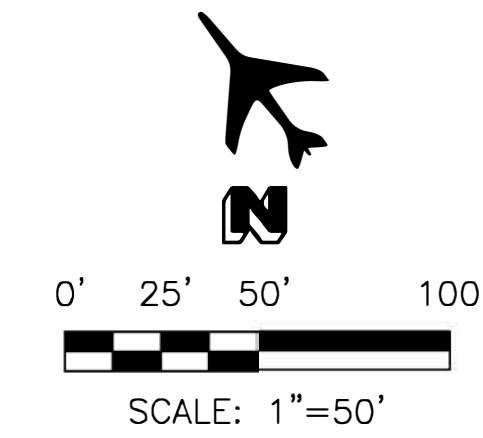
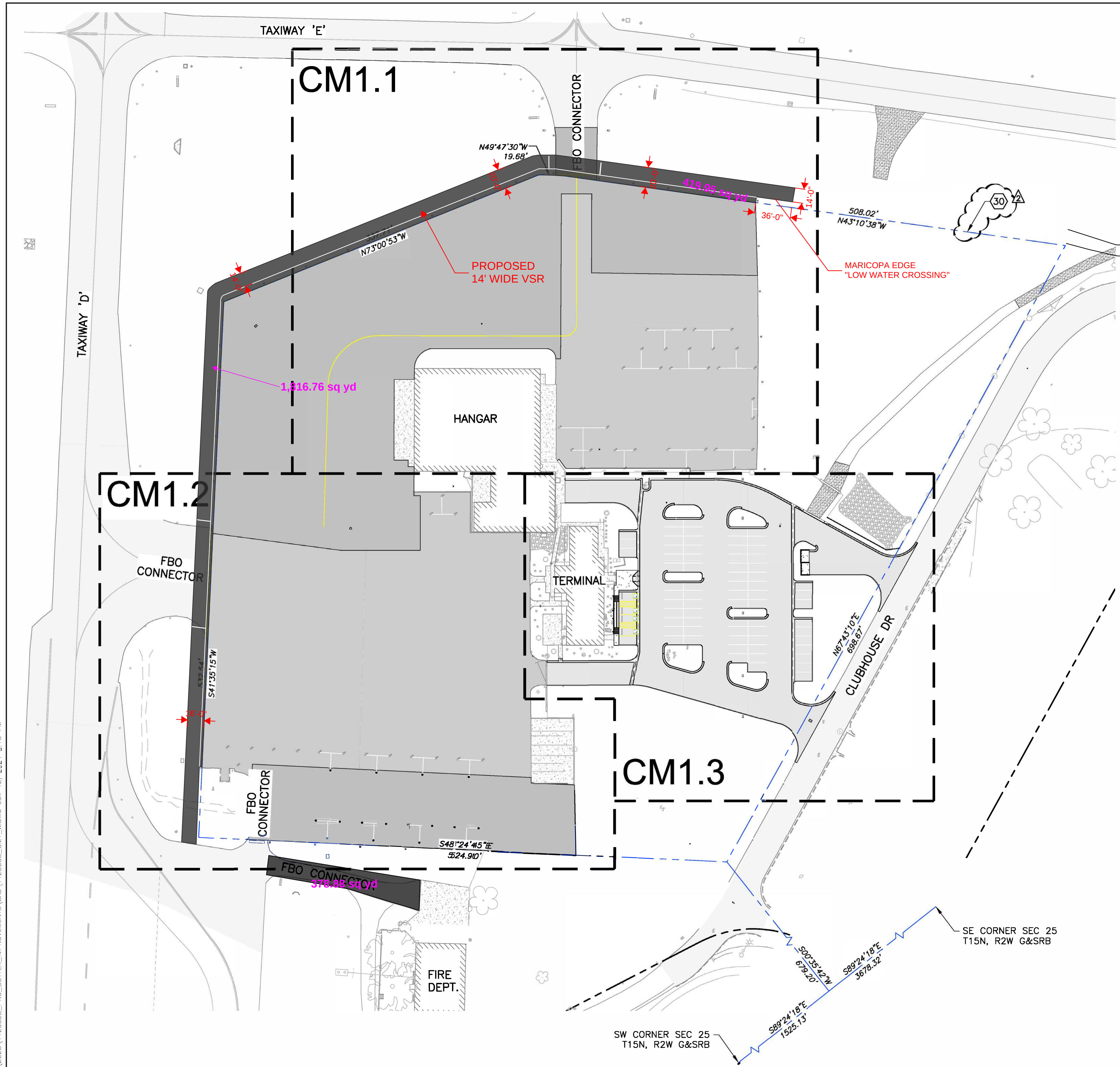
Includes the above scope items and quantities only. No other work is included. All work will be field measured and paid based on actual measurements and calculations at the above unit prices.

Assumes all additional dirt needed for expansion area will come from the localized native excavation area next to the Cutter Maintenance Ramp. No import included.

Includes construction sales tax and bond.

EXCLUDES:

Design/engineering, survey, traffic control, underground utilities, utility conflicts, utility relocations, electrical/lighting, signs, striping, SWPPP, final seeding, unsuitable or unstable subgrade, over-ex, import/export dirt, additional mobilizations.



DIBBLE



REFERENCE NOTES

30 REFER TO LEGEND AVIATION PARCEL
EXHIBIT "A" JN 1018102.31

LEGEND

CUTTER AVIATION LEASE LINE

2	COP PERMIT COMMENTS		DSO	05/17/24	
△	REVISION		BY	DATE	
CUTTER AVIATION					
PROJECT NO.			DIBBLE PROJECT NO. 1123058		
PRC CUTTER FBO IMPROVEMENTS PHASE 1					
OVERALL PAVEMENT MARKING PLAN					
DRN: DSO		DES: VS		CK: DHD	
DATE: 01.19.24		DATE: 01.19.24		DATE: 01.19.24	
SCALE: 1" = 50'				CM1.0	
				38 OF 45	



Proposal - South Ramp VSR Revision

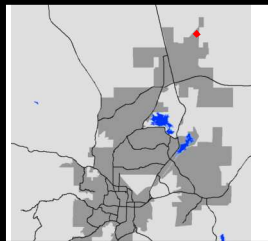
	Quantity	Unit	Unit Price	Subtotal
10 Contractor Quality Control				Not Included
20 SWPPP				Not Included
30 Mobilization				Not Included
40 Location of Underground Utilitites				Not Included
50 Airfield Safety and Security				Not Included
Remove 4" Asphalt & 6" Over-Ex	1	LS	\$ 9,846.00	\$ 9,846.00
Place Millings (6" depth)	1	LS	\$ 6,925.00	\$ 6,925.00
Place & Finish 3/4" or 1/2" MAG AC (4" Thick)	1	LS	\$ 18,671.00	\$ 18,671.00
Misc.-PE Coord., COR, Contracts & Super.	1	LS	\$ 755.00	\$ 755.00
MOB/DEMOB-Additional Equipment	1	LS	\$ 2,450.00	\$ 2,450.00
MOB/DEMOB-To be coordinated with Cutter FBO				
Phase 2 work for MOB savings.	1	LS	\$ 0.00	\$ 0.00
			Total	\$ 38,647.00

***COP to Provide:**

Taxiway Closures and Traffic Control
Coordination and Communication with PRC Tower
Construction Layout (No Survey)

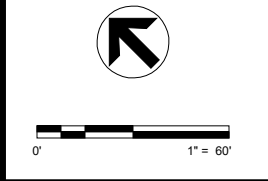
***EXCLUSIONS:**

Design/engineering, 3rd party QC, survey, traffic control, underground utilities, utility conflicts, utility relocations, electrical/lighting, signs, striping, SWPPP, final seeding, unsuitable or unstable subgrade, import/export dirt, additional mobilization, over-ex, crack repair, crack seal, seal coat, permits, wage decision, Buy America.



DELTA 7 RUN UP
PAVEMENT PATCHING

This map is a product of
The City of Prescott



Proposal - Taxiway Delta Patch Repair

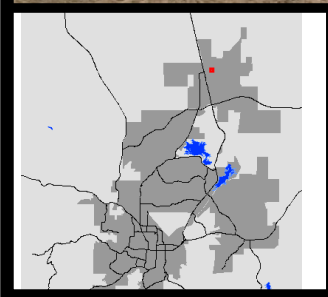
	Quantity	Unit	Unit Price	Subtotal
10 Contractor Quality Control				Not Included
20 SWPPP				Not Included
40 Location of Underground Utilitites				Not Included
50 Airfield Safety and Security				Not Included
2' Zipper AC Pavement (3" deep)	1	LS	\$ 26,916.00	\$ 26,916.00
Asphalt Patch	1	LS	\$ 13,163.00	\$ 13,163.00
Misc.-PE Coord., COR, Contracts & Super.	1	LS	\$ 2,010.00	\$ 2,010.00
MOB/DEMOB-Additional Equipment	1	LS	\$ 2,450.00	\$ 2,450.00
MOB/DEMOB-To be coordinated with Cutter FBO				
Phase 2 work for MOB savings.	1	LS	\$ 0.00	\$ 0.00
		Total		\$ 44,539.00

***COP to Provide:**

Taxiway Closures and Traffic Control
Coordination and Communication with PRC Tower
Construction Layout (No Survey)

***EXCLUSIONS:**

Design/engineering, 3rd party QC, survey, traffic control, underground utilities, utility conflicts, utility relocations, electrical/lighting, signs, striping, SWPPP, final seeding, unsuitable or unstable subgrade, import/export dirt, additional mobilization, over-ex, crack repair, crack seal, seal coat, permits, wage decision, Buy America.



SOUTH RAMP VSR REVISION

This map is a product of
The City of Prescott



Contract Amendment No. ** (0)
Job Order Contracting for ** Construction Project
Project Name **
Contractor: **
Contract No: ****_***
Account No(s): *****_****_****_
Date **

Purpose of Amendment:

To ****

Summary of Contract:

<i>Description</i>	<i>Amount of Amendment</i>	<i>Total amount Remaining for Fiscal year.</i>
****	****	
Total Amount Remaining for other Projects in Fiscal Year 2025		\$ -

This contract amendment is only for the amount per the quote attached.

All other terms of the original JOC contract remain the same.

SCOPE OF WORK :

The intent of the Plans and Specifications is to prescribe a complete work for the described project which the Contractor shall perform in a manner acceptable to the City Public Works Director and in full compliance with the terms of the Contract.

Unless otherwise specified in the Project Special Provisions (attached), the Contractor shall furnish all materials, labor, tools, equipment, water, light, power, transportation, superintendence, temporary construction of every nature, and incidentals, but not limited to, dust and traffic control measures, and to perform all work involved in executing the Contract in a satisfactory and workmanlike manner within the specified time.

All standard specifications and details referenced, unless otherwise noted, shall conform to all the City of Prescott Standard Specifications and Detail Drawings, most current revisions, and to the most current editions of the Uniform Standard Specifications and Details for Public Works Construction by the Maricopa Association of Governments (MAG Specifications and Details), including revisions thereto.

PROJECT SCHEDULE:

The Contractor shall fully complete all work under this Contract within **** (**) calendar days beginning with the calendar day as noted in the Notice to Proceed. The Contractor shall at all times during the continuance of the Contract prosecute the work with such work force and equipment as is sufficient to complete the project within the time specified.

The following milestones are estimates of the earliest dates possible for planning purposes only and shall not represent any contractual commitment whatsoever on the part of the City. The City reserves the right to amend the project schedule as necessary.

LIQUIDATED DAMAGES:

All time limits stated in the Contract Documents are of the essence and should the Contractor fail to complete the work required to be done on or before the time of completion as set forth in these Contract Documents, including any authorized extension of time, it is mutually agreed and understood by and between the parties that the public will suffer great damages; that such damages, from the nature of the project, will be extremely difficult and impractical to fix; that the parties hereto wish to fix the amount of said damages in advance; and that the sum of \$***.00 per day for each and every day's delay in completion and acceptance of the work required to be done by the Contractor subsequent to the time of completion, including any authorized extensions of time, is the nearest and most exact measure of damages for such breach that can be fixed now or could be fixed at or after such breach and that, therefore, the Owner and Contractor agree to fix said sum of \$***.00 per day for each and every said day's delay as liquidated damages, and not as a penalty or forfeiture for the breach of the agreement to complete the work required to be done by the Contractor on or before the time of completion and acceptance and, in the case of such breach, the Owner shall deduct said amount from the amount due the Contractor under the contract. In the event the remaining balance due the Contractor is insufficient to cover the full amount of assessed liquidated damages, then the Contractor or the surety on the bonds shall pay the difference due the Owner.

BONDS:

A. On or before the execution of the Job Order Amendment, the Contractor shall obtain in an amount equal to the full contract price a performance bond pursuant to A.R.S. § 34 222, conditioned upon the faithful performance of this contract in accordance with the plans, specifications, and conditions herein. Such bond shall be solely for the protection of the City. A copy of this bond shall be filed with the Prescott City Clerk.

B. Contractor shall also obtain a payment bond, pursuant to the provisions of A.R.S. § 34 222, in an amount equal to this full contract price herein, said bond to be solely for the protection of claimants supplying labor or materials to the Contractor or his subcontractors in the prosecution of the work provided for in this contract. A copy of this bond shall be filed with the Prescott City Clerk.

C. All bonds must be written by an insurance company authorized to do business in the State of Arizona, to be evidenced by a Certificate of Authority as defined in A.R.S. § 20-217, a copy of which certificate is to be attached to the applicable bid bond, payment bond and performance bond. In addition, depending upon the nature of the contract and amount thereof, the City Manager may also require insurance companies and/or bonding companies to have an "A" rating or better with Moody's or A.M. Best Company, and/or to be included on the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (as amended) by the audit staff, Bureau of Accounts, US Treasury Department.

ITEMS ATTACHED:

Final Payment Acknowledgement
Contractor's Affidavit
Cost Proposal

Amendment * Expiration Date: Date***
Contract Expiration Date: Date***

Accepted by: _____
Contractor **

Date

Approved by: _____
Philip R. Goode, Mayor

Date

Attest: _____
Sarah M. Siep, City Clerk

Date

Approved as to Form: _____
Joseph D. Young, City Attorney

Date

Copy to: City Clerk
Public Works



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: Police
ITEM #: 7.E
SUBJECT: Approval for the City of Prescott Police Department to Apply for Various FY2025 Grant Funding Opportunities.

ITEM SUMMARY

Fiscal Year 2025 funding opportunities are expected for grant applications related to Police Department staffing, operations, equipment, and other miscellaneous items:

1. 2024/2025 Arizona Department of Homeland Security Grant
2. 2024/2025 JAG Grant; Department of Justice
3. 2024/2025 Vest Grants
4. 2024/2025 U.S. Department of Justice Grants for equipment, supplies, operations, and other miscellaneous items; various grants that may come available
5. 2024/2025 U.S. Bureau of Justice Grants for equipment, supplies, operations, and other miscellaneous items; various grants that may come available
6. 2024/2025/2026 DPS VOCA Grant for Victim Advocate Positions
7. 2025/2026 Governor's Office Sexual Assault Response Team Grant (SART) - Two Grant Funded Sexual Assault Detectives
8. Miscellaneous grants from organizations such as the Arizona and Yavapai Community Foundations, private funding grants/endowments, State, Federal and Tribal Nations.

Until a request for grant application (RFGA) is generated and/or a grant application cycle opens, specific funding priorities, eligible activities, and requirements are not known. The Police Department and SWAT division are always in need of equipment and training; supporting the continued need to search for grants. Grant funding saves on budget items and requests for capital equipment from the General Fund.

BACKGROUND

Grant information known at this time.

1. Arizona Department of Homeland Security Grant - This program supports projects that support terrorism preparedness to enhance the safety of the public by providing equipment not in our normal course of budget; 0% city match is required at this time; during upcoming grant cycles a 25% city match may be required.
2. JAG Grant; U.S. Department of Justice - The JAG Grant funding supports various projects within the Police Department; most notably, projects for the SWAT Team. The Department of Justice sets the amount of the grant funds available to each department prior to the application being open. 0% city match has been required in past grant cycles as funds available are pre-set, it is unknown if any city match would be required in upcoming grant cycles.
3. Vest Grants - Vest grant funding helps to offset the department cost of mandatory vest requirements (per policy) for our officers. This funding reimburses us 50% of the vest cost up to \$800.00 (\$400.00 reimbursed).
4. 2024/2025 U.S. Department of Justice Grants for equipment, supplies, operations, and other miscellaneous items; grants that may come available. Grant availability is unknown at this time.
5. 2024/2025 U.S. Bureau of Justice Grants for equipment, supplies, operations, and other miscellaneous items; grants that may come available. Grant availability is unknown at this time.
6. 2024/2025/2026 DPS VOCA Grant for Victim Advocate Positions, this grant covers 80% of salaries, fringe benefits, and training for our Victim Advocate Department. (2 Grant Funded

Positions)

7. 2025/2026 Governor's Office Sexual Assault Response Team Grant (SART), this grant covers 75% of our SART Detective(s) salaries, fringe benefits, and training for SART Detective(s). (Two Grant funded Detective Positions)

8. Miscellaneous grants from organizations such as the Arizona and Yavapai Community Foundations, private funding grants/endowments, State, Federal and Tribal Nations. Grant availability is unknown at this time.

FINANCIAL IMPACT

Each budget year the Police Department includes projections of ongoing grants and potential new grant funding opportunities that may become available. The sustainability of all grants and financial impact a grant may have on our budget are discussed prior to submitting any and all applications. Any grant funding awarded will be brought to the Council for approval to accept and spend grant funds; per City Policy.

RECOMMENDED ACTION

MOVE to approve allowing the Police Department apply for various FY2025 grant funding opportunities

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: Police
ITEM #: 7.F
SUBJECT: Approval of Acceptance of the Arizona Department of Public Safety Victims of Crime Act (VOCA) Victim Assistance Grant, Federal Grant #15POVC-23-003880-ASSI & CFDA #16.575 in the Total Grant Project Amount of \$169,410.

ITEM SUMMARY

The City of Prescott Police Department requests approval to accept the Arizona Department of Public Safety Victims of Crime Act (VOCA) Victim Assistance Grant; Federal Grant #15POVC-23-003880-ASSI & CFDA #16.575 in the Total Grant Project Amount of \$169,410. Grant Funds are \$135,528 with Matching Funds in the Amount of \$33,882 Over a One-Year Time Frame from October 1, 2024-September 30, 2025, for the City's Victim Advocacy Department Funding. This Funding Includes Salary, Fringe Benefits and Other Expenses During the Grant Performance Period for Two Grant-Funded Employees.

BACKGROUND

A Grant Application was submitted to the Arizona Department of Public Safety Victims of Crime Act (VOCA) Victim Assistance Grant; Federal Grant #15POVC-23-003880-ASSI & CFDA #16.575 in the Total Grant Project Amount of \$169,410. Funds requested were for a one-year renewal of our previous funding request. The grant performance period is October 1, 2024, through September 30, 2025. The funding supports our Victim Advocacy Department within the Police Department. Funds requested are for our two current Victim Advocates for a one-year timeframe. Funds requested were asked to cover salary, fringe benefits, and supporting funding for training, and other expenses during the grant performance period.

FINANCIAL IMPACT

The total Grant Project is \$169,410, grant funds will cover 80% of the grant project, \$135,528; the match for this grant is 20%, \$33,882 (\$2,246 of the match is volunteer in-kind match). The match has been accounted for in the Department FY25 grant budget.

RECOMMENDED ACTION

MOVE to accept grant funding

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: City Clerk
ITEM #: 8.A
SUBJECT: Public Hearing and Consideration for a Location Transfer Series 7 Beer & Wine Bar Liquor License Application from Jeffrey Craig Miller, Applicant, for Prescott Athletic & Social Club. Location: 1 Kingswood Drive.

ITEM SUMMARY

Liquor License Application

Jeffrey Craig Miller has applied for a Location Transfer Series 07 Beer & Wine Bar Liquor License for Prescott Athletic & Social Club.

License - Prescott Athletic & Social Club
Applicant - Jeffrey Craig Miller
City Application No. - LIQR24-013
State Application No. - 306691
Sixty Day Processing Deadline - October 29, 2024

Staff Recommendation

Police Department - In Compliance
Community Development - In Compliance
Public Comments Received - None

NOTE: State law provides that for a liquor license application, "In all proceedings before the governing body of a city...the applicant bears the burden of showing that the public convenience requires that the best interest of the community will be substantially served by the issuance of a license." (A.R.S. 4-201) The governing body of a city or town, on a case-by-case basis, may approve an exemption from the distance restrictions prescribed in this section for a church or a public or private school that is located in an area that is designated an entertainment district by the governing body of that city or town.

BACKGROUND

The application presented for consideration has complied with each of the following requirements:

1. The application has been filed with the State Liquor Department and released to the City for additional processing.
2. The City application fee, set by Section 4-7-3 of the Prescott City Code, has been paid.
3. The application has been posted at the proposed location for the required twenty days and any statements of opposition or statements of support received by the City Clerk are attached.
4. The Police Department has reviewed the application according to State law, which precludes issuance of a license to any person who: (1) within one year has violated any provision of a liquor license or had a liquor license revoked; or (2) within five years of the date of application has been convicted of a felony involving moral turpitude.
5. The Community Development Department has reviewed the application to determine whether the zoning is proper.

Public Hearing and Action Procedure

The City Council's recommendation of approval, disapproval or no recommendation, will be forwarded to the Department of Liquor Licenses and Control ("Department") for their consideration.

Recommendation of Approval

If the Council recommendation is for approval, no hearing is required unless the Director of the Department, the State Liquor Board ("Board"), or any aggrieved party, requests a hearing on the grounds that the public convenience and the best interest of the community will not be substantially served if a license is issued. If no hearing is requested, the Director may approve the license.

Recommendation of Disapproval

If the Council recommendation is for disapproval of an application, a statement of the specific reasons along with a summary of the testimony or other evidence supporting the recommendation for disapproval is required to be attached to the order of disapproval and submitted to the Director, after which a public hearing will be held.

No Recommendation

If the council makes no recommendation, the Director may cancel the hearing and issue the license unless the board or any aggrieved party protests and requests a hearing. If the reason for the protest is clearly removed or deemed satisfied by the Director, the Board shall cancel the hearing and the Department may issue the license.

FINANCIAL IMPACT

The application and license fees have been paid. There is no further financial impact for this item.

RECOMMENDED ACTION

1) MOVE to close the public hearing; and 2) MOVE to approve/deny/make no recommendation for Liquor License No. 306691 for a location transfer Series 7 Beer & Wine Bar Liquor License application for Prescott Athletic & Social Club. Location: 1 Kingswood Drive.

ATTACHMENTS

1. Liquor Licenses Attachment A - Series Number Definitions
2. Liquor Licenses Attachment B - AZ Laws & Regulations

LIQUOR LICENSE SERIES NUMBER DEFINITIONS

- 1 **In-State Producer**, all spirituous liquor, produced on-premises, may sell to Arizona-licensed wholesalers only.
- 2 **Out-of-state Producer**, all spirituous liquor, produced on-premises, may sell to Arizona-licensed wholesalers only.
- 3 **Microbrewery**, less than 1,240,000 gallons of beer produced annually on premises, unlimited on- and off-sale, less than 93,000 gallons may be distributed to retail licensees annually.
- 4 **Wholesaler**, all spirituous liquor, purchased from in- and out-of-state Arizona licensed producers, may sell to Arizona-licensed retailers.
- 5 **Government**, all spirituous liquor, may sell to patrons to consume on premises.
- 6 **Bar**, all spirituous liquor, off-sale sales in original, unopened container may not exceed 30% of on-sale receipts, may sell to patrons to consume on premises.
- 7 **Beer and Wine Bar**, beer and wine only, off-sale sales in original, unopened container may not exceed 30% of on-sale receipts, may sell to patrons to consume on premises.
- 9 **Liquor Store**, all spirituous liquor, may sell "carry-out" to patrons to consume off-premises, on-site temporary sampling events hosted by producer or wholesaler.
- 9S **Liquor Store with Sampling Privileges**, all spirituous liquor, may sell "carry-out" to patrons to consume off-premises, provide limited residential delivery, on-site permanent sampling events using store inventory.
- 10 **Beer and Wine Store**, beer and wine only, may sell "carry-out" to patrons to consume off-premises, on-site temporary sampling events hosted by producer or wholesaler.
- 10S **Beer and Wine Store with Sampling Privileges**, beer and wine only, may sell "carry-out" to patrons to consume off-premises, on-site permanent sampling events using store inventory.
- 11 **Hotel/Motel w/Restaurant**, all spirituous liquor, may sell to patrons to consume on premises.
- 12 **Restaurant**, all spirituous liquor, may sell to patrons to consume on premises.
- 13 **Farm Winery**, produces at least 200 gallons, but not more than 40,000 gallons of wine annually, produced on premises and by other domestic farm wineries.
- 14 **Private Club**, all spirituous liquor, may sell to bona fide members & their guests for on-premises consumption.
- 15 **Special Event**, all spirituous liquor, temporary license, off-sale allowed by auction in closed, original container for off-sale consumption, may sell to patrons to consume on premises.
- 16W **Farm Winery Fair/Festival**, authorization issued for a specified period to a domestic farm winery to serve samples of its products and sell the products in individual portions for consumption on the premises or in original, unopened, containers for consumption off the premises.
- 18 **In-State Craft Distillery**, less than 20,000 gallons of distilled spirits annually on-premises, may sell and ship to Arizona licensed wholesalers. May sell and ship to Arizona-licensed retailers when annual production is less than 1,189 gallons. On-and off-sale retail privileges on licensed premises.

- 19 **Remote Tasting Room**, owned and operated by a licensee that concurrently owns one of the following Arizona liquor licenses: (1) Series 2W, Out-of-state Farm Winery; (2) Series 2D, Out-of-state Craft Distillery; (3) Series 13, In-state Farm Winery; or (4) Series 18, In-state Craft Distiller.

NOTE: A.R.S.§4-207. (A) and (B) state that no **retailer's license** shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building.

The above paragraph DOES NOT apply to:

- a) Restaurants that do not sell growlers (A.R.S.§4-205.02) Series 12
- b) Hotel/motel license (A.R.S.§4-205.01) Series 11
- c) Microbrewery (A.R.S.§4-205.08) Series 3
- d) Craft Distillery (A.R.S.§4-205.10) Series 18
- e) Government license (A.R.S.§4-205.03) Series 5
- f) Playing area of a golf course (A.R.S.§4-207 (B)(5))
- g) Wholesaler/Distributor Series 4
- h) Farm Winery Series 13
- i) Producer Series 1

**Arizona Laws and Regulations Relating to
Granting a Liquor License for a Certain Location
(pursuant to Arizona Revised Statute §4-201(I))**

R19-1-702. Determining Whether to Grant a License for a Certain Location

- A. To determine whether public convenience requires and the best interest of the community will be substantially served by issuing or transferring a license at a particular unlicensed location, local governing authorities and the Board may consider the following criteria:
1. Petitions and testimony from individuals who favor or oppose issuance of a license and who reside in, own, or lease property within one mile of the proposed premises;
 2. Number and types of licenses within one mile of the proposed premises;
 3. Evidence that all necessary licenses and permits for which the applicant is eligible at the time of application have been obtained from the state and all other governing bodies;
 4. Residential and commercial population of the community and its likelihood of increasing, decreasing, or remaining static;
 5. Residential and commercial population density within one mile of the proposed premises;
 6. Evidence concerning the nature of the proposed business, its potential market, and its likely customers;
 7. Effect on vehicular traffic within one mile of the proposed premises;
 8. Compatibility of the proposed business with other activity within one mile of the proposed premises;
 9. Effect or impact on the activities of businesses or the residential neighborhood that might be affected by granting a license at the proposed premises;
 10. History for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant received a detailed report of the violations and criminal activity at least 20 days before the hearing by the Board;
 11. Comparison of the hours of operation at the proposed premises to the hours of operation of existing businesses within one mile of the proposed premises; and
 12. Proximity of the proposed premises to licensed childcare facilities as defined by A.R.S. § 36-881.
- B. This Section is authorized by A.R.S. § 4-201(I).



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: City Clerk
ITEM #: 8.B
SUBJECT: Public Hearing and Consideration for a New Series 12 Restaurant Liquor License Application from Amy S Nations, Applicant, for Wildflower Bread Company. Location: 3201 East State Highway 69.

ITEM SUMMARY

Liquor License Application

Amy S Nations has applied for a New Series 12 Restaurant Liquor License for Wildflower Bread Company.

License - Wildflower Bread Company
Applicant - Amy S Nations
City Application No. - LIQR24-014
State Application No. - 302587
Sixty Day Processing Deadline - November 2, 2024

Staff Recommendation

Police Department - In Compliance
Community Development - In Compliance
Public Comments Received - None

NOTE: State law provides that for a liquor license application, "In all proceedings before the governing body of a city...the applicant bears the burden of showing that the public convenience requires that the best interest of the community will be substantially served by the issuance of a license." (A.R.S. 4-201) The governing body of a city or town, on a case-by-case basis, may approve an exemption from the distance restrictions prescribed in this section for a church or a public or private school that is located in an area that is designated an entertainment district by the governing body of that city or town.

BACKGROUND

The application presented for consideration has complied with each of the following requirements:

1. The application has been filed with the State Liquor Department and released to the City for additional processing.
2. The City application fee, set by Section 4-7-3 of the Prescott City Code, has been paid.
3. The application has been posted at the proposed location for the required twenty days and any statements of opposition or statements of support received by the City Clerk are attached.
4. The Police Department has reviewed the application according to State law, which precludes issuance of a license to any person who: (1) within one year has violated any provision of a liquor license or had a liquor license revoked; or (2) within five years of the date of application has been convicted of a felony involving moral turpitude.
5. The Community Development Department has reviewed the application to determine whether the zoning is proper.

Public Hearing and Action Procedure

The City Council's recommendation of approval, disapproval or no recommendation, will be forwarded to the Department of Liquor Licenses and Control ("Department") for their consideration.

Recommendation of Approval

If the Council recommendation is for approval, no hearing is required unless the Director of the Department, the State Liquor Board ("Board"), or any aggrieved party, requests a hearing on the grounds that the public convenience and the best interest of the community will not be substantially served if a license is issued. If no hearing is requested, the Director may approve the license.

Recommendation of Disapproval

If the Council recommendation is for disapproval of an application, a statement of the specific reasons along with a summary of the testimony or other evidence supporting the recommendation for disapproval is required to be attached to the order of disapproval and submitted to the Director, after which a public hearing will be held.

No Recommendation

If the council makes no recommendation, the Director may cancel the hearing and issue the license unless the board or any aggrieved party protests and requests a hearing. If the reason for the protest is clearly removed or deemed satisfied by the Director, the Board shall cancel the hearing and the Department may issue the license.

FINANCIAL IMPACT

The application and license fees have been paid. There is no further financial impact for this item.

RECOMMENDED ACTION

1) MOVE to close the public hearing; and 2) MOVE to approve/deny/make no recommendation for Liquor License No. 302587 for a new Series 12 Restaurant Liquor License application for Wildflower Bread Company. Location: 3201 East State Highway 69.

ATTACHMENTS

1. Liquor Licenses Attachment A - Series Number Definitions
2. Liquor Licenses Attachment B - AZ Laws & Regulations

LIQUOR LICENSE SERIES NUMBER DEFINITIONS

- 1 **In-State Producer**, all spirituous liquor, produced on-premises, may sell to Arizona-licensed wholesalers only.
- 2 **Out-of-state Producer**, all spirituous liquor, produced on-premises, may sell to Arizona-licensed wholesalers only.
- 3 **Microbrewery**, less than 1,240,000 gallons of beer produced annually on premises, unlimited on- and off-sale, less than 93,000 gallons may be distributed to retail licensees annually.
- 4 **Wholesaler**, all spirituous liquor, purchased from in- and out-of-state Arizona licensed producers, may sell to Arizona-licensed retailers.
- 5 **Government**, all spirituous liquor, may sell to patrons to consume on premises.
- 6 **Bar**, all spirituous liquor, off-sale sales in original, unopened container may not exceed 30% of on-sale receipts, may sell to patrons to consume on premises.
- 7 **Beer and Wine Bar**, beer and wine only, off-sale sales in original, unopened container may not exceed 30% of on-sale receipts, may sell to patrons to consume on premises.
- 9 **Liquor Store**, all spirituous liquor, may sell "carry-out" to patrons to consume off-premises, on-site temporary sampling events hosted by producer or wholesaler.
- 9S **Liquor Store with Sampling Privileges**, all spirituous liquor, may sell "carry-out" to patrons to consume off-premises, provide limited residential delivery, on-site permanent sampling events using store inventory.
- 10 **Beer and Wine Store**, beer and wine only, may sell "carry-out" to patrons to consume off-premises, on-site temporary sampling events hosted by producer or wholesaler.
- 10S **Beer and Wine Store with Sampling Privileges**, beer and wine only, may sell "carry-out" to patrons to consume off-premises, on-site permanent sampling events using store inventory.
- 11 **Hotel/Motel w/Restaurant**, all spirituous liquor, may sell to patrons to consume on premises.
- 12 **Restaurant**, all spirituous liquor, may sell to patrons to consume on premises.
- 13 **Farm Winery**, produces at least 200 gallons, but not more than 40,000 gallons of wine annually, produced on premises and by other domestic farm wineries.
- 14 **Private Club**, all spirituous liquor, may sell to bona fide members & their guests for on-premises consumption.
- 15 **Special Event**, all spirituous liquor, temporary license, off-sale allowed by auction in closed, original container for off-sale consumption, may sell to patrons to consume on premises.
- 16W **Farm Winery Fair/Festival**, authorization issued for a specified period to a domestic farm winery to serve samples of its products and sell the products in individual portions for consumption on the premises or in original, unopened, containers for consumption off the premises.
- 18 **In-State Craft Distillery**, less than 20,000 gallons of distilled spirits annually on-premises, may sell and ship to Arizona licensed wholesalers. May sell and ship to Arizona-licensed retailers when annual production is less than 1,189 gallons. On-and off-sale retail privileges on licensed premises.

- 19 **Remote Tasting Room**, owned and operated by a licensee that concurrently owns one of the following Arizona liquor licenses: (1) Series 2W, Out-of-state Farm Winery; (2) Series 2D, Out-of-state Craft Distillery; (3) Series 13, In-state Farm Winery; or (4) Series 18, In-state Craft Distiller.

NOTE: A.R.S.§4-207. (A) and (B) state that no **retailer's license** shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building.

The above paragraph DOES NOT apply to:

- a) Restaurants that do not sell growlers (A.R.S.§4-205.02) Series 12
- b) Hotel/motel license (A.R.S.§4-205.01) Series 11
- c) Microbrewery (A.R.S.§4-205.08) Series 3
- d) Craft Distillery (A.R.S.§4-205.10) Series 18
- e) Government license (A.R.S.§4-205.03) Series 5
- f) Playing area of a golf course (A.R.S.§4-207 (B)(5))
- g) Wholesaler/Distributor Series 4
- h) Farm Winery Series 13
- i) Producer Series 1

**Arizona Laws and Regulations Relating to
Granting a Liquor License for a Certain Location
(pursuant to Arizona Revised Statute §4-201(I))**

R19-1-702. Determining Whether to Grant a License for a Certain Location

- A. To determine whether public convenience requires and the best interest of the community will be substantially served by issuing or transferring a license at a particular unlicensed location, local governing authorities and the Board may consider the following criteria:
1. Petitions and testimony from individuals who favor or oppose issuance of a license and who reside in, own, or lease property within one mile of the proposed premises;
 2. Number and types of licenses within one mile of the proposed premises;
 3. Evidence that all necessary licenses and permits for which the applicant is eligible at the time of application have been obtained from the state and all other governing bodies;
 4. Residential and commercial population of the community and its likelihood of increasing, decreasing, or remaining static;
 5. Residential and commercial population density within one mile of the proposed premises;
 6. Evidence concerning the nature of the proposed business, its potential market, and its likely customers;
 7. Effect on vehicular traffic within one mile of the proposed premises;
 8. Compatibility of the proposed business with other activity within one mile of the proposed premises;
 9. Effect or impact on the activities of businesses or the residential neighborhood that might be affected by granting a license at the proposed premises;
 10. History for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant received a detailed report of the violations and criminal activity at least 20 days before the hearing by the Board;
 11. Comparison of the hours of operation at the proposed premises to the hours of operation of existing businesses within one mile of the proposed premises; and
 12. Proximity of the proposed premises to licensed childcare facilities as defined by A.R.S. § 36-881.
- B. This Section is authorized by A.R.S. § 4-201(I).



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: Finance
ITEM #: 9.A
SUBJECT: Adoption of Resolution No. 2024-1906 Declaring the Document Titled "Chapter 3-14:Development Fees" a Public Record; and Adoption of Ordinance No. 2024-1875 Approving the Updated Development Impact Fees.
AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING TITLE III, CHAPTER 3-14 ("DEVELOPMENT FEES"); ADOPTING DEVELOPMENT FEES; ADDING A SEVERANCE CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

ITEM SUMMARY

This item is the adoption of the updated development impact fees (DIFs). This adoption follows a public hearing which was held on August 13, 2024. Per statute, within 60 days but not before 30 days, the City Council shall then approve or disapprove the changes to the impact fees.

BACKGROUND

A development impact fee is a charge on new development to pay for the construction or expansion of infrastructure improvements that are necessitated by and benefit the new development. The funds collected cannot be used for operations, maintenance, or repair of existing facilities or to correct existing deficiencies. Impact fees are paid at the time of building permit issuance.

The impact fee adoption process follows ARS 9-463.05. The statute requires hiring a professional consultant to conduct the study. The City contracted with Raftelis and began work in the fall of 2023. Raftelis has provided rate studies for hundreds of local governments and utilities throughout the United States since 1993. The process is two phases. First, the Land Use Assumptions (10-year growth assumptions) are established, and then a plan is created for the infrastructure improvements that are needed to support that growth. Second, the improvements are calculated into fee amounts that can be charged based on land use. Raftelis has prepared this study with reputable data and industry best practices.

The following are the key milestones in the process:

Date	Description
March 26, 2024	Publish Infrastructure Improvement Plan and the Land Use Assumptions
May 14, 2024	Study session Infrastructure Improvement Plan and Land Use Assumptions
May 28, 2024	Public hearing on the Infrastructure Improvement Plan and Land Use Assumptions
July 9, 2024	Study session on impact fees
July 9, 2024	Adoption of the Infrastructure Improvement Plan and the Land Use Assumptions Adopt Notice of Intent and set public hearing on impact fees
August 13, 2024	Public hearing on impact fees
October 8, 2024	Adoption of impact fees
January 1, 2025	New impact fees in effect

FINANCIAL IMPACT

Development Impact Fees are assessed to contribute towards the costs associated with various infrastructure and necessary public service improvements that need to be expanded as a result of development within the City of Prescott. Impact fees pay for a portion of the infrastructure improvements that are funded either through utility rates for the utility projects or the streets fund/general fund taxes for the non-utility projects.

RECOMMENDED ACTION

1) MOVE to adopt Resolution No. 2024-1906; and 2) MOVE to adopt Ordinance No. 2024-1875

ATTACHMENTS

1. Current vs Proposed Impact Fees
2. Resolution No. 2024-1906
3. Resolution No. 2024-1906 Exhibit A Final
4. Ordinance No. 2024-1875
5. Non-Utility Impact Fee Final Report
6. Utility Impact Fee Final Report

Current Impact Fees Residential

Fee	Square Footage of House		
	1,800 or less	1,801-2,600	2,601 or more
Fire	\$ 187	\$ 291	\$ 343
Police	212	328	388
Streets	672	1,040	1,222
Utilities 5/8 in Meter ¹			
Water Resource	1,441	1,441	1,441
Water System	5,303	5,303	5,303
Wastewater System	3,020	3,020	3,020
Total Impact Fees	\$ 10,835	\$ 11,423	\$ 11,717

Proposed Impact Fees Residential

Fee	Square Footage of House		
	1,800 or less	1,801-2,600	2,601 or more
Fire	\$ 1,062	1,189	\$ 1,253
Police	680	761	802
Streets	3,184	3,568	3,754
Utilities 5/8 in Meter ¹			
Water Resource	1,189	1,189	1,189
Water System	6,598	6,598	6,598
Wastewater System	6,036	6,036	6,036
Total Impact Fees	\$ 18,749	\$ 19,341	\$ 19,632

¹Showing 5/8" water meter, for the water system impact fee both service areas A and B

Current Development Impact Fees (DIF)

<u>Non-Utility Impact Fees</u>	<u>Streets</u>	+	<u>Police</u>	+	<u>Fire</u>	=	<u>Total Current Non-Utility DIF</u>
Residential							
(per dwelling unit by livable square feet)							
1800 sf or less	\$	672.00	\$	212.00	\$	187.00	\$ 1,071.00
1801-2600 sf	\$	1,040.00	\$	328.00	\$	291.00	\$ 1,659.00
2601 sf or more	\$	1,222.00	\$	388.00	\$	343.00	\$ 1,953.00
Nonresidential							
(per square foot)							
Industrial	\$	0.51	\$	0.14	\$	0.19	\$ 0.84
Office & Other Services	\$	1.01	\$	0.28	\$	0.35	\$ 1.64
Retail & Restaurants	\$	2.33	\$	0.72	\$	0.28	\$ 3.33

<u>Utility Impact Fees by Meter Size</u>	<u>Water Service Area A</u>	or	<u>Water Service Area A+B</u>	+	<u>Water Resources</u>	+	<u>Wastewater</u>	=	<u>Total Utility DIF Service Area A</u>	<u>Total Utility DIF Service Area A+B</u>
5/8"	\$ 862		\$ 5,303		\$ 1,441		\$ 3,020		\$ 5,323	\$ 9,764
3/4"	\$ 1,293		\$ 7,955		\$ 2,161		\$ 4,530		\$ 7,984	\$ 14,646
1"	\$ 1,437		\$ 8,839		\$ 2,401		\$ 5,033		\$ 8,871	\$ 16,273
1.5"	\$ 2,873		\$ 17,676		\$ 4,803		\$ 10,067		\$ 17,743	\$ 32,546
2"	\$ 4,597		\$ 28,282		\$ 7,684		\$ 16,107		\$ 28,388	\$ 52,073
3"	\$ 8,620		\$ 53,030		\$ 14,408		\$ 30,200		\$ 53,228	\$ 97,638
4"	\$ 14,367		\$ 88,384		\$ 24,013		\$ 50,334		\$ 88,714	\$ 162,731
6"	\$ 28,733		\$ 176,766		\$ 48,025		\$ 100,667		\$ 177,425	\$ 325,458
8"	\$ 45,973		\$ 282,826		\$ 76,840		\$ 161,068		\$ 283,881	\$ 520,734

Service Area A - Connections for properties in Chino Valley

Service Area A+B - Connections for properties in Prescott

Proposed Development Impact Fees (DIF)

Non-Utility Impact Fees	Streets	+	Police	+	Fire	=	Total Proposed Non-Utility DIF
Residential							
(per dwelling unit by livable square feet)							
1800 sf or less	\$	3,184.00	\$	680.00	\$	1,062.00	\$ 4,926.00
1801-2600 sf	\$	3,568.00	\$	761.00	\$	1,189.00	\$ 5,518.00
2601 sf or more	\$	3,754.00	\$	802.00	\$	1,253.00	\$ 5,809.00
Nonresidential							
(per square foot)							
Industrial	\$	1.81	\$	0.35	\$	0.54	\$ 2.70
Office & Other Services	\$	4.04	\$	0.78	\$	1.21	\$ 6.03
Retail & Restaurants	\$	6.69	\$	1.89	\$	2.94	\$ 11.52

Utility Impact Fees by Meter Size	Water Service Area A	or Water Service Area A+B	+	Water Resources	+	Wastewater	= Total Utility DIF Service Area A	Total Utility DIF Service Area A+B
5/8"	\$ 969	\$ 6,598	\$	1,172	\$	6,036	\$ 8,177	\$ 13,806
3/4"	\$ 1,454	\$ 9,898	\$	1,758	\$	9,054	\$ 12,266	\$ 20,710
1"	\$ 1,615	\$ 10,997	\$	1,954	\$	10,060	\$ 13,629	\$ 23,011
1.5"	\$ 3,230	\$ 21,993	\$	3,907	\$	20,121	\$ 27,258	\$ 46,021
2"	\$ 5,168	\$ 35,189	\$	6,252	\$	32,193	\$ 43,613	\$ 73,634
3"	\$ 9,690	\$ 65,980	\$	11,722	\$	60,362	\$ 81,774	\$ 138,064
4"	\$ 16,150	\$ 109,967	\$	19,537	\$	100,604	\$ 136,291	\$ 230,108
6"	\$ 32,300	\$ 219,933	\$	39,074	\$	201,207	\$ 272,581	\$ 460,214
8"	\$ 51,680	\$ 351,893	\$	62,518	\$	321,932	\$ 436,130	\$ 736,343

Service Area A - Connections for properties in Chino Valley

Service Area A+B - Connections for properties in Prescott

RESOLUTION NO. 2024-1906

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PRESCOTT, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED “CHAPTER 3-14: DEVELOPMENT FEES”, WHICH DOCUMENT AMENDS PRESCOTT CITY CODE TITLE III, CHAPTER 3-14 (“DEVELOPMENT FEES”)

BE IT RESOLVED by the Mayor and Council of the City of Prescott, Arizona, as follows:

THAT certain document entitled “CHAPTER 3-14: DEVELOPMENT FEES”, attached hereto and incorporated herein by reference as Exhibit “A”, with one paper copy and one electronic copy maintained in compliance with A.R.S. Section 44-7041 filed in the Office of the City Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the City Clerk.

THAT the document entitled “CHAPTER 3-14: DEVELOPMENT FEES” will amend Prescott City Code Title III, Chapter 3-14 (“CHAPTER 3:14: DEVELOPMENT FEES”) referenced in Prescott City Ordinance No. 2024-1875.

PASSED AND ADOPTED by the City of Prescott, Arizona, this _____ day of _____ 2024.

PHILIP R. GOODE, Mayor

ATTEST:

APPROVED AS TO FORM:

SARAH SIEP, City Clerk

JOSEPH D. YOUNG, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
 County of Yavapai) ss.

I, the undersigned Sarah M. Siep, being the duly appointed, qualified City Clerk of the City of Prescott, Yavapai County, Arizona, certify that the foregoing Resolution No. 2024-1906 is a true, correct and accurate copy of Resolution No. 2024-1906, passed and adopted at a Voting Meeting of the Council of the City of Prescott, Yavapai County, Arizona, held on the _____ day of _____ 2024, at which a quorum was present and, by a _____ vote, _____ voted in favor of said resolution.

Given under my hand and sealed this _____ day of _____, 2024.

Seal

 City Clerk

EXHIBIT “A”

CHAPTER 3-14: DEVELOPMENT FEES

SECTIONS:

3-14-1: DEFINITIONS:

3-14-2: DEVELOPMENT FEES FOR FIRE:

3-14-3: DEVELOPMENT FEES FOR POLICE:

3-14-4: [RESERVED FOR FUTURE USE/PARKS]:

3-14-5: [RESERVED FOR FUTURE USE/LIBRARY]:

3-14-6: RESTRICTED USE OF FEES:

3-14-7: IMPOSITION OF FEES:

3-14-8: EXEMPTION FROM FEES:

3-14-9: DETERMINATION OF CLASSIFICATION:

3-14-10: DEVELOPMENT FEES FOR STREETS:

3-14-11: DEVELOPMENT FEES FOR WATER RESOURCES:

3-14-12: DEVELOPMENT FEES FOR WATER SYSTEM IMPACTS:

3-14-13: DEVELOPMENT FEES FOR WASTEWATER IMPACTS:

3-14-14: NONREFUNDABLE DEVELOPMENT FEES:

3-14-15: NONTRANSFERABILITY OF DEVELOPMENT FEES:

3-14-1 DEFINITIONS:

(A) Residential Unit: A room or group of rooms within a building containing cooking accommodations, and used or designed or intended for use or occupancy by an individual or individuals as common living quarters. An apartment, manufactured home, modular home and mobile home shall be considered a residential unit, but a hotel room or motel room is not considered a residential unit under the provisions of this chapter.

(B) Livable Square Feet: The square footage of a residential unit under roof that is used for living, sleeping, eating, cooking. Livable square feet areas shall not include patios, porches, garages, sheds or accessory structures. (Ord. 3310, 1-24-1995, eff. 4-24-1995; Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019)

3-14-2 DEVELOPMENT FEES FOR FIRE:

All new construction within the City limits shall be assessed the following development fee for fire:

Residential (per residential unit by livable square feet (sf))	Fee
1,800 sf or less	\$1,062
1,801 – 2,600 sf	\$1,189
2,601 sf or more	\$1,253
Nonresidential (per square foot (sf))	
Industrial	\$0.54
Office and Other Services	\$1.21
Retail and Restaurants	\$2.94

(Ord. 2019-1662, 5-14-2019)

3-14-3 DEVELOPMENT FEES FOR POLICE:

All new construction within the City limits shall be assessed the following development fee for police:

Residential (per residential unit by livable square feet(sf))	Fee
1,800 sf or less	\$680
1,801 – 2,600 sf	\$761
2,601 sf or more	\$802
Nonresidential (per square foot (sf))	
Industrial	\$0.35
Office and Other Services	\$0.78
Retail and Restaurants	\$1.89

(Ord. 2019-1662, 5-14-2019)

3-14-4 [RESERVED FOR FUTURE USE/PARKS]:

(Ord. 3310, 1-24-1995, eff. 4-24-1995; Ord. 4173, 11-27-2001, eff. 3-1-2002; Ord. 4889-1427, 6-24-14; Ord. 2019-1662, 5-14-2019)

3-14-5 [RESERVED FOR FUTURE USE/LIBRARY]:

(Ord. 3310, 1-24-1995, eff. 4-24-1995; Ord. 4173, 11-27-2001, eff. 3-1-2002; Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019. Formerly 3-14-6)

3-14-6 RESTRICTED USE OF FEES:

All development fees collected in accordance with this chapter shall be placed in a separate fund and accounted for separately, and may only be used for the purposes as set forth in this chapter. Notwithstanding the foregoing, the City Council reserves the right to amend this chapter, subject to compliance with A.R.S. § 9-463.05. (Ord. 3310, 1-24-1995, eff. 4-24-1995; Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019. Formerly 3-14-7)

3-14-7 IMPOSITION OF FEES:

(A) All fees imposed pursuant to this chapter shall be payable at the time of obtaining a building permit or as otherwise allowed under a valid development agreement and consistent with the provisions of A.R.S. § 9-463.05.

(B) The City Manager and applicant for a building permit may agree upon the dedication of land or other capital improvements in lieu of a fee required pursuant to this chapter; provided, that the value of such space and improvements, as determined by the City Manager, is substantially equal to or greater than the amount of fee required by this chapter; and in the event the dedications referred to above do not substantially equal in value the amount of fees required by this chapter, as determined by the City Manager, the City Manager may accept such dedications in partial payment of such fees and collect the remainder thereof in cash, consistent with A.R.S. § 9-463.05. (Ord. 3310, 1-24-1995, eff. 4-24-1995; Ord. 4665, 10-28-2008, eff. 7-11-2009; Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019. Formerly 3-14-8)

3-14-8 EXEMPTION FROM FEES:

The following shall be exempted from the payment of any fees imposed by this chapter:

(A) Alterations or expansions of existing residential structures where no additional residential units are created and where no additional demand for services is created by the alteration or expansion.

(B) The residential construction of any accessory buildings or structures; provided, that no additional residential units are created and where no additional demand for services is created by the accessory building or structures.

(C) The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use and where no additional demand for services is created by the new building or structure.

(D) In the event that it is unclear as to whether a proposed use or change in use will or will not create an additional demand for service, the City Manager is empowered to make the determination. (Ord. 3310, 1-24-1995, eff. 4-24-1995; Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019. Formerly 3-14-9)

3-14-9 DETERMINATION OF CLASSIFICATION:

(A) In the event that it is unclear as to whether a proposed use of a structure is residential as defined in Section [3-14-1](#), then and in that event the City Manager is hereby empowered to designate the status of that structure or use; provided, however, that all future identical uses shall be accorded the same designation. Any such designation shall be deemed conclusive and final.

(B) The City Manager is authorized to determine the business classification (retail, industrial, office, restaurant, and/or hotel/motel) for application of nonresidential development fees. (Ord. 3310, 1-24-1995, eff. 4-24-1995; Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019. Formerly 3-14-10)

3-14-10 DEVELOPMENT FEES FOR STREETS:

All new construction within the City limits shall be assessed the following development fee for streets:

Residential (per residential unit by livable square feet (sf))	Fee
1,800 sf or less	\$3,184
1,801 – 2,600 sf	\$3,568
2,601 sf or more	\$3,754
Nonresidential (per square foot (sf))	
Industrial	\$1.81
Office and Other Services	\$4.04
Retail and Restaurants	\$6.69

(Ord. 4173, 11-27-2001, eff. 3-1-2002; Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019. Formerly 3-14-11)

3-14-11 DEVELOPMENT FEES FOR WATER RESOURCES:

(A) All new construction to be connected to the City's water system, within or outside the City limits, shall be assessed the following development fee for water resources:

METER SIZE	FEE
5/8-inch	\$1,172

METER SIZE	FEE
3/4-inch	\$1,758
1-inch	\$1,954
1.5-inch	\$3,907
2-inch	\$6,252
3-inch	\$11,722
4-inch	\$19,537
6-inch	\$39,074
8-inch	\$62,518

(B) In the event that a one (1) inch meter or larger is required solely as a result of a residential unit being equipped with an automatic fire sprinkler system, the development fee to be assessed pursuant to this section shall be based on the actual size meter needed to serve the fixtures within a residential unit(s).

(C) In the event that an upsizing of meter size is required as a result of remodeling, renovation or expansion of a structure, the development fee to be assessed pursuant to this section shall be the difference between the current development fee for the upsized meter versus the current development fee for the existing meter.

(D) Fees collected pursuant to this section may only be used for the acquisition of water resources, as identified in the City's most recent infrastructure improvement plan (IIP) and authorized pursuant to A.R.S. § 9-463.05. (Ord. 4390, 4-13-04; Ord. 4523, 2-7-06, eff. 5-08-06; Ord. 4665, 10-28-2008, eff. 7-11-2009; Ord. 4665 suspended by Ord. 4721-1018, eff. 03-23-2010; Ord. 4889-1427, 6-24-2014; Ord. 4935-1473, 7-14-2015; Ord. 2019-1662, 5-14-2019. Formerly 3-14-13)

3-14-12 DEVELOPMENT FEES FOR WATER SYSTEM IMPACTS:

(A) All new construction to be connected to the City's water system, within or outside the City limits, shall be assessed the following development fee for water system impacts:

METER SIZE	WATER SERVICE AREA A	WATER SERVICE AREAS A & B
5/8-inch	\$969	\$6,598

3/4-inch	\$1,454	\$9,898
1-inch	\$1,615	\$10,997
1.5-inch	\$3,230	\$21,993
2-inch	\$5,168	\$35,189
3-inch	\$9,690	\$65,980
4-inch	\$16,150	\$109,967
6-inch	\$32,300	\$219,933
8-inch	\$51,680	\$351,893

(B) In the event that a one (1) inch meter or larger is required solely as a result of a residential unit being equipped with an automatic fire sprinkler system, the development fee to be assessed pursuant to this section shall be based on the actual size meter needed to serve the fixtures within a residential unit(s).

(C) In the event that an upsizing of meter size is required as a result of remodeling, renovation or expansion of a structure, the development fee to be assessed pursuant to this section shall be the difference between the current development fee for the upsized meter versus the current development fee for the existing meter.

(D) Fees collected pursuant to this section may only be used for purposes related to the City's water production, treatment, transmission and distribution system, as identified in the City's most recent infrastructure improvement plan (IIP) and authorized pursuant to A.R.S. § 9-463.05, as amended. (Ord. 4523, 2-7-06, eff. 5-08-06; Ord. 4665, 10-28-2008, eff. 7-11-2009; Ord. 4665 suspended by Ord. 4721-1018, eff. 03-23-2010; Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019. Formerly 3-14-14)

3-14-13 DEVELOPMENT FEES FOR WASTEWATER IMPACTS:

(A) All new construction to be connected to the City's wastewater system, within or outside the City limits, shall be assessed the following development fee for wastewater system impacts:

METER SIZE	WASTEWATER SERVICE AREA A
5/8-inch	\$6,036
3/4-inch	\$9,054

1-inch	\$10,060
1.5-inch	\$20,121
2-inch	\$32,193
3-inch	\$60,362
4-inch	\$100,604
6-inch	\$201,207
8-inch	\$321,932

(B) In the event that a one (1) inch meter or larger is required solely as a result of a residential unit being equipped with an automatic fire sprinkler system, the development fee to be assessed pursuant to this section shall be based on the actual size meter needed to serve the fixtures within a residential unit(s).

(C) In the event that the connection is solely for wastewater, the wastewater development fee shall be based on the size water meter needed to serve the fixtures within the residential unit(s).

(D) In the event that an upsizing of meter size is required as a result of remodeling, renovation or expansion of a structure, the development fee to be assessed pursuant to this section shall be the difference between the current development fee for the upsized meter versus the current development fee for the existing meter.

(E) Fees collected pursuant to this section may only be used for purposes related to the City's wastewater treatment and collections system, as identified in the City's most recent infrastructure improvement plan (IIP) and authorized pursuant to A.R.S. § 9-463.05. (Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019)

3-14-14 NONREFUNDABLE DEVELOPMENT FEES:

(A) There will be no monetary or equitable payout by the City in the event that the differential between the current development fee and past development fee paid for by an applicant yields a credit.

(B) The payment of development fees is nonrefundable after a meter is set. If a project withdraws a permit before a meter is set a refund may be granted. (Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019)

3-14-15 NONTRANSFERABILITY OF DEVELOPMENT FEES:

(A) All development fees paid pursuant to the Prescott City Code shall apply to the real property upon which the improvement is located.

(B) Development fees are not transferable between properties.

(C) Development fees shall apply to a single property and may not be transferred between properties. (Ord. 4889-1427, 6-24-2014; Ord. 2019-1662, 5-14-2019)

ORDINANCE NO. 2024-1875

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING TITLE III, CHAPTER 3-14 (“DEVELOPMENT FEES”); ADOPTING DEVELOPMENT FEES; ADDING A SEVERANCE CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Prescott wishes to update Title III, Chapter 3-14 (“DEVELOPMENT FEES”), by deleting the existing Chapter 3-14 in its entirety and replacing Chapter 3-14 (“Development Fees”); and,

WHEREAS, A.R.S. §9-463.05, allows municipalities to impose development fees; and,

WHEREAS, the Prescott City Council has given the required notice of intent to assess new or increased development fees and held the required Public Hearings to impose development fees and all procedural requirements of law have been met; and,

WHEREAS, amending Title III, Chapter 3-14 (“DEVELOPMENT FEES”), which, in part, will establish new development fees for fire, police, streets, water resource systems, water impacts and sewer, is in the best interests of the health, safety and welfare of the City of Prescott; and,

WHEREAS, the City declared that document entitled “Chapter 3-14: Development Fees”, which contains the amendments to Title III, Chapter 3-14, listed above, to be a public record through City of Prescott Resolution No. 2024-1906.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

ENACTMENTS:

SECTION 1. Upon the effective date of this Ordinance, the document entitled “Chapter 3-14: Development Fees”, which was made a public record by Resolution No. 2024-1906, is hereby adopted by reference and supersedes and replaces all previous versions of Title III, Chapter 3-14 (“Development Fees”), is updated by deleting the existing Chapter 3-14 in its entirety and replacing same with a new Chapter 3-14 (“Development Fees”).

SECTION 2. SEVERANCE CLAUSE: THAT the provisions of this Ordinance and the Code and Code Amendments it incorporates are hereby declared to be severable; and, if any section, sentence, clause or phrase of this Ordinance, or any Code and Code Amendments that it incorporates shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Ordinance and the Code and Code Amendments it incorporates, but they shall remain in effect, it being the legislative intent

that this Ordinance and the Code and Code Amendments it incorporates shall stand, notwithstanding the invalidity of any part thereof.

SECTION 3. THAT pursuant to A.R.S. §9-463.05(F) a new development fee or an increased portion of a modified development fee shall not be assessed against a development for twenty-four months after the date that the City issues the final approval for a commercial, industrial or multifamily development or the date that the first building permit is issued for a residential development pursuant to an approved site plan of subdivision plat, provided that no subsequent changes are made to the approved site plan or subdivision plat that would increase the number of service units. If the number of service units increases, the new or increased portion of a modified development fee shall be limited to the amount attributable to the additional service units. The twenty-four month period shall not be extended by a renewal or amendment of the site plan or the final subdivision plat that was the subject of the final approval.

SECTION 4. EFFECTIVE DATE. The provisions of this Ordinance shall become effective on January 1, 2025.

PASSED AND ADOPTED by the Council of the City of Prescott, Arizona, on this 8th day of October, 2024.

PHILIP R. GOODE, Mayor

ATTEST:

APPROVED AS TO FORM:

SARAH SIEP, City Clerk

JOSEPH D. YOUNG, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)

County of Yavapai) ss.

I, the undersigned Sarah M. Siep, being the duly appointed, qualified City Clerk of the City of Prescott, Yavapai County, Arizona, certify that the foregoing Ordinance No. 2024-1875 is a true, correct and accurate copy of Ordinance No. 2024-1875 passed and adopted at a Voting Meeting of the Council of the City of Prescott, Yavapai County, Arizona, held on the _____ day of _____, 2024, at which a quorum was present and, by a _____ vote, _____ voted in favor of said resolution.

Given under my hand and sealed this _____ day of _____, 2024.

Seal

City Clerk



CITY OF PRESCOTT

Non-Utility Development Impact Fee Report

DRAFT REPORT / JUNE 12, 2024



June 12, 2024

Mr. Lars Johnson
Deputy Finance Director
City of Prescott
201 S. Cortez Street
Prescott, AZ 86303

Subject: Non-Utility Development Impact Fee Report

Dear Mr. Johnson,

Raftelis is pleased to provide this 2024 Development Impact Fee report (DIF) to supplement the Land Use Assumptions and Infrastructure Improvements Plan (IIP) report for Streets, Fire, and Police to the City of Prescott (City).

This report details the development of the City's projected DIFs based on the results of the LUA and IIP report. The proposed fees follow the requirements set forth in the Arizona Revised Statute 9-463.05.

We would like to thank you and the entire staff engaged in this project for their assistance. Questions regarding this report and the Study should be directed to Mr. Cristiano at the contact information below.

Sincerely,
RAFTELIS



Todd Cristiano
Vice President
tcristiano@raftelis.com

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Section 1: Executive Summary

Introduction

The City of Prescott (City) retained Raftelis to conduct a comprehensive update to its streets, police, and fire development impact fees (DIF). The last study was completed in 2018. This report summarizes the methodologies used for each fee area, calculations, and the proposed FY 2025 development impact fees for the 10-year study period FY 2025 – FY 2034.

Impact Fee Statutory Requirements

Arizona's enabling legislation for development fees (ARS § 9-463.05) includes components: 1) Land Use Assumptions (LUA) for at least 10 years; 2) Infrastructure Improvements Plan (IIP); and 3) Development Fees (DIF). Given the State's two-phase adoption process, the LUA and IIP are being reviewed, refined, and approved before focusing on the development fees.

The projections of demand for necessary public services or facility expansions required by new service units set forth in the IIP is limited to 10 years. The enabling legislation also requires the fees be based on the same Level-Of-Service (LOS) provided to existing development. LOS to existing development may increase, but not by means of development fees. A final highlight of the enabling legislation is specific limitations on necessary public services. For example, only 10,000 square feet of a new library may be funded with development fees. Prescott's 2024 Development Fee Study includes the necessary public services listed below:

- Streets
- Public Safety Facilities (i.e., Fire and Police)
- Water Facilities (in a separate report)
- Wastewater Facilities (in a separate report)

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fees represent future development's proportionate share of infrastructure capacity. Development fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies.

Arizona Development Fee Enabling Legislation

Arizona Revised Statutes § 9-463.05 governs how development fees are calculated for municipalities in Arizona. During the state legislative session of 2011, Senate Bill 1525 (SB 1525) was introduced which significantly amended the development fee enabling legislation. The changes included:

- Amending existing development fee programs by January 1, 2012
- Abandoning existing development fee programs by August 1, 2014
- New development fee program structure revolving around Land Use Assumptions and Infrastructure Improvements Plan

- New adoption procedures for the Land Use Assumptions, Infrastructure Improvements Plan, and development fees
- New definitions, including “necessary public services” which specify what categories and types of infrastructure may be funded with development fees
- Time limitations in development fee collections and expenditures
- New requirements for credits, “grandfathering” rules, and refunds

As documented in this report, the City of Prescott (City) has complied with Arizona’s development fee enabling legislation and applicable legal precedents. Development fees are proportionate and reasonably related to the capital improvement demands of new development. Specific costs have been identified using local data and current dollars. With input from City staff, Raftelis determined demand indicators for each type of infrastructure and calculated proportionate share factors to allocate costs by type of development. This report documents the formulas and input variables used to calculate the development fees for each type of public facility. Development fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

Necessary Public Services

Consistent with Arizona’s development fee enabling legislation, development fees may be only used for construction, acquisition, or expansion of public facilities that are necessary public services. Necessary public facilities must have a life expectancy of three or more years and be owned or operated on behalf of the municipality.

Evaluation of Credits

New development should not be required to pay twice for the cost of new facilities – once through development fees and again through other taxes or fees that are used to fund the same facilities. To avoid potential double-payment, development fees may be reduced, and such a reduction is referred to as an offset or revenue credit that is incorporated into the development fee calculation. In general, offsets are only required for funding that is dedicated for capacity-expanding improvements of the type addressed by the development fee. A municipality is not required to use general fund revenue to pay for growth-related improvements.

SB 1525 amended the “offset” provision in the state enabling act to add a mandate regarding construction contracting excise tax, as highlighted in the following provision ARS § 9-463.05(B)(12):

The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection.

Because Prescott does not charge a construction excise tax at a rate higher than for other types of business activities, no such offset is required.

Qualified Professionals

Qualified professionals must prepare the IIP, using generally accepted engineering and planning practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst, or planner providing services within the scope of the person’s license, education, or experience.” Raftelis is a financial consulting firm specializing in the cost of growth services and user charges for utilities. Our services include development fees, infrastructure funding, user fees, and cost-of-service studies. Since 1993, Raftelis has provided consulting services for local governments and utilities across the United States. The total cost of professional services for non-utility impact fees, including all meetings with staff, Mayor’s Commission, and elected officials, was \$57,981. The cost of professional services was allocated equally: 33% to streets, 33% to police, and 33% to fire facilities.

Methods

Development fees fund growth-related infrastructure that will benefit multiple development projects or the entire jurisdiction (usually referred to as system improvements). There are three general methods for calculating development fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

The process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development fees can become complicated due to many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development fees and how those methods can be applied.

- **Recoupment.** The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion.** The incremental expansion method documents current infrastructure standards for each type of public facility, using both quantitative and qualitative measures. By definition there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share to maintain current standards for growth-related infrastructure. Fee revenue will be used to expand or provide additional facilities, as needed to keep pace with new development.
- **Plan-Based.** The plan-based method allocates costs for a specified set of improvements to a specified amount of service units. Improvements are typically identified in a facility master plan and development potential is identified by the land use assumptions. There are two options for determining the cost per service unit: 1) total cost of a public facility can be divided by total demand

units (average cost approach), or 2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost approach).

Figure 1 summarizes the methods and cost components for each type of infrastructure included in Prescott's IIP and DIF study. Arizona's enabling legislation also requires a determination of service areas, within which a substantial nexus exists between public facilities and the development being served. A citywide service area is appropriate for Prescott's streets, fire, and police facilities.

Figure 1: Development Fee Methods and Cost Components

Type of Impact Fee	Service Area	Incremental Expansion (current standards)	Plan Based	Cost Allocation
Streets Facilities	Citywide		Arterial Lane Miles and Intersection Improvements	Vehicle Miles of Travel
Police Facilities	Citywide	Police Buildings and Vehicles		Calls for Service, Persons per Housing Unit, and Inbound Vehicle Trips to Nonresidential Development
Fire Facilities	Citywide	Fire Stations and Apparatus		Calls for Service, Persons per Housing Unit, and Inbound Vehicle Trips to Nonresidential Development

Proposed Development Fees

Proposed fees per residential dwelling are summarized in Figure 2. Residential fees per dwelling unit are shown by three size thresholds, based on climate-controlled space, excluding garages and outdoor patios/porches.

Fees for nonresidential development are listed per square foot of floor area. Proposed fees are provided for three general types of development. Industrial includes all goods production and warehouse development. Office and Other Services includes business service and personal services, such as health care. Retail and Restaurants includes the uses found in a typical shopping center, such as eating/drinking places.

Figure 2: Proposed Development Impact Fees

	Streets	Police	Fire	Total
Residential (per dwelling by livable square feet)				
1800 sf or Less	\$3,184	\$680	\$1,062	\$4,926
1801 - 2600 sf	\$3,568	\$761	\$1,189	\$5,518
2601 sf or more	\$3,754	\$802	\$1,253	\$5,809
Nonresidential (per Square Foot)				
Industrial	\$1.81	\$0.35	\$0.54	\$2.70
Office & Other Services	\$4.04	\$0.78	\$1.21	\$6.03
Retail & Restaurants	\$6.69	\$1.89	\$2.94	\$11.52

Streets Facilities

ARS § 9-463.05(T)(7)(e) defines the facilities and assets which can be included in the Streets Facilities IIP.

“Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon.”

Development Fees for Streets

Figure 3 indicates key input variables at the top, which are documented in Prescott’s LUA and IIP report. Proposed fees are equal to the Vehicle Miles of Travel (VMT) by development category multiplied by the cost factor of \$152.47 per VMT. For example, the DIF for an average size residential unit is derived from the formula below.

$$5.99 \times 0.55 \times 1.19 \times 5.97 \times \$152.47 = \$3,568 \text{ (truncated)}$$

Figure 3: Proposed Streets Fees

Average Miles per Trip	5.97				
Ten-Year IIP Growth Share	\$17,733,000				
Professional Services Cost	\$19,327				
Total Cost	\$17,752,327				
Vehicle Miles of Travel Increase Over Ten Years	116,426				
Capital Cost per Additional VMT	\$152.47				
<i>Development Type</i>	<i>Avg Wkdy Veh Trip Ends</i>	<i>Trip Rate Adjustment</i>	<i>Trip Length Adjustment</i>	<i>Average Miles per Trip</i>	<i>Streets Fees</i>
<i>Nonresidential (per Square Foot)</i>					
Industrial	0.00487	50%	82%	5.97	\$1.81
Office & Other Services	0.01084	50%	82%	5.97	\$4.04
Retail & Restaurants	0.03701	36%	56%	5.97	\$6.69
<i>Residential</i>					
1800 sf or Less	5.35	55%	119%	5.97	\$3,184
1801 - 2600 sf	5.99	55%	119%	5.97	\$3,568
2601 sf or more	6.31	55%	119%	5.97	\$3,754

Projected Revenue from Streets Fees

The revenue projection shown below assumes implementation of the proposed streets fees and that development in the service area over the next 10 years is consistent with the land use assumptions. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue. The streets fee revenue projection in Figure 4 (\$17.73 million over 10 years) approximates the growth cost of planned system improvements to be funded with development fees.

Figure 4: Proposed Streets Fee Revenue

Ten-Year Growth Cost of Streets Facilities

\$17,733,000

Ten-Year Projection of Development Fee Revenue for Streets

		Residential \$3,568 per housing unit	Nonresidential {1} \$4,019 per 1000 Sq Ft
		Housing Units	1000 Sq Ft
Base	2024	23,723	8,090
Year 1	2025	24,079	8,190
Year 2	2026	24,440	8,290
Year 3	2027	24,807	8,400
Year 4	2028	25,179	8,500
Year 5	2029	25,556	8,600
Year 6	2030	25,940	8,690
Year 7	2031	26,329	8,800
Year 8	2032	26,724	8,900
Year 9	2033	27,125	9,000
Year 10	2034	27,531	9,100
Ten-Yr Increase =>		3,809	1,010
Fee Revenue =>		\$13,588,000	\$4,060,000
Projected Revenue from Streets DIF			
		=>	
		\$17,648,000	

[1] Based on a weighted average of square feet by land use

Public Safety Facilities

ARS § 9-463.05(T)(7)(f) defines the police and fire facilities eligible for development fee funding. The City of Prescott will refer to these as “public safety facilities.”

“Fire and Police facilities, including all appurtenances, equipment and vehicles. Fire and Police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.”

Police Development Fees

Input variables for police, as documented in the IIP, are summarized in the upper portion of Figure 5. The conversion of infrastructure costs per service unit into a cost per development unit is also shown in the table below. For residential development, average number of persons per dwelling provides the necessary

conversion. For nonresidential development, trip generation rates by type of development are from the Institute of Transportation Engineers (ITE 2021). To ensure the analysis is based on travel demand associated with nonresidential development within Prescott, trip ends (entering and exiting) are converted to inbound trips using trip adjustment factors. For industrial and office/other services, a basic adjustment of 50% is applied. Because commercial development attracts “pass-by” trips, the adjustment factor for commercial is only 36%, based on the average pass-by factor for shopping centers (ITE 2021). Proposed development fees for police facilities are shown in the column with blue shading.

Figure 5: Proposed Police Fees

Ten-Year IIP Growth Cost	\$3,684,000		
Professional Services Cost	\$19,327		
Total Cost	\$3,703,327		
Cost Allocation			
Residential	70%		
Nonresidential	30%		
Allocated Cost by Land Use			
Residential	\$2,592,329		
Nonresidential	\$1,110,998		
Vehicle Trip Growth (2024-2034)		Cost per Service Unit	
Residential (persons)	7,617		\$340
Nonresidential (jobs)	7,713		\$144
Nonresidential (per square foot)			
<i>Type</i>	<i>AWVTE* per Square Foot</i>	<i>Trip Adjustment Factors</i>	<i>Police Fee</i>
Industrial	0.00487	50.0%	\$0.35
Office & Other Services	0.01084	50.0%	\$0.78
Retail & Restaurants	0.03701	35.5%	\$1.89
Residential (per housing unit)		Persons per Hsg Unit	
1800 sf or less	2.00		\$680
1801-2600 sf	2.24		\$761
Over 2600 sf	2.36		\$802

Projected Revenue from Police Fees

The revenue projection shown below assumes implementation of the proposed police fees and that development in the service area over the next 10 years is consistent with the land use assumptions. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the impact fee revenue. The police fee revenue projection in Figure 6 (\$3.68 million over 10 years) approximates the growth cost of planned system improvements to be funded with development fees.

Figure 6: Police Fee Revenue¹**Ten-Year Growth Cost of Police Facilities**

\$3,684,000

Ten-Year Projection of Development Fee Revenue for Police

		Residential \$761 per housing unit	Nonresidential [1] \$920 per 1000 Sq Ft
		Housing Units	1000 Sq Ft
Base	2024	23,723	8,090
Year 1	2025	24,079	8,190
Year 2	2026	24,440	8,290
Year 3	2027	24,807	8,400
Year 4	2028	25,179	8,500
Year 5	2029	25,556	8,600
Year 6	2030	25,940	8,690
Year 7	2031	26,329	8,800
Year 8	2032	26,724	8,900
Year 9	2033	27,125	9,000
Year 10	2034	27,531	9,100
Ten-Yr Increase =>		3,809	1,010
Fee Revenue =>		\$2,898,000	\$930,000
Projected Revenue from Police DIF =>		\$3,828,000	

[1] Based on a weighted average of square feet by land use

¹ Actual revenue will vary depending on the square footage and type of residential and non-residential growth.

Fire Development Fees

Input variables for fire facilities, documented in the IIP, are summarized in the upper portion of Figure 7. The conversion of costs per service unit into a cost per development unit is also shown in the table below. For residential development, average number of persons per housing unit provides the necessary conversion. For nonresidential development, average jobs per square foot of floor area are derived from trip generation rates by type of development, published by the Institute of Transportation Engineers (ITE 2021). Additional details on nonresidential prototypes are provided in the LUA report. Proposed development fees for fire facilities are shown in the column with light orange shading.

Figure 7: Fire Service Units and Fees per Development Unit

Ten-Year IIP Growth Cost	\$5,762,247	
Professional Services Cost	\$19,327	
Total	\$5,781,574	
<i>Cost Allocation</i>		
Residential	70%	
Nonresidential	30%	
<i>Allocated Cost by Land Use</i>		
Residential	\$4,047,102	
Nonresidential	\$1,734,472	
<i>Growth 2024 to 2034</i>		Cost per Service Unit
Residential (persons)	7,617	\$531
Nonresidential (vehicle trips)	7,713	\$224
Nonresidential (per square foot)		
Type	AWVTE* per SF	Trip Adjustment Factors
Industrial	0.00487	50.0%
Office & Other Services	0.01084	50.0%
Retail & Restaurants	0.03701	35.5%
Residential (per housing unit)		
	Persons per Hsg Unit	
1,800 sf or less	2.00	\$1,062
1,801-2,600 sf	2.24	\$1,189
Over 2,600 sf	2.36	\$1,253

Projected Revenue for Fire Facilities

Fire development fee revenue is expected to match the growth cost of fire infrastructure, which has a 10-year total cost of approximately \$5.76 million (see the upper portion of Figure 8). To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the need for infrastructure and development fee revenue.

Figure 8: Fire Development Fee Revenue²

Ten-Year Growth Cost of Fire Facilities

\$5,762,247

Ten-Year Projection of Development Fee Revenue for Fire Facilities

		Residential \$1,189 per housing unit	Nonresidential [1] \$1,429 per 1000 Sq Ft
		Housing Units	1000 Sq Ft
Base	2024	23,723	8,090
Year 1	2025	24,079	8,190
Year 2	2026	24,440	8,290
Year 3	2027	24,807	8,400
Year 4	2028	25,179	8,500
Year 5	2029	25,556	8,600
Year 6	2030	25,940	8,690
Year 7	2031	26,329	8,800
Year 8	2032	26,724	8,900
Year 9	2033	27,125	9,000
Year 10	2034	27,531	9,100
Ten-Yr Increase =>		3,809	1,010
Fee Revenue =>		\$4,528,000	\$1,443,000
Projected Revenue from Fire DIF =>		\$5,971,000	

[1] Based on a weighted average of square feet by land use

² Actual revenue will vary depending on the square footage and type of residential and non-residential growth.

Persons per Housing Unit by Size Threshold

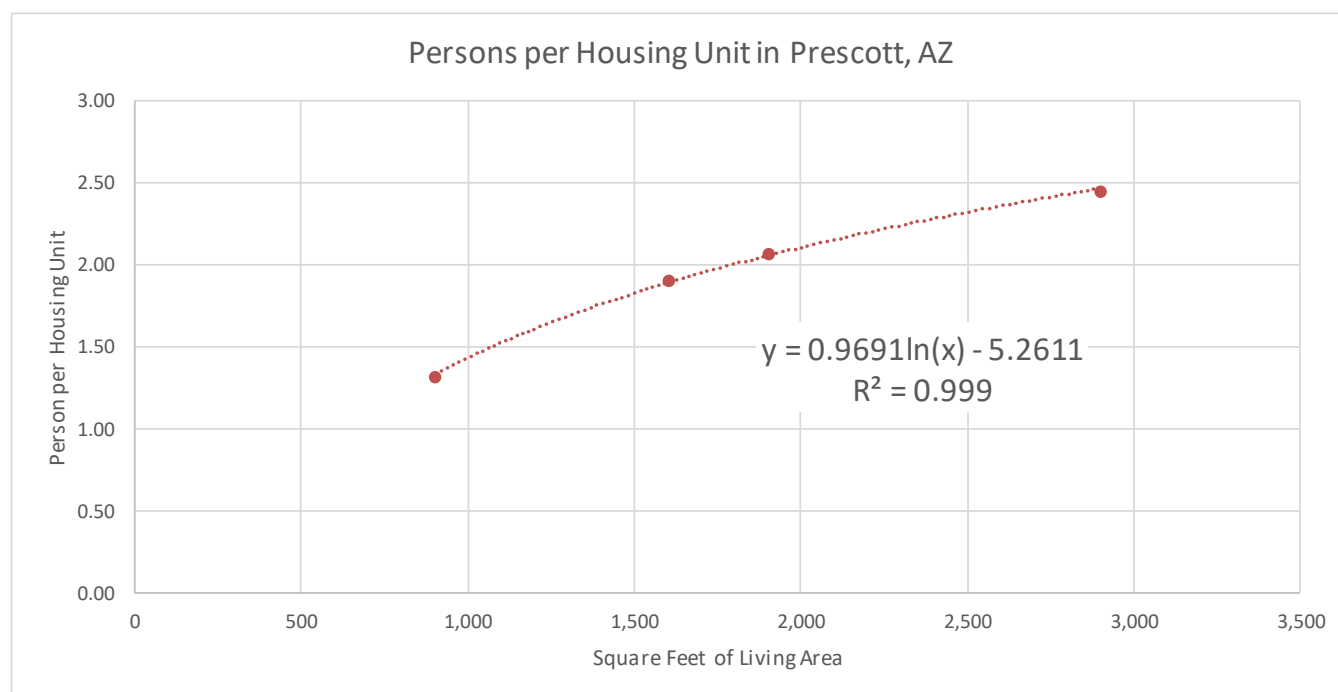
In the previous study, Raftelis updated the methodology used to calculate DIFs to use square feet of living space rather than number of bedrooms. This methodology is easier to administer for all types of housing, as criteria determining what qualifies as a bedroom is not required. Raftelis has maintained the same methodology, utilizing U.S. Census Bureau Survey of Construction microdata and American Community Survey microdata to obtain average square feet for one, two, three, and four or more bedrooms. This data is then scaled to match current residential development in Prescott, as determined using building permit records provided by City staff.

The LUA assumes the average detached house in Prescott contains approximately 2,300 square feet of living space. Average floor area and number of persons by bedroom range are plotted below, with a logarithmic trend line fitted to the Prescott data. Using the trend line formula shown in the chart, Raftelis derived the estimated average number of persons, by dwelling size, using three size thresholds.

Figure 9: Persons per Housing Unit by Bedrooms and Building Square Feet

Survey of Construction Square Feet	Averages per Housing Unit			Fitted-Curve Values	
	Bedrooms	Sq Ft (rounded)	Persons	Sq Ft Range	Persons
1,081	0-1	900	1.32		
1,809	2	1,600	1.90	1800 or less	2.00
2,204	3	1,900	2.07	1801 to 2600	2.24
3,382	4+	2,900	2.45	2601 or more	2.36
2,675	<=Wt Avg=>		2,300		

Source: Average square feet by bedroom range is from U.S. Census Bureau 2014 Survey of Construction microdata. Average persons per housing unit by bedroom range is based on 2022 ACS PUMS for AZ PUMA 500.



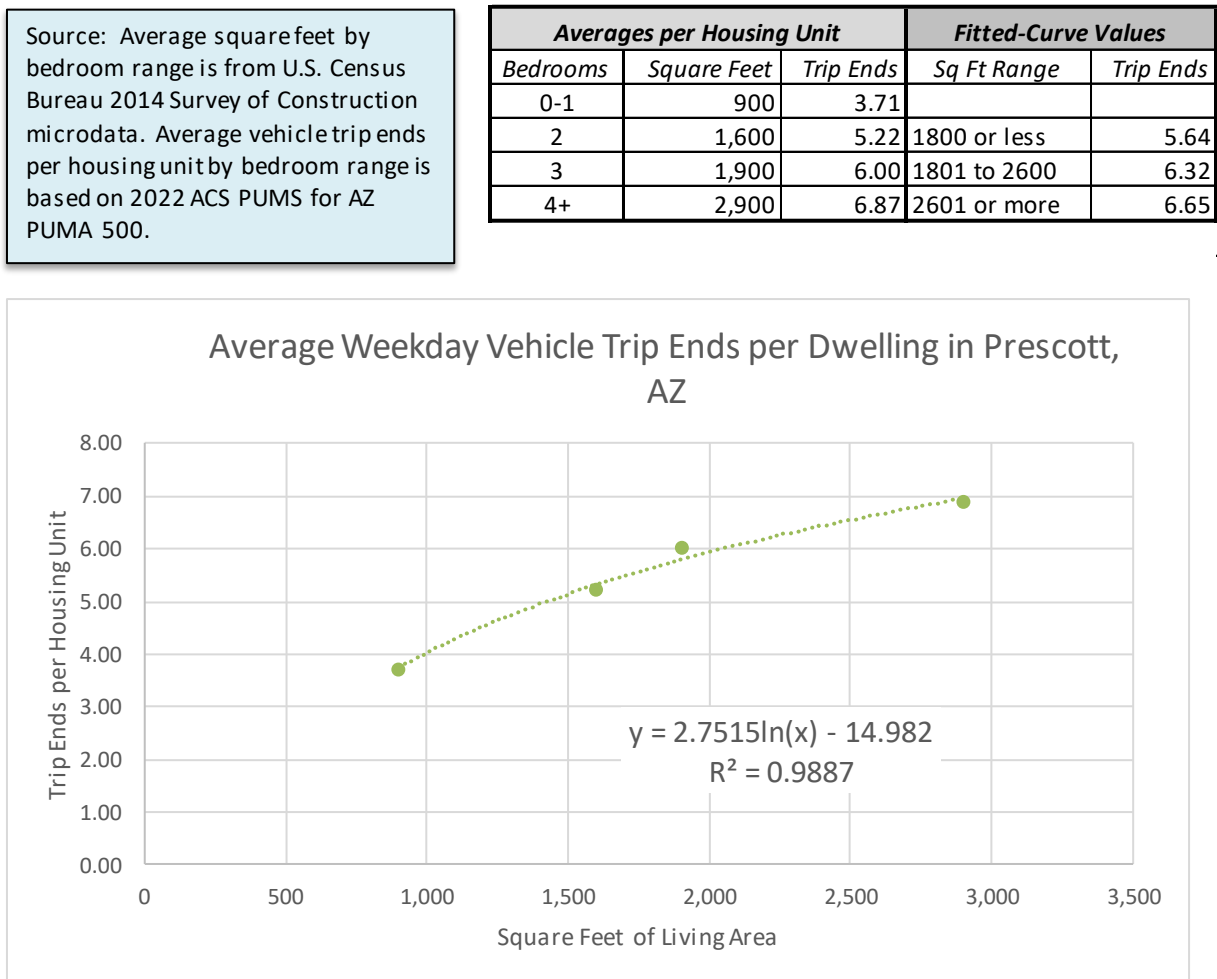
The fitted-curve values for persons per housing unit (shown above) were reduced by the ratio of 2.0 divided 2.24 to make the values used in the fee calculations align with the overall average for Prescott (i.e., 2.0 persons per housing unit as documented in Figure 6 of the Land Use Assumptions report dated 2/26/24).

Trips Ends by Size Threshold

To derive Average Weekday Vehicle Trip Ends (AWVTE) by dwelling size, Raftelis matched trip generation rates and average floor area, by bedroom range, as shown below in Figure 10. The logarithmic trend line formula, derived from the four averages in Prescott, was used to derive estimated trip ends by dwelling size across three size thresholds.

The fitted-curve values for trip ends per housing unit (shown below) were reduced by the ratio of 5.69 divided 6.32 to make the values used in the fee calculations align with the overall average for Prescott (i.e., 5.69 AWVTE per housing unit as documented in Figure 6 of the Land Use Assumptions report dated 2/26/24).

Figure 10: Trip Ends by Bedroom Size and Building Square Feet



CITY OF PRESCOTT **ARIZONA**

Water, Water Resource, and Wastewater Development Impact Fee Report

Final Report / October 1, 2024

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APPENDIX A: WATER SYSTEM DIF

APPENDIX B: WATER RESOURCE DIF

APPENDIX C: WASTEWATER SYSTEM DIF

APPENDIX D: ENR-CCI

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1. Executive Summary

The City of Prescott (City) retained Raftelis Financial Consultants, Inc. (Raftelis) to complete an update of the City's development impact fees (DIFs) for compliance with the requirements of Arizona Revised Statutes (ARS) § 9-463.05 effective August 1, 2019.

Under the updated requirements of ARS § 9-463.05 a DIF study is segmented into three major components as follows:

- Land Use Assumptions (LUA) identify the current and projected service units by service area. The City's LUA is summarized in a separate document and outlines the projected growth.
- Infrastructure Improvements Plan (IIP), summarized in a separate document, identifies the current and future facilities to serve the projected growth identified within the LUA.
- Development Impact Fee report (Fee Report), the subject of this document, outlines the proposed DIF by fee category and service area incorporating the IIP eligible facilities and service units identified in the LUA and IIP dated November 2023. The Fee Report incorporates Equivalent Development Units (EDU) calculations, existing asset valuations, capital funding analyses, offset calculations and cash flow projections incorporated within the proposed DIFs.

To ensure that new development contributes its proportionate share towards the cost of public facilities, the City of Prescott (City) has enacted DIFs for a variety of fee categories. The fees were most recently updated in 2019. The purpose of the overall study is to update the following City's utility DIF categories:

- Water System
- Water Resources
- Wastewater System

Table 1-1, Table 1-2, and Table 1-3 summarize the current and proposed 5/8 x 3/4-inch water system, water resource, and wastewater system DIFs respectively, by service area¹. Separate Water System, Water Resource and Wastewater System service areas are identified within the IIP as detailed within this report and Appendices A, B, and C. Water system, water resource, and wastewater system DIFs will be increased for 3/4-inch and higher meter sizes based on the American Water Works Association (AWWA) meter capacity relationships.

Water system DIFs vary within two separate service areas (Service Area A and Service Area B) as was implemented on August 1, 2019². Water Resource and Wastewater DIFs consist of a single Service Area A as was also implemented on August 1, 2019.

¹ The proposed Water Resource Fee was updated in September 2024 following the closing of a new loan refunding an outstanding 2014 loan. The recalculated Water Resource Fee is lower by \$17 for a 5/8 x 3/4-inch water meter incorporating the future debt service payments of a Series 2024 loan.

² As part of the 2019 DIF Study, the City consolidated ten water system service areas into two service areas and nine wastewater service areas into a single service area.

Table 1-1: Water System – Current and Proposed DIFs

Water Service Area	Current Total Fee (5/8" x 3/4")	Proposed Total Fee (5/8" x 3/4")	Change
A	\$862	\$969	\$107
A+B	5,303	6,598	1,295

Table 1-2: Water Resource – Current and Proposed DIFs

Water Resource Service Area	Current Total Fee (5/8" x 3/4")	Proposed Total Fee (5/8" x 3/4")	Change
A	\$1,441	\$1,172	(\$269)

Table 1-3: Wastewater System – Current and Proposed DIFs

Wastewater Service Area	Current Total Fee (5/8" x 3/4")	Proposed Total Fee (5/8" x 3/4")	Change
A	\$3,020	\$6,036	\$3,016

2. Introduction and Overview

The City retained Raftelis to complete an update of the City's water system, water resource, and wastewater system DIFs. The City operates a water and wastewater system providing service to City residents within the City's boundaries and customers located outside the City boundaries within Yavapai-Prescott Indian Tribe (Reservation), Yavapai County, and the Town of Chino Valley.

Raftelis assisted the City in 2019 and 2014 completing similar evaluations of City's utility DIFs to be assessed for new development inside the City's water service area as an additional revenue source funding growth-related capital improvements. These DIFs were implemented on August 1, 2019 and are outlined in the City of Prescott Land Use Assumptions and Infrastructure Improvements Plan (February 25, 2019) and the City of Prescott Development Impact Fee Report (April 24, 2019).

The DIF Study is segmented into three major components as follows:

- LUA identify the current and projected service units by service area. The City LUA is summarized in a separate document dated November 2023 and issued by the City and Carollo and outlines the projected growth.
- IIP, summarized in the same separate document dated November 2023 and issued by the City and Carollo, identifies the current and future facilities to serve the projected growth.
- DIF report (Fee Report), the subject of this document, outlines the proposed DIF by fee category and service area incorporating the IIP eligible facilities and service units identified in the LUA and IIP dated November 2023. The Fee Report incorporates Equivalent Development Units (EDU) calculations, existing asset valuations, capital funding analyses, offset calculations, and cash flow projections incorporated within the proposed DIFs.

2.1. Report Organization

Our report to the City contains six sections as follows:

1. Executive Summary
2. Introduction and Overview
3. Background
4. Water System – Background, Service Units, and Proposed DIFs
5. Water Resources – Background, Service Units, and Proposed DIFs
6. Wastewater – Background, Service Units, and Proposed DIFs

The report contains four appendices including water DIF calculation and cashflows (Appendix A), water resource DIF calculation and cashflows (Appendix B), wastewater DIF calculation and cashflows (Appendix C), and Engineering News Record-Construction Cost Index (ENR-CCI) (Appendix D).

2.2. Acknowledgements

On behalf of the project team, we would like to acknowledge the commitment and contributions provided by several members of City Public Works, Utilities, and Finance Departments in completing this project. We would like to recognize City staff for their input and guidance throughout the course of this study.

2.3. Reliance on City Provided Data

During this project, the City provided Raftelis with a variety of technical information from master plans, capital improvement project estimates, LUAs and IIP provided by Carollo and City staff, and audited and unaudited financial results, including customer, cost, and revenue data. Raftelis did not independently assess or test the accuracy of such data – historic or projected. We have relied on this data in the formulation of our findings and subsequent recommendations, as well as in the preparation of this report.

As is often the case, there will be differences between actual and projected data, some of the assumptions used in this report will not be realized, and unanticipated events and circumstances may occur. Therefore, there are likely to be discrepancies between the data or results projected in this report and actual results achieved, and those differences may be material. As such, we take no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor do we have any responsibility for updating this report for events occurring after the date of this report.

3. Background

The City continues to experience growth requiring expansion of water supply and production facilities, wastewater treatment, and water and wastewater backbone infrastructure to serve the growth and redevelopment throughout the City's water and wastewater systems. To ensure new and/or increased development pays its proportionate share of infrastructure costs, utility DIFs are collected by the City to fairly distribute the burden of facility capacity to serve new development while complying with ARS § 9-463.05. These one-time charges are commonly assessed by local governments to new and/or increased development in order to recover the proportional cost of facilities serving the development. These charges are based on specific calculations and use standardized assessment schedules. Each permit pays a proportionate share of the cost of new utility infrastructure, or necessary public services (NPS) needed to support development.

ARS § 9-463.05 provides a framework for cities and towns to assess, collect, and administer DIFs. In April of 2011, statutory revisions were made by the approval of Senate Bill (SB) 1525 that significantly changed the requirements for DIFs. To understand the regulatory environment, the following section provides an overview of the most important elements of the development fee statutes.

3.1. Qualifying Uses

A municipality may assess DIFs to help offset the capital expenses associated with providing NPS to a new development. This may include infrastructure costs, purchases of real property, fees for engineering and architectural services, financing costs, and other qualifying professional services. DIFs are required to result in beneficial use to the development and be calculated based on an IIP. DIFs may not exceed development's proportionate share of the NPS and must be based on the same level of service (LOS) provided to the existing development in the service area.

ARS § 9-463.05 (T) (7) defines NPSs, effectively limiting the facilities for which DIFs can be collected. After January 1, 2012, DIFs may only be assessed for the following defined services:

- Water Facilities,
- Wastewater Facilities,
- Storm Water, Drainage, and Flood Control Facilities,
- Library Facilities of up to 10,000 square feet that provide a direct benefit to development, excluding appurtenances, equipment or vehicles and provides a direct benefit to the development,
- Street Facilities,
- Fire and Police Facilities, including appurtenances, equipment and vehicles with exceptions described below,
- Neighborhood Parks and Recreation facilities on property up to 30 acres (larger allowed if there is a direct benefit to the development) § 9-463.05 (T) (7) (g), and
- Qualifying debt.

Within these definitions of NPS, specific exclusions are provided within ARS § 9-463.05, but these are centered around non-utility and stormwater fee categories without facility restrictions for water, water resource, and wastewater fee categories.

3.2. Fee Calculations Under ARS § 9-463.05

Under ARS § 9-463.05, DIFs are only calculated and assessed for existing or proposed improvements included in an approved IIP. The IIP is tied to LUA or growth projections for each service area within the boundaries of a city or town. The LUA must include “projections of changes in land uses, densities and intensities and population for a specified area over a period of at least ten years and pursuant to the general plan of the municipality” per ARS § 9-463.05 (T)(6). The fees apply to designated service areas, are calculated using consistent units of measurement called “service units,” and shall be based on the same LOS provided to existing developments in the service area.

A service area is the specific area within the boundaries of a city or town within which the development will be served by the NPS or facility expansions; for many fee categories the service area is the entire community.³ A “substantial nexus” must exist between the NPS or facility expansions and the development being served. The adopted LUA and IIP must be prepared reflecting the proposed service areas and/or be updated as modifications to service areas are proposed.

The demand for facilities is quantified using a common unit of measurement, called a “service unit.” A service unit is a standardized measure of the consumption, use, generation, or discharge attributable to an individual unit of development calculated using generally accepted engineering or planning standards. The service unit used in this report is the Equivalent Development Unit (EDU). One EDU represents the average demand for services generated by an equivalent 5/8 x 3/4-inch water meter for water and wastewater services.

DIFs may only be collected to recover the cost of current or future improvements with capacity to serve new development identified in the IIP prepared for each service area, which could be the entire City. The IIP must describe planned water and wastewater projects for up to fifteen (15) years. The IIP should include only new improvements that will add capacity to accommodate future growth or costs attributable to existing improvements that have excess capacity for future development. For each category of NPS the IIP shall include the elements of ARS § 9-463.05 (E) (1)-(7):

1. A description of the existing NPS in service area and the costs to upgrade, update, improve, expand, correct, or replace those NPS to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards;
2. An analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing NPS;
3. A description of all or the parts of the NPS or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions including a forecast of the costs of infrastructure, improvements, real property, financing, engineering, and architectural services;
4. A table establishing the specific level of quantity of use, consumption, generation, or discharge of a service unit for each category of NPS or facility expansions and the equivalency or conversion table establishing ratio of a service unit to various types of land uses, including residential, commercial and industrial;
5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions;
6. The projected demand for NPS or facility expansions required by new service units for a period not to exceed ten years; and
7. A forecast of revenues generated by new service units other than DIFs, which shall include estimated state shared revenue, highway user’s revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to

³ Current water DIFs are assessed in two service areas, wastewater DIFs have one service area, and water resource DIFs have one service area.

development based on the approved LUA and a plan to include these contributions in determining the extent of the burden imposed by the development.

3.3. Credits and Reimbursements

When a developer provides infrastructure for a NPS defined in ARS § 9-463.05 (B) (10) that is included in the IIP, they must be provided a credit against the portion of the fee for the same NPS category otherwise recovered through the DIF. In other cases, a city or town requires or agrees to allow a developer to construct or finance infrastructure. In these situations, ARS § 9-463.05 (B)(7)(c)(i-iii) provides guidance for reimbursement of these costs consistent with common practice:

- The costs incurred or money advanced may be credited against or reimbursed from the DIFs otherwise due from the developer for the same NPS;
- The municipality can reimburse the developer for their costs from DIFs collected from other developments that will use the infrastructure or facility expansion; or
- The City can assign credits or reimbursement rights to other developments for the same category of NPS in the same service area.

When a municipality requires a developer to provide a NPS as a condition of development approval and the NPS will “substitute for or otherwise reduce the need” for other NPS per ARS § 9-463.05, the municipality must amend the IIP to include the NPS and provide a credit per ARS § 9-463.05 (B) (11).

3.4. Offsets

To recognize other revenues which may fund the same category of NPS recovered through DIFs, ARS § 9-463.05 (B)(12) requires a municipality to forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the NPS covered by the DIF and offset these contributions in determining the extent of the burden imposed by the development for the NPS recovered by the DIF. An offset is required if a dedicated tax or fee-based revenue source for a project funds the same NPS facilities that are recovered through DIFs. An example may be a dedicated sales tax to repay debt service for a new NPS that is included in the IIP. Outstanding debt on existing facilities is another example that needs to be considered for an offset if it is paying for the same level of service for existing development through property or other taxes.

In addition, as of August 1, 2014, if a city or town has a construction contracting tax, or similar excise tax rate, that is above the average excise tax rate imposed on other tax classifications, that excess amount shall be treated as a contribution to the capital costs of NPS provided to the development for which DIFs are assessed. The City does not have an excess tax rate above the average tax rate. This section does not apply as user charges and rates, not taxes, are used to fund non-growth portions of IIP-eligible projects and debt service, and the City tracks the funds separately. We have included offsets for the portion of outstanding debt service principal payments from monthly user charges and rate revenues to address this provision.

3.5. Refunds

ARS § 9-463.05 (H) lists guidance for situations for which a developer may request a refund after July 31, 2014 as:

- Existing facilities are available, and service is not provided;
- The city or town failed to complete construction within the time period identified in the IIP;
- If any part of the DIF, once collected, is not spent within 15 years for water and wastewater facilities.

If the actual cost of construction is less than ten percent (10%) of the estimated/projected costs, the current owner may request a refund for the difference between the existing fee and what the revised fee would be with the actual construction costs. Refunds shall include any interest earned from the date of collection to the date of refund per ARS § 9-463.05 (J). All refunds shall be made to the record owner of the property at the time the refund is paid, rather than to the entity that paid the fee per ARS § 9-463.05 (J).

3.6. Delayed Effective Date

ARS § 9-463.05 (F) provides additional guidance regarding the effective date for developments which have been approved when the DIF is proposed to increase as follows:

- An increased portion of a modified DIF shall not be assessed against a development for twenty-four months after the date that the municipality issues:
 - The final approval for a commercial, industrial, or multifamily development or
 - The date that the first building permit is issued for a residential development pursuant to an approved site plan or subdivision plan, provided that no subsequent changes are made to the approved site plan or subdivision plan that would increase the number of service units.
 - If the number of service units increases, the new or increased portion of the modified DIF shall be limited to the amount attributable to the additional service units.
- If the DIF is reduced after the date of the municipality's final approval of a development, the reduced DIF applies as of the effective date regardless of when the plat was approved, and/or the date of the first single-family residential permit is issued.

Raftelis revenue projections anticipate an 18-month delayed effective date when proposed DIFs by service area are greater than existing DIFs and immediate effective date when proposed DIFs are less than existing DIFs by service area.

3.7. DIF Adoption Procedures

Specific DIF adoption procedures are outlined in ARS § 9-463.05 (C) and ARS § 9-463.05 (D) for public postings, public hearings and adoption of the LUA, IIP & Fee Study. The requirements for public notices and adoption procedures are as follows:

- The LUA and IIP with supporting documents, must be posted to a website at least 60 days before a public hearing on the IIP ARS § 9-463.05 (D).
- After the 60-day posting requirement is met, a Public Hearing on the LUA/IIP can be held together.
- The LUA and IIP must be approved or disapproved no sooner than 30 days after the public hearing but must be within 60 days of the public hearing, and at least 30 days before the second "fee report" public hearing ARS § 9-463.05 (D)(1).
- At least 30 days before second public hearing (could be same day as LUA/IIP approval), the "notice of intention" to modify the DIFs as well as the fee schedule with written report on land use assumptions/IIP that supports the fees must be posted per ARS § 9-463.05 (C).
- Final action to adopt/disapprove fees must be at least 30 days after the 2nd hearing but within 60 days of the second public hearing per ARS § 9-463.05 (C) and ARS § 9-463.05 (D)(1).
- Fees effective not earlier than 75 days after formal approval and cannot be adopted as emergency measure per ARS § 9-463.05 (C).

3.8. Methodologies

There are a variety of methods that can serve as a rational basis for calculating utility DIFs. The most common include:

- Buy-In
- Incremental
- Hybrid Method

The **Buy-in** method uses a historical perspective. The original costs of the system's fixed assets are identified and escalated to current net system value using a nationally recognized index. System value equals the escalated original cost less developer contributions as well as the net present value (NPV) of future interest payments for existing infrastructure financed that serves new or increased development. The DIF is the quotient of the system value divided by the system capacity.

The **Incremental** method is forward-looking and considers only future growth-related capital projects and acquisitions as well as the NPV of future interest payments for planned IIP-eligible infrastructure. The DIF is the quotient of the growth-related cost of proposed projects for a specified time period divided by the increase in capacity provided by those projects.

The **Hybrid** method combines the **Buy-in** and **Incremental** methods. The DIF is the quotient of the sum of the current net system value and future growth-related capital costs and interest divided by of the sum of existing system capacity and the increase in capacity provided by the future growth-related projects.

The City must create an IIP to reflect the costs required to provide NPS for new growth. In developing the costs in the IIP, the City considered what was needed so the burden of providing services to new development did not lower the service level for existing citizens or charge new development exclusively to increase the level of service provided to existing residents. The City may increase the level of service for current and future residents; however, the DIF will reflect only the portion of the facility benefiting new development with funding for the increased level of service portion of the improvement benefiting existing development funded by alternative sources.

In all fee categories, projects are based on facility needs to serve future development while maintaining expected LOS. However, many of these facilities serve growth beyond the 10 years shown in the IIP, and/or benefit existing residents in terms of providing for and/or replacing existing City or Town facilities. Within Utility categories, there are existing and future facilities that will benefit current and future development. To recognize the proportion of the costs benefiting development over the study period, project costs allocated to new growth over the study period have been adjusted.

4. Water System

The purpose of this section is to meet the requirements of ARS § 9-463.05 and to provide a basis for the DIF Study. The IIP was developed for an eleven-year period, fiscal year (FY) 2023-24 through FY 2033-34. Elements of the IIP as well as additional calculations of current and future facilities capacity, IIP-eligible projects, financing and debt issues, water use per EDU and proposed water system DIF are included in this report.

4.1. Water System Service Areas

The City’s water service area is located within the Prescott Active Management Area (PrAMA) and includes portions of the Town of Chino Valley, the Reservation of the Yavapai-Prescott Indian Tribe, and some surrounding unincorporated areas of Yavapai County. The City is the only State of Arizona (State) designated water provider in the PrAMA that has been issued a 100-year Assured Water Supply.

4.1.1. EXISTING

The November 2023 LUA and IIP defines two water service areas that comprise the City's water system. The delineation of the City's multiple service areas is based on the geographical location of the City's existing water production facilities and core distribution network, and the location and sequence of the planned distribution system facilities that will serve subsequent areas of the City. While the City evaluated establishing two additional service areas as part of the LUA and IIP, the City determined to maintain the existing two service areas. The water system is separated into two service areas; Services Areas A and B as implemented in 2019. The service areas were also detailed in the November 2023 LUA and IIP.

Service Area A includes facilities such as the Chino Valley Production Wells while Service Area B encompasses the rest of the system. Most new customers connecting to the water system benefit from Service A and Service B facilities and are assessed water system DIFs for both service areas.

Table 4-1 presents the existing water system DIFs for the current service areas for 5/8 x 3/4-inch water meters. For Service Area B, the assessed water system DIF includes the incremental Service Area B water system DIF plus the Service Area A water system DIF as summarized in the table below. Appendix A summarizes existing water system DIFs for all meter sizes and both service areas.

Table 4-1: Existing Water System DIFs

Water Service Area	Service Area	Total Fee (5/8" x 3/4")		
	Fee (5/8" x 3/4")	By Service Area	Areas Included	
A	\$862	\$862	A	
B	4,441	5,303	A+B	

4.1.2. PROPOSED

Raftelis recommends maintaining just two service areas. This recommendation comes from the recognition that the same LOS is provided throughout the City’s water system and that a resident in one part of the City benefits from facilities throughout the City. For instance, the ability to provide fire flows to protect from wildfires in one part of the City necessarily protects other parts of the City to which a wildfire could spread. Additionally, the water system

is operated as a redundant and overlapping service area with the ability to serve multiple areas with Chino Valley water production facilities or through wells near the airport.

Water Service Area A will remain unchanged and continues to incorporate the City's Chino Valley Booster Facility and Chino Valley Production Wells, which will provide water production services to meet the entire City's existing and future water demands. Therefore, all new customers or EDUs will pay a water system DIF that recovers the capital costs of the facilities in Water Service Area A. New and/or increased development within the proposed Service Area B will be assessed the combined water system DIF in Service Areas A and B. Table 4-2 presents the proposed water system DIFs for the two proposed service areas.

Table 4-2: Proposed Water System DIFs

Water Service Area	Service Area Fee (5/8" x 3/4")	Total Fee (5/8" x 3/4") By Service Area			Areas Included
A	\$969	\$969			A
B	5,629	6,598			A+B

4.2. Replacement Cost New of Existing Assets

The Buy-In value of the existing wastewater system represents the replacement cost new (RCN) of each component of the water system. This RCN is determined by escalating original facility asset values based on the ENR-CCI. The value of minor assets, miscellaneous improvements, and older assets that were contributed by developers, or were contributed by other parties as could be determined, are excluded from the Buy-In value of facilities available to serve new EDUs.

4.3. Water Production and Treatment

4.3.1. WELL FACILITIES CAPACITY AND LEVELS OF SERVICE

In general, the available portion of the City's existing water system facilities for growth is tied to the well capacities, less the current level of service, based on June 2022 peak well production data. As previously stated, the City's water system is operated as redundant and overlapping service areas. As such, the service level analysis reflects system-wide water production capacity and water use per EDU. The water DIFs are determined to maintain the current level of service for the City's existing water facilities, based on the maximum day well production during June 2022. Furthermore, the current level of service can also be expressed based on the current unit demands and the current number of EDUs.

Since Water Service Area A incorporates the entire City service area, the total existing well capacity and current level of service for all water service areas are based on the wells included in Water Service Area A. The total existing facility capability of the Chino and Airport wells is 17.46 MGD. Firm capacity is calculated as the total capacity of a system, less the capacity of the largest component of that system. The firm capacity is thus the total capacity (17.46 MGD) less the capacity of Chino Well #4 (4.32 MGD), or 13.14 MGD. The current level of service represents the maximum day well production during June 2022. June 2022 maximum day use was 8.89 MGD indicating 9.25 MGD in available total capacity and 4.93 MGD of available firm capacity. The existing well facilities include source of supply and treatment facilities included in the City's water fixed asset information.

The total existing well capacity, existing level of service, and available capacity is shown in Table 4-3.

Table 4-3: Total Well Capacities and Current Level of Service

Ground Water Wells	Total Capacity (MGD)	Max Day (1) June 2022 (MGD)	Available Capacity (MGD)
Chino Well #1	1.22	0.00	1.22
Chino Well #2	1.44	1.29	0.15
Chino Well #3	2.59	1.25	1.34
Chino Well #4	4.32	2.84	1.48
Chino Well #5	3.46	1.50	1.96
Chino Well #6 (2)	0.00	0.00	0.00
Airport Well #2	1.58	0.42	1.16
Airport Well #3	1.05	0.65	1.08
Airport Well #5	1.80	0.94	0.86
Total Existing Facilities	17.46	8.89	9.25
Chino Well #4 (3)	-4.32		-4.32
Firm Capacity (3)	13.14	8.89	4.93

(1) 2023 IIP Table 3.10 - Water Supply and Demand Analysis through year 2032.

(2) Well #6 is physically disconnected from the system and excluded.

(3) Firm capacity excludes the largest well.

4.3.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

Table 4-4 presents the RCN of existing source of supply assets.

Table 4-4: RCN of Existing Source of Supply Assets

Existing Source of Supply Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	\$16,974,288	\$16,974,288	A
Water Service Area B	21,068,689	38,042,977	A+B
Total	\$38,042,977		

Table 4-5 presents the RCN of existing treatment assets.

Table 4-5: RCN of Existing Water Production and Treatment Assets

Existing Water Production and Treatment Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	\$11,903,261	\$11,903,261	A
Water Service Area B	47,838,565	59,741,826	A+B
Total	\$59,741,826		

Section 4.8.2 provides additional detail regarding the entire water system and approach to developing the RCN of assets by service area and functional designation for inclusion with the water system DIF calculations.

4.3.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

In addition to the existing wells, the City has plans to add an additional 1.37 MGD of well capacity in Water Service Area B. This additional well capacity includes one planned 1.37 MGD well (Airport Well #6). The capital costs of adding the 1.37 MGD of well capacity that benefits EDU, or water service units, in Water Service Area B is approximately \$4.9 million in planned source of supply facilities and \$9.1 million in planned water production and treatment facilities over the eleven-year IIP planning period as summarized in Table 4-6 and Table 4-7.

Table 4-6: Total Planned Source of Supply Facilities

Planned Source of Supply Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	\$0	\$0	A
Water Service Area B	4,915,000	4,915,000	A+B
Total	\$4,915,000		

Table 4-7: Total Planned Water Production and Treatment Facilities

Planned Water Production & Treatment Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	\$0	\$0	A
Water Service Area B	9,128,901	9,128,901	A+B
Total	\$9,128,901		

The total planned well capacity is shown in Table 4-8.

Table 4-8: Total Planned Well Capacity

Ground Water Wells	Capacity (MGD)	Safe Production Capacity (MGD)
Airport #6	1.37	1.37
Total	1.37	1.37

For more information on planned well improvements, see the Water IIP Projects table in Appendix A of this Report.

4.4. Transmission and Distribution (T&D)

4.4.1. T&D FACILITIES CAPACITY AND LEVELS OF SERVICE

The water T&D system component of the water DIFs for the various water service areas include water T&D lines, pumping stations, and booster stations. Although some of the water service areas include existing T&D system facilities, other service areas do not currently include any existing T&D system facilities but do include planned T&D facilities that will benefit those areas as part of the IIP-eligible facilities.

While the water T&D system consists of a network of individual components, all of which have a unique capacity, many of these components have been designed to accommodate both current and new EDUs (water service units) beyond the eleven-year planning period. Hence, the collective capacity of the existing and planned well facilities can be used as a measure of the capacity of the entire water T&D system as the City is limited by water supply, production, and/or treatment facilities, not the size of T&D pipes. Although specific portions of the water system may include additional planned water T&D facilities, those facilities are also designed to distribute the well production capacity included in the eleven-year IIP and rely on existing and planned facilities that transmit water, provide fire flow requirements, and/or treated water storage. Thus, the City's water production capacity serves as a limiting factor for the water T&D system.

4.4.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

Table 4-9 presents the RCN of existing T & D facilities of approximately \$96.0 million. As previously noted, developer contributed and small main water lines RCN, summarized in Section 4.8 are excluded from the water system DIF calculation.

Table 4-9: RCN of Existing T & D Facilities

Existing T & D Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	\$1,947,932	\$1,947,932	A
Water Service Area B	94,004,287	95,952,219	A+B
Total	\$95,952,219		

4.4.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

In addition to available capacity in the existing T&D systems serving the City's two proposed service areas, the City has plans to extend and expand its water T&D systems to support additional growth over the eleven-year IIP. Since many of the water service areas benefit from existing and/or planned T&D facilities in other areas, the T&D facilities included in certain water service areas build upon and reflect the value of facilities in other water service areas that also benefit them. For example, Water Service Area B reflects existing and planned water T&D facilities in Water Service Area A as these facilities benefit development throughout Service Area B.

Table 4-10 summarizes the planned water T&D facilities both specific to each area and the cumulative amount that will benefit Service Area B T&D facilities totaling \$13.4 million over the eleven-year IIP period.

Table 4-10: Planned Water T&D Facilities by Water Service Area

Planned T&D Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	\$0	\$0	A
Water Service Area B	13,386,425	13,386,425	A+B
Total	\$13,386,425		

For more information on the planned water distribution system improvements and the Water IIP Projects please see Appendix A of this Report.

4.5. Storage

4.5.1. STORAGE FACILITIES CAPACITIES AND LEVELS OF SERVICE

Although the City's existing well facilities provide sufficient capacity to meet the average day and max day demands of its customer base, storage facilities are required to meet maximum hour demands on a daily basis and during peak periods. In addition, storage facilities are also required to provide appropriate water pressure levels throughout the City's water service area.

Since storage capacity supports the well capacity by providing storage to meet maximum hour demands on a daily basis, the storage facilities are filled and utilized as necessary to meet maximum hour demands. Since the current LOS for water facilities is based on the current maximum day well production and the storage facilities supplement these water production facilities, the current LOS for the storage facilities is the same as the current well LOS and maximum day facility for DIF calculation and assessment purposes.

4.5.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

Table 4-11 presents the RCN of existing storage facilities for both service areas totaling \$59.1 million.

Table 4-11: RCN of Existing Storage Facilities

Existing Storage Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	\$7,151,698	\$7,151,698	A
Water Service Area B	51,961,912	59,113,610	A+B
Total	\$59,113,610		

4.5.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

In addition to capacity in the existing storage systems serving the City's service area, the City has plans to construct additional water storage facilities (storage tanks and reservoirs) to serve additional growth through and beyond the eleven-year IIP. Since many of the water service areas benefit from existing and/or planned storage facilities in other areas, the storage facilities included in Service Area B build upon and reflect the value of facilities in Service Area A.

Table 4-12 presents the planned water storage facilities both specific to each area and the cumulative amount that will benefit Service Area B totaling \$1.1 million over the eleven-year IIP period.

Table 4-12: Planned Water Storage Facilities by Water Service Area

Planned Water Storage Facilities	Area Specific Costs	Cumulative Area Costs	Areas Included
Water Service Area A	\$0	\$0	A
Water Service Area B	\$1,064,573	\$1,064,573	A+B
Total	\$1,064,573		

For more information on the planned water system improvements, see the Water IIP Projects table in Appendix A of this Report.

4.6. Miscellaneous Planned Improvements

The City has not included additional miscellaneous improvements for future master plan updates and DIF studies. These studies are IIP-eligible improvements and may be included in an amended IIP.

4.7. EDUs and Demands

4.7.1. CURRENT EDUS AND DEMANDS

A service unit creates a nexus between the available water capacity and the demand for water services. An appropriate service unit basis for water DIFs is the typical peak daily water use for an equivalent 5/8 x 3/4-inch water meter. To determine the typical peak daily demand for an EDU, the demands for various customer types based on meter size should be standardized using a common unit of measure, or peak day demand per EDU. An EDU represents the equivalent demand of a 5/8 x 3/4-inch water meter. The City assesses its utility DIFs to customers based on meter size, the number of EDU or service units currently served by the City can be determined based on the current number of metered water accounts and the ratio of capacity for different meter sizes. The total current number of metered accounts and the resulting number of EDU are shown in Table 4-13.

Table 4-13: Water Service Units by Meter Size

Meter Size	Customer Accounts	Capacity Ratio (1)	2023 EDUs
5/8"	21,458	1.00	21,458
3/4"	23	1.50	35
1"	2,710	1.67	4,517
1.5"	340	3.33	1,133
2"	475	5.33	2,533
3"	76	10.00	760
4"	28	16.67	467
6"	13	33.33	433
8"	4	53.33	213
	<u>25,127</u>		<u>31,549</u>
Peak Day Demand (2)			<u>11,700,000</u>
Demand Factor Per EDU			<u>370.85</u>

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

2 Peak Day Demand is the average daily demand in the peak month of July 2022.

The typical peak daily demand is then determined by dividing the peak day water use (11.7 MGD) at the end of FY 2022-23 by the total number of EDUs (31,549) at the end of FY 2022-23. This results in a peak daily demand, or demand factor of 371 gallons per day (gpd) per service unit. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 371 gpd demand factor. Table 4-14 summarizes the water service demand factors by meter size.

Table 4-14: Water Service Demand Factors by Meter Size

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio (1)	Demand Factor (gpd)
5/8"	Displacement	20	1.00	371
3/4"	Displacement	30	1.50	556
1"	Displacement	50	1.67	618
1.5"	Displacement	100	3.33	1,236
2"	Displacement	160	5.33	1,978
3"	Compound	300	10.00	3,708
4"	Compound	500	16.67	6,181
6"	Compound	1000	33.33	12,362
8"	Compound	1600	53.33	19,779

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

4.7.2. PROJECTED GROWTH

Annual growth is projected to be within Service Area B and assessed the total of Service Area A and B water system DIFs. Annual growth assumptions incorporated within the DIF analysis were adjusted to be lower than the growth assumptions underlying water demand and sewer flow projections documented with the November 2023 LUA and IIP. For the DIF study, growth in water accounts and water system EDUs range from 0.75% to 1.30% per year over the eleven-year IIP period. Table 4-15 summarizes annual growth rates and projected annual water EDUs and account growth.

Table 4-15: Projected Annual Water System Growth

Fiscal Year	Growth	EDUs	Accounts
FY 2023-24	0.75%	237	207
FY 2024-25	0.75%	238	208
FY 2025-26	1.30%	416	364
FY 2026-27	1.30%	422	369
FY 2027-28	1.30%	427	373
FY 2028-29	1.30%	433	378
FY 2029-30	1.30%	438	383
FY 2030-31	1.30%	444	388
FY 2031-32	1.30%	450	393
FY 2032-33	1.30%	456	398
FY 2033-34	1.30%	462	404

4.8. DIF Calculation

The proposed Water System DIFs have been calculated for the City's proposed two water service areas using methodologies consistent with ARS § 9-463.05 and industry standards. Table 4-16 summarizes proposed water system DIFs for a 5/8-inch by 3/4-inch water meter for each water service area.

Table 4-16: Proposed Water System DIFs

Line No	Water System DIF Calculation	Service Area A	Service Area B
Eligible Improvements			
1	Growth Related IIP: (1)	\$0	\$28,494,898
2	Source of Supply	16,974,288	21,068,689
3	Treatment	11,903,261	47,838,565
4	Transmission and Distribution	1,947,932	94,004,287
5	Storage	7,151,698	51,961,912
6	Non-Growth Related Debt Principal Offset	(64,512)	(35,393,964)
7	Current and Future Debt Interest NPV Cost	2,121	12,237,675
8	Net Water System Costs	\$37,914,788	\$220,212,064
9	Well Capacity (MGD)	14.51	14.51
10	Water System Unit Cost of Capacity (GPD)	\$2.61	\$15.18
11	Peak Day Water Use Per EDU (GPD)	370.85	370.85
12	EDUs		
13	Water Development Fee Per 5/8 x 3/4-Inch Meter	\$969	\$5,629

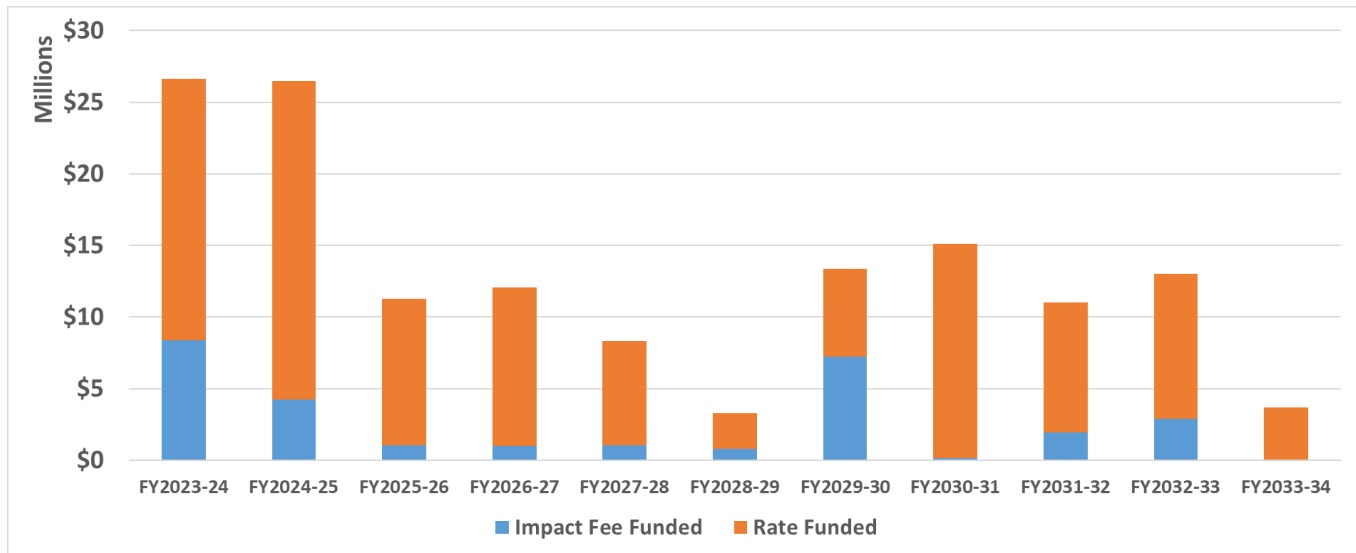
(1) Growth Related IIP projects for Service Areas A and B from FY 2023-24 through FY 2033-34.

For new development for Service Area B, the preliminary fee for a 5/8 x 3/4-inch connection would be \$6,598 (\$969 + \$5,629).

4.8.1. INFRASTRUCTURE IMPROVEMENTS PLAN PROJECTS

The total cost of planned IIP eligible facilities over the eleven-year planning period from FY 2023-24 through FY 2033-34 is detailed in the LUA and IIP dated November 2023 and summarized in Appendix A. Projects are comprised of source of supply, treatment, distribution, and storage facilities and are allocated among current and future development by service area as detailed in the water distribution model update and capital project review completed by the City. Appendix A details the projects by service area. The City has identified operating or non-growth portion of capital projects that are funded through annual user charges. Figure 4-1 summarizes IIP-eligible, as well as rate-funded, capital over the eleven-year period. Of the total \$144.2 million in water system capital projects for the eleven-year IIP period of FY 2023-24 through FY 2033-34, DIF funded improvements comprise \$28.6 million or approximately 20% and \$115.6 million or 80% of the improvements funded through rates and user charges.

Figure 4-1: Water System Capital Projects



4.8.2. ELIGIBLE ASSET REPLACEMENT VALUE

The RCN of eligible Water System facilities is approximately \$252.9 million as detailed in Appendix A. The asset value includes existing water supply, treatment, distribution and storage, and administrative and miscellaneous facilities RCN for water service area A and B as previously detailed. The RCN value excludes minor miscellaneous improvements and older facilities as well as excluded T&D facilities constructed by developers and dedicated to the City as similar facilities will be required to be constructed and dedicated to the City. Lastly, Big Chino Water Ranch (BCWR) 2004 debt funded acquisition and additional BCWR facilities are also excluded as they are addressed by the water resource DIF but shown as part of the total system RCN. Table 4-17 presents a summary of existing water asset original cost and RCN. Appendix A includes the line-item listing of all of the assets summarized below and uses the ENR-CCI to index original costs to 2023 dollars, except for land. Land is not indexed and the RCN reflects the original cost as reflected in City asset records.

Table 4-17: Summary of Water Assets by Service Area

Functional Code	Functional Code Description	Purchase Cost	Escalated Cost RCN
1	Storage	\$35,209,571	\$59,113,610
2	Source of Supply	23,767,330	38,042,977
3	Treatment	53,848,308	59,741,826
4	Transmission and Distribution	58,982,989	95,952,219
5	Admin / Misc	8,221,325	12,862,678
6	Big Chino Ranch 2004 Acquisition	22,968,334	22,968,334
7	Excluded Small Main / Developer Contributions	76,189,834	345,096,127
8	Big Chino Ranch Other Facilities	11,494,011	17,904,462
51	Meters & Services	129,540	220,929
54	Vehicles	3,521,040	4,239,520
Total		\$294,332,282	\$656,142,681

4.8.3. OUTSTANDING DEBT

The City has multiple outstanding debt issues and debt service repaid through a combination of water rates and/or DIFs as detailed in Appendix A. The following two sections discuss adjustments to the water system asset valuations based upon outstanding principal and interest. Table 4-18 presents a summary of outstanding water debt issues.

Table 4-18: Summary of Outstanding Water Debt Issues

Debt Issue Name	Debt Issue Series	Interest	Allocation for Repayment			Remaining
		Rate	Rates	Alt Water	DIFs	Principal 6/30/23
WIFA Drinking Water Projects	920125-08F	3.64%	62.8%	5.4%	31.8%	\$3,157,714
WIFA Small Water Mains	920206-11F	3.15%	100.0%	0.0%	0.0%	483,627
WIFA Zone 39 Improvements	92A166-10F	3.14%	64.8%	0.0%	35.2%	1,082,188
WIFA Water Res 12, 19 & 27	920237-13F	2.80%	55.6%	0.0%	44.4%	7,896,400
WIFA Int. Pump Station (2020)	920297-20	1.59%	50.0%	0.0%	50.0%	22,998,077
WIFA Int. Pump Station (2023)	920351-23	2.93%	50.0%	0.0%	50.0%	32,467,500
Total						\$68,085,507

4.8.3.1. Principal Offset

The total of future principal associated with current development's portion of debt funded water facilities is approximately \$35.5 million associated with future principal repaid through rates and the alternative water subfund. These are detailed in Appendix A and exclude the portion of the same debt issues repaid by water system DIFs. The outstanding principal financed facilities constructed with capacity to serve current and future water customers. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated DIF as future water rates from all customers will be used to retire the outstanding principal.

4.8.3.2. NPV of Future Interest Payments

The NPV of future interest payments associated with future development's portion of outstanding debt funded Water System facilities is approximately \$8.7 million. These amounts exclude the portion of the same debt issues repaid by rates. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service.

4.8.4. DEBT FOR IIP PROJECTS

Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are summarized in Appendix A. Table 4-19 summarizes the projected future debt funding the expansionary portion of IIP-eligible facilities and resulting development's portion of NPV of interest cost of Water System IIP facilities.

Table 4-19: Water System DIF Fund Debt Issues

Fiscal Year	Principal	NPV of Interest
FY 2023-24	\$0	\$0
FY 2024-25	0	0
FY 2025-26	0	0
FY 2026-27	800,000	332,015
FY 2027-28	700,000	278,004
FY 2028-29	700,000	266,033
FY 2029-30	7,200,000	2,618,478
FY 2030-31	0	0
FY 2031-32	0	0
FY 2032-33	0	0
FY 2033-34	0	0
Total	9,400,000	3,494,530

Debt is also anticipated to fund the current development or non-growth portion of some of the Water System IIP projects summarized in Appendix A and these elements are excluded as previously discussed since the capital cost of those facilities benefiting existing development are not included in the water system DIF calculation as previously discussed. Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are also summarized in Appendix A. Since the capital cost is excluded from IIP-eligible facilities, there is no need to exclude or offset the portion of future debt funding non-growth facilities.

4.8.4.1. NPV of Future Interest Payments

The NPV of future interest payments associated with future development's portion of projected debt funded Water System IIP facilities is projected to be approximately \$3.5 million. The debt issues are further segmented by service area based on the percent of completed facilities within a service area to the percent of debt funded each year. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix A.

4.9. Cashflow

A cash flow analysis has been compiled for each service area that summarizes the sources and uses of Water System DIF funds. A cash flow analysis was also prepared for other non-growth-related capital and special purpose sub funds and the funding of the requirements of current development funded from water user charges as part of a separately completed rate study. Appendix A summarizes the results of the cash flow. The sections below outline projects and cash flow uses of IIP projects, debt issuance and reserve requirements, debt service funded through DIF revenues, interest income, and debt proceeds. For current development, the funding sources exclude DIFs and instead incorporate water rates. This section summarizes the assumptions and projections outlined in Appendix A.

The Water System DIF fund has a deficit balance of approximately \$14.3 million as of June 30, 2023. This deficit reflects interfund loans from the operations subfund to the water system DIF fund accumulated since August 1, 2014.

4.9.1. REVENUE PROJECTIONS

Projected Water System DIF revenues are based on the proposed DIF per EDU by service area applied to projected EDUs over the eleven-year period. Proposed DIFs will be effective January 1, 2025 or six months into the fiscal year.

Proposed DIFs, though proposed to be effective on January 1, 2025, may not be charged at the proposed higher levels for a period of up to 24 months as previously stated which can vary development by development. Cashflow and revenue projections assume increased DIFs starting July 1, 2026 or 18 months following implementation. Service Areas A and B reflect the entire water system with projected EDUs by corresponding year based on the adjusted growth rate previously discussed.

4.9.2. USES

Uses include cash-funding of IIP-eligible capital projects and growth-related debt service.

4.9.3. LOANS FROM OPERATIONS

Within each service area the use of funds may not directly match projected growth and timing of new development. Facilities are allocated to current and future development based on the build-out estimates of the overall service areas as outlined within the Final LUA and IIP. Debt is anticipated to be issued to fund a portion of the upfront costs also previously discussed. The timing of the facility requirements, as well as current and future debt service, may create cash shortfalls which are met by loans from the operating funds. These loans are repaid as DIF revenue exceeds annual expenditure requirements, but in cases of smaller service areas or areas slower to develop, loans may be incurred for some time.

5. Water Resources

The purpose of this section is to meet the requirements of ARS § 9-463.05 and to provide a basis for the Water Resources DIF. The IIP was developed for an eleven-year period, FY 2023-24 to FY 2033-34.

5.1. Water Resources Service Area

The City is located within the State defined PrAMA. The City's service area within the PrAMA extends into the Town of Chino Valley, the Reservation of the Yavapai-Prescott Indian Tribe, and some surrounding unincorporated areas of Yavapai County. The City of Prescott is the only designated water provider in the PrAMA. As a designated water provider, the City has proven to the State that sufficient water of suitable quality will be continuously available to meet the anticipated water needs within the City's service area for at least 100 years. This designation is documented in Decision and Order No. 86-401501.0001.

There is one component to the water resource DIF which recovers the capital costs of the City's investment to secure water supplies to meet anticipated future demands for water resources. The City acquired 54.1% of the Big Chino Water Ranch project which includes 4,582.1 acres (7.2 sq. mi.) of deeded lands and 1,948.6 acres (3.0 sq. mi.) of Arizona State Land within Yavapai County. The City partnered with the Town of Prescott Valley to purchase the BCWR project lands which provide the City with 4,365 acre-feet, or 3.90 MGD of water supplies to serve the City service area within the PrAMA.

The Arizona Groundwater Management Act (GMA) and Assured Water Supply (AWS) were enacted into Arizona law to address groundwater overdraft problems experienced throughout the State. Under the GMA, for development to occur a developer must demonstrate to the Arizona Department of Water Resources (ADWR) that an assured or adequate supply of water exists for the area to be developed. To demonstrate an assured water supply, the developer can obtain its own AWS designation or have its development served by an AWS designated water system. To receive an AWS designation, the City must demonstrate a water supply is physically, legally, and continuously available for 100 years.

For the water resources DIF, the water supplies included in the City's ADWR water portfolio that are included in water resources IIP and recovered through the water resources fee are limited to the 4,365 acre-feet of rights associated with the BCWR. Although the City has other available water resources, including up to 11,200 acre-feet of PrAMA ground water allowance and 7,041 acre-feet of alternative water resources (excluding BCWR), the Water Resource Fee will only recover the BCWR ground water rights. The City's current water portfolio as defined in Decision and Order No. 86-401501.0001 is included in Table 5-1.

Table 5-1: FY 2023-24 Water Resources

Water Resources	Acre-Feet	MGD
Maximum Ground Water Allowance	11,200	10.00
Effluent Recharge and Recovery	3,283	2.93
Effluent for Direct Use	1,796	1.60
Surface Water Recharge and Recovery	1,391	1.24
Long-term Storage Credits	204	0.18
Total	17,874	15.96
 Current Demand	 6,922	 6.18
 Prescott's Volume of BCWR	 4,365	 3.90

5.1.1. EXISTING AND PROPOSED

The City's water resources serve the entirety of the City's water customers in a single service area, and this single service area is proposed to remain unchanged in this Report. Table 5-2 summarizes the current, proposed, and change in the water resources DIF for a 5/8 x 3/4-inch water meter.

Table 5-2: Water Resource – Current and Proposed DIFs

Water Resource Service Area	Current Total Fee (5/8" x 3/4")	Proposed Total Fee (5/8" x 3/4")	Change
A	\$1,441	\$1,172	(\$269)

5.2. Big Chino Project

5.2.1. EXISTING CAPACITY AND LEVEL OF SERVICE

Since the City has not constructed the wells, reservoirs, and distribution mains to withdrawal and transport the total BCWR water, 8,068 AF/year, to the City's distribution point, the City's portion (4,365 acre-feet) of BCWR water rights remain legally available for new customers and EDUs. For that reason, the entire 4,365 acre-feet of BCWR water rights are available to serve future growth subject to existing reservations and plans the City may have to increase the reliability of existing water supplies. In 2004, the City purchased the BCWR through a revenue bond issue, used water resource DIFs as the primary funding source to repay debt in addition to the City's alternative water fee. Since this water resource has been purchased through a bond issue, we have limited the DIF to recover just the City's portion of the acquisition that was debt funded plus the outstanding borrowing costs. The City refinanced the initial 2004 loan in 2014 and subsequently refinanced the 2014 loan in 2024. The proposed Water Resource DIF reflects the future debt service payments as part of the Series 2024 loan closed in September 2024. The current level of service for the BCWR project can also be expressed based on the current unit demands and the current number of EDUs determined for water.

5.2.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

The Buy-In value of the BCWR project includes the RCN value of the 4,365 acre-feet of groundwater rights acquired through the City's acquisition of the 4,582.1 acres of deeded lands and 1,948.6 acres of Arizona State Land within Yavapai County. The City's RCN for the portion of the BCWR project funded through the 2004 debt issue is approximately \$12.4 million as summarized in Appendix B.

5.2.3. PLANNED WATER RESOURCES CAPITAL IMPROVEMENTS BENEFITTING NEW CUSTOMERS

There are no planned capital improvements to the BCWR project included in the Water Resources IIP. However, the City does have remaining principal and interest payments on the 2024 debt revenue bond used to purchase the City's portion of the BCWR project lands and associated water rights.

5.3. EDUs and Demands

A service unit creates a nexus between the available water capacity and the demand for water services. The water resource DIF EDUs are the same as detailed in Section 4.5 for the water system. The total current number of metered accounts and the resulting number of EDU are shown in Table 5-3.

Table 5-3 Water Resources Service Units and Demand Factors by Meter Size

Meter Size	Customer Accounts	Capacity Ratio (1)	2023 EDUs
5/8"	21,458	1.00	21,458
3/4"	23	1.50	35
1"	2,710	1.67	4,517
1.5"	340	3.33	1,133
2"	475	5.33	2,533
3"	76	10.00	760
4"	28	16.67	467
6"	13	33.33	433
8"	4	53.33	213
	<u>25,127</u>		<u>31,549</u>
Peak Day Demand (2)			<u>11,700,000</u>
Demand Factor Per EDU			<u><u>370.85</u></u>

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

2 Peak Day Demand is the average daily demand in the peak month of July 2022.

The typical peak daily demand is then determined by dividing the peak day water use (11.7 MGD) during FY 2022 by the total number of current service units (31,549). This results in a peak daily demand, or demand factor of 371 gpd per service unit. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 371 gpd demand factor as summarized in Table 5-4.

Table 5-4: Water Service Units and Demand Factors by Meter Size

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio (1)	Demand Factor (gpd)
5/8"	Displacement	20	1.00	371
3/4"	Displacement	30	1.50	556
1"	Displacement	50	1.67	618
1.5"	Displacement	100	3.33	1,236
2"	Displacement	160	5.33	1,978
3"	Compound	300	10.00	3,708
4"	Compound	500	16.67	6,181
6"	Compound	1000	33.33	12,362
8"	Compound	1600	53.33	19,779

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

5.4. DIF Calculation

The Water Resource DIF was calculated using the buy-in approach that considers:

- Replacement value of constructed and eligible Big Chino Water Ranch (BCWR) facilities.
- Debt adjustments, including:
 - Increase reflecting NPV of remaining interest of growth-related portion of outstanding and projected debt issues.
 - Reduction reflecting non-growth portion of remaining principal associated with outstanding debt issues repaid by water user charges.

Appendix B details the calculated Water Resource DIFs per service unit that reflect the unit cost of capacity of the BCWR debt funded acquisition. The proposed Water Resource DIF will be assessed within water Service Area A or City-wide. Table 5-5 summarizes the proposed 5/8 x 3/4-inch Water Resource DIF.

Table 5-5: Water Resource DIF

Line No	Water Resource Fee	Calculation
1	Eligible Improvements	
2	Big Chino Ranch Acquisition (1)	\$12,425,869
3	Non-Growth Related Debt Principal Offset	(1,175,000)
4	Current and Future Debt Interest NPV Cost	1,068,463
5	Net Water Resource Costs	\$12,319,331
6	Big Chino Ranch Capacity (MGD)	3.90
7	Water Resource Unit Cost of Capacity (GPD)	\$3.16
8	Peak Day Water Use Per EDU (GPD)	370.85
9	Water Resource Fee Per 5/8 x 3/4-Inch Meter	\$1,172

(1) 2004 acquisition debt funded by the City.

Water resource DIFs are assessed by meter size and increased for 3/4-inch and larger meter sizes based on the AWWA meter capacity relationships. The fee schedules for each meter size by service area are provided in Appendix B. The proposed fees are proposed to be effective January 1, 2025. Water Resource DIFs reflect the unit cost of capacity of the City's portion of the BCWR 2004 acquisition. The cost per service unit (MGD) is translated into a cost per 5/8 x 3/4-inch water meter or EDU based on the peak month water use per EDU.

The components of the calculated Water Resource DIF and associated cash flow projection are discussed in the following sections.

5.4.1. ELIGIBLE ASSETS

The RCN of the City's portion of the BCWR is approximately \$12.4 million as discussed in Section 5.2. The asset value is limited to the City's portion of the 2004 acquisition that was debt funded.

5.4.2. OUTSTANDING DEBT

The City incurred a 2024 debt issue is repaid through a combination of the alternative water fee and DIFs as detailed in Appendix B. The following two sections discuss adjustments to the water resource DIF asset valuations based upon outstanding principal and interest.

5.4.2.1. Principal Offset

The total of future principal associated with the alternative water fund's portion of the 2024 debt issue is approximately \$1.2 million. This amount excludes the portion of the same debt issues repaid by Water Resource DIFs. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated DIF as future water rates will be used to retire a portion of the outstanding principal.

5.4.2.2. NPV of Future Interest Payments

The NPV of future interest payments associated with City's portion of the 2024 debt issue is approximately \$1.1 million. This amount excludes the portion of the same debt issues repaid by rates. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service.

5.5. Cashflow

A cash flow analysis has been compiled for the Water Resource DIF that summarizes the sources and uses of the sub fund. A cash flow analysis was also prepared for other non-growth-related capital and special purpose sub funds and the funding of the requirements of current development funded from water rates. Appendix B summarizes the results of the cash flow. The sections below outline debt service payments funded through DIF revenues, transfers from the alternative water subfund and interest income. This section summarizes the assumptions and projections outlined in Appendix B.

The Water Resource DIF fund has a fund balance of \$285,246 as of June 30, 2023 available to fund BCWR debt service.

5.5.1. REVENUE PROJECTIONS

Projected Water Resource DIF revenues are based on the proposed fee per EDU by service area applied to projected EDUs over the eleven-year period. DIFs are proposed to be effective January 1, 2025 or six months into the fiscal year and retained within the sub-fund. FY 2023-24 and the first six months of FY 2024-25 revenues are included

based on the current Water Resource DIF. Projected EDUs are based on water service area A, as previously discussed in Section 4.7.2. Since the proposed Water Resource DIF is lower than the existing DIF, the reduction is assumed effective upon implementation in FY 2024-25.

5.5.2. USES

Water Resource DIF revenue is used to repay the growth-related portion of the 2024 BCWR debt.

6. Wastewater

The purpose of this section is to meet the requirements of ARS § 9-463.05 and to provide a basis for the proposed wastewater DIF. The IIP developed by Carollo and the City is for an eleven-year period, FY 2023-24 to FY 2033-34. Elements of the IIP as well as additional calculations of current and future facilities capacity, IIP-eligible projects, financing and debt issues, sewer volume per EDU and proposed wastewater system DIF are included in this report.

6.1. Wastewater System Service Area

6.1.1. EXISTING

In general, the available portion of the City’s existing wastewater system facilities is tied to the water reclamation and treatment facility capacities less the current level of service based on calendar year 2022 average wastewater influent data. Table 6-1 presents the existing wastewater DIF within the single service area.

Table 6-1: Existing Wastewater DIFs

Wastewater Service Area	Service Area Fee (5/8" x 3/4")
A	\$3,020

6.1.2. PROPOSED

The wastewater LOS is commonly defined by treatment capacity, and within this IIP planning period through FY 2033-34, the City intends to continue serving the entire service area with a single wastewater treatment facility. The proposed wastewater DIF for a 5/8 x 3/4-inch connection is \$6,036 for the proposed single service area.

6.2. Replacement Cost New of Existing Assets

The Buy-In value of the existing wastewater system represents the RCN of each component of the wastewater system. This RCN is determined by escalating original facility asset values based on the ENR-CCI. Again, the value of minor assets, miscellaneous improvements and older assets that are reserved, were contributed by developers, contributed by other parties as could be determined, are excluded from the Buy-In value of facilities available to serve new EDUs.

6.3. Wastewater Treatment

6.3.1. EXISTING CAPACITY AND LEVEL OF SERVICE

The City is completing a multi-year and multi-project process to transition to a single wastewater treatment facility during the current IIP period. The City will expand the Airport Water Reclamation Facility (WRF) and divert all wastewater flows to it before decommissioning the Sundog Wastewater Treatment Plant (WWTP).

The total current treatment capacity of the two wastewater treatment facilities is 6.75 MGD, with the Sundog WWTP at 3.00 MGD loading capacity and the Airport WRF at 3.75 MGD. The average daily wastewater treatment influent in 2022 is 5.23 MGD, with 2.46 MGD of influent at Sundog WWTP and 2.78 MGD of influent at Airport WRF. The existing wastewater treatment facilities include Sundog WWTP and the Airport WRF which are included in the wastewater fixed asset information. The total existing wastewater treatment capacity, existing level of service, and available capacity of the wastewater system are shown in Table 6-2.

Table 6-2: Wastewater Treatment Facility Capacities and Current Level of Service

Wastewater Treatment Facilities	Permitted Capacity	Treatment Capacity (mgd)	Average Daily Usage (mgd)	Available Capacity (mgd)
Sundog WWTP	6.00	3.00	2.46	0.54
Airport WRF	3.75	3.75	2.78	0.97
Total Existing Facilities	9.75	6.75	5.23	1.52

6.3.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

The allocation of the buy-in value of the existing treatment facilities eligible to be recovered from new customers among the proposed wastewater service area is shown in Table 6-3.

Table 6-3: Existing Wastewater Treatment Facilities

Description	System-Wide
Treatment (1)	\$103,326,023
Total	\$103,326,023

(1) Excludes Sundog WWTP assets.

6.3.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

In addition to capacity in the existing wastewater treatment facilities serving the single wastewater service area, the City intends to consolidate the two wastewater treatment facilities into a single facility. The Sundog WWTP will be decommissioned and the Airport WRF will be expanded by 3.75 MGD to a total capacity of 7.50 MGD. The Phase II expansion of the Airport WRF is projected to start in FY 2028-29 and be completed by FY 2031-32. Table 6-4 summarizes the growth-related portion of this project and other planned wastewater treatment projects totaling \$7.7 million over the eleven-year IIP period.

Table 6-4 Planned Wastewater Treatment Facilities

Planned Treatment Facilities Service Area	Area Specific Costs
Wastewater Service Area A	\$7,660,000
Total	\$7,660,000

Table 6-5 presents the planned wastewater treatment capacity to consolidate to the Airport WRF while decommissioning the Sundog WWTP.

Table 6-5 Total Existing and Planned Wastewater Treatment Capacities

Wastewater Treatment	Existing Capacity (mgd)	Additional Capacity (mgd)	Total Capacity (mgd)
Sundog WWTP	3.00	-3.00	0.00
Airport WRF	3.75	3.75	7.50
Total	6.75	0.75	7.50

For more information on the planned wastewater improvements, see the Wastewater IIP Projects in Appendix C of this Report.

6.4. Wastewater Collection

6.4.1. EXISTING CAPACITY AND LEVEL OF SERVICE

The wastewater collection system component of the DIF includes wastewater collection lines and lift stations. Although some of the wastewater service areas include existing collection system facilities, other service areas do not currently include any existing collection system facilities but do include planned collection facilities that will benefit those areas.

While the wastewater collection system consists of a network of individual components, all of which have a unique capacity, many of these components have been designed to accommodate both current and new EDU (wastewater service units) beyond the eleven-year planning period.

The City has and will continue to modify the collection system so that all flows may be conveyed to the Airport WRF during the eleven-year IIP.

For more information on the RCN buy-in value see section 6.4.2.

6.4.2. REPLACEMENT COST NEW OF EXISTING FACILITIES

The RCN of existing collection assets are listed in Table 6-6. Both sewer lines and lift stations are included in the category of collection facilities. Sewer lines and lift stations total approximately \$74.5 million.

Table 6-6: Existing Wastewater Collection Facilities

Description	System-Wide
Sewer Lines	\$68,396,232
Lift Stations	6,101,045
Total	\$74,497,277

6.4.3. PLANNED IMPROVEMENTS BENEFITING NEW CUSTOMERS

The City has plans to extend and expand its wastewater collection system to support additional growth over the eleven-year IIP. Table 6-7 presents the planned growth-related wastewater collection line and lift station facilities totaling \$68.1 million over the eleven-year IIP period.

Table 6-7: Planned Wastewater Collection System and Lift Station Facilities

Planned Collection Facilities		
Service Area	Collection System	Lift Station
Wastewater Service Area A	\$59,803,699	\$8,302,143
Total	\$59,803,699	\$8,302,143

6.5. Miscellaneous Planned Improvements

The City has not included additional miscellaneous planned growth-related improvements, including master plan updates and DIF studies. These studies are IIP-eligible improvements and may be included by the City in an amended IIP.

6.6. EDUs and Demand

6.6.1. CURRENT EDUS AND DEMAND

A service unit creates a nexus between the available wastewater capacity and the demand for wastewater services. An appropriate service unit basis for wastewater DIFs is the typical daily wastewater discharge for an EDU. To determine the typical daily demand for an EDU, the demands based on meter size for various customer types have been standardized using a common unit of measure, or average day demand per EDU. An EDU represents the equivalent demand of a connection with a 5/8 x 3/4-inch meter. Because the City assesses its utility DIFs to customers based on meter size, the number of EDU or service units currently served by the City can be determined based on the current number of wastewater metered accounts and the ratio of capacity for different meter sizes. The total current number of metered wastewater accounts and the resulting number of EDU are shown in Table 6-8.

Table 6-8: Wastewater Service Units by Meter Size

Meter Size	Customer Accounts	Capacity Ratio (1)	EDUs
5/8"	17,683	1.00	17,683
3/4"	18	1.50	27
1"	2,233	1.67	3,722
1.5"	280	3.33	933
2"	392	5.33	2,091
3"	63	10.00	630
4"	23	16.67	383
6"	10	33.33	333
8"	3	53.33	160
	<u>20,705</u>		<u>25,962</u>
Average Day Demand (2)			<u>4,457,578</u>
Demand Factor Per EDU			<u><u>172</u></u>

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance

(2) Average daily flow in gallons.

The typical daily demand is then determined by dividing the average day wastewater flows (4.458 MGD) during calendar year 2022 by the total number of current service units (25,962). This results in a daily demand, or demand factor of 172 gpd per service unit. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 172 gpd demand factor. Table 6-12 presents the wastewater service units and demand factors by meter size.

Table 6-9: Wastewater Service Demand Factors by Meter Size

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio (1)	Demand Factor (gpd)
5/8"	Displacement	20	1.00	172
3/4"	Displacement	30	1.50	258
1"	Displacement	50	1.67	286
1.5"	Displacement	100	3.33	572
2"	Displacement	160	5.33	916
3"	Compound	300	10.00	1,717
4"	Compound	500	16.67	2,862
6"	Compound	1,000	33.33	5,723
8"	Compound	1,600	53.33	9,157

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

6.6.2. PROJECTED GROWTH

Annual growth assumptions incorporated within the DIF analysis were adjusted to be lower than the growth assumptions underlying water demand and sewer flow projections documented with the November 2023 LUA and IIP as previously discussed. For the DIF study, growth in wastewater accounts and wastewater system EDUs range from 0.75% to 1.30% per year over the eleven-year IIP period. Table 6-10 summarizes annual growth rates and projected annual wastewater EDUs and account growth.

Table 6-10: Projected Annual Wastewater System Growth

Fiscal Year	Growth	EDUs	Accounts
FY 2023-24	0.75%	195	155
FY 2024-25	0.75%	197	156
FY 2025-26	1.30%	344	273
FY 2026-27	1.30%	348	277
FY 2027-28	1.30%	353	280
FY 2028-29	1.30%	357	284
FY 2029-30	1.30%	362	288
FY 2030-31	1.30%	367	292
FY 2031-32	1.30%	372	295
FY 2032-33	1.30%	376	299
FY 2033-34	1.30%	381	303

6.7. DIF Calculation

The proposed Wastewater System DIFs will be assessed within a single service area. Table 6-11 summarizes proposed wastewater system DIF for 5/8-inch by 3/4-inch water meter.

Table 6-11: Wastewater System Proposed DIFs

Line No	Wastewater System DIF	Service Area A
	Eligible Improvements	
1	Growth Related IIP (1)	\$76,529,505
2	Sewer Lines	68,396,232
3	Lift Stations	6,101,045
4	Treatment (2)	103,326,023
5	Non-Growth Related Debt Principal Offset	(19,976,159)
6	Current and Future Debt Interest NPV Cost	29,299,619
7	Net Wastewater System Costs	\$263,676,266
8	Treatment Capacity (MGD) / EDUs	7.50
9	Wastewater System Unit Cost of Capacity (GPD)	\$35.16
10	Peak Day Wastewater Use Per EDU (GPD)	171.69
11	EDUs	
12	Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	\$6,036

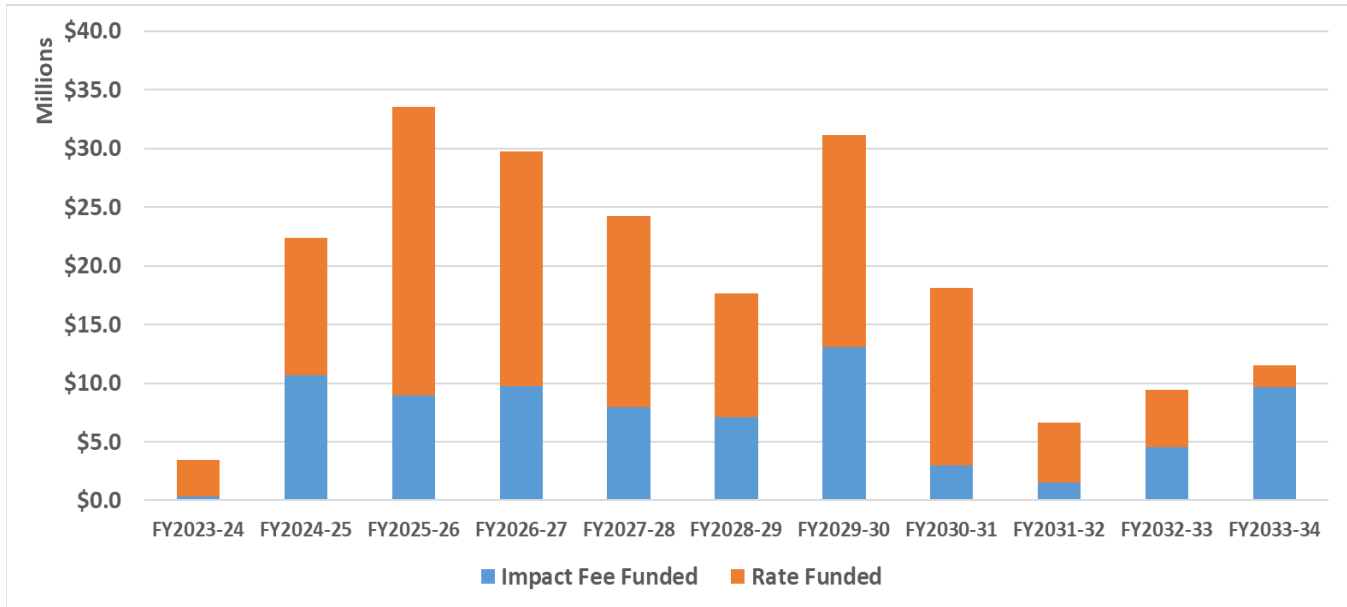
(1) Growth Related IIP projects for Service Areas A and B from FY 2023-24 through FY 2033-34.

(2) Excludes Sundog WWTP assets.

6.7.1. INFRASTRUCTURE IMPROVEMENTS PLAN PROJECTS

The total cost of planned IIP eligible facilities over the eleven-year planning period from FY 2023-24 through FY 2033-34 is summarized in Appendix C. Projects are comprised on treatment and collection system facilities and allocated among current and future development for the single service area. Appendix C details the projects by service area. The City has identified operating or non-growth portion of capital projects that are funded through annual user charges. Figure 6-1 summarizes IIP-eligible as well as rate-funded capital over the eleven-year planning period, and also includes authorized WIFA-funded projects. Of the total \$207.8 million in wastewater system capital projects, DIF funded improvements comprise \$76.5 million or approximately 37% and \$131.3 million or 63% of the improvements are funded through rates and user charges.

Figure 6-1: Wastewater System Capital Projects



6.7.2. ELIGIBLE ASSET REPLACEMENT VALUE

The RCN value of eligible Wastewater System facilities is approximately \$177.8 million as previously discussed. The asset RCN value includes existing sewer lines, wastewater fleet, administrative and miscellaneous facilities, lift stations, and treatment assets. The asset RCN value excludes Sundog WWTP assets, vehicles, minor miscellaneous improvements, or older facilities, as well as collection facilities constructed by developers and dedicated to the City as similar facilities will be required to be constructed and dedicated to the City. Appendix C includes the line-item listing of all of the assets summarized in Table 6-12.

Table 6-12: Summary of Eligible Wastewater Assets

Functional Code No.	Functional Code Description	Purchase Cost	RCN All Assets
1	Sewer Lines	\$39,736,319	\$68,396,232
2	Lift Stations	4,208,157	6,101,045
3	Sundog WWTP	14,840,545	39,429,096
4	Fleet	1,256,263	1,988,498
5	Treatment	70,460,875	103,326,023
6	Admin / Misc	1,801,920	2,725,854
7	Excluded Small Main / Developer Contributions	43,066,467	84,854,095
Total		\$175,370,545	\$306,820,844

6.7.3. OUTSTANDING DEBT

The City has multiple outstanding debt issues and debt service repaid through a combination of wastewater rates and/or DIFs as detailed in Appendix C. The following two sections discuss adjustments to the wastewater system asset valuations based upon outstanding principal and interest. Table 6-13 presents a summary of existing wastewater debt issues.

Table 6-13: Summary of Outstanding Wastewater Debt Issues

Debt Issue Name	Debt Issue Series (2)	Interest Rate	Allocation for Repayment		Remaining Principal 6/30/23
			Rates	DIFs	
WIFA Clean Water Projects	910097-08F	3.87%	100.0%	0.0%	\$1,528,238
WIFA N Main Copperbasin	910122-10F	3.14%	83.8%	16.2%	2,547,017
WIFA Virgiana/Penn Wastewater	910147-11F	3.15%	80.0%	20.0%	710,463
WIFA Sundog Filter replace/Dentrif	910148-11	3.15%	100.0%	0.0%	690,722
WIFA Airport WWTP Upgrade	910151-11	2.95%	20.0%	80.0%	23,151,254
WIFA Sundog Trunk Main	910170-18 Sundog	2.33%	60.0%	40.0%	9,484,885
WIFA Airport Trunk Main	910170-18 Airport	2.33%	50.0%	50.0%	9,466,494
Total					\$47,579,072

6.7.3.1. Principal Offset

The total of future principal associated with current development's portion of debt funded Wastewater System facilities is approximately \$19.9 million. These amounts exclude the portion of the same debt issues repaid by Wastewater System DIFs. The reduction of these costs against the eligible assets is a conservative approach to reduce the calculated DIF as future wastewater rates will be used to retire the outstanding principal.

6.7.3.2. NPV of Existing Interest Payments

The NPV of future interest payments associated with future development's portion of debt funded Wastewater System facilities is approximately \$4.3 million. These amounts exclude the portion of the same debt issues repaid by user charges. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service.

6.7.4. DEBT FOR IIP PROJECTS

Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are summarized in Appendix C. Table 6-14 summarizes the projected debt and resulting NPV of interest cost future development's portion of Wastewater System IIP facilities.

Table 6-14: Wastewater System DIF Fund Debt Issues

Fiscal Year	Principal	NPV of Interest
FY 2023-24	\$0	\$0
FY 2024-25	6,900,000	3,127,139
FY 2025-26	8,500,000	3,686,382
FY 2026-27	9,700,000	4,025,658
FY 2027-28	6,000,000	2,382,871
FY 2028-29	3,800,000	1,444,164
FY 2029-30	13,000,000	4,727,810
FY 2030-31	2,200,000	765,636
FY 2031-32	1,500,000	499,544
FY 2032-33	4,500,000	1,434,099
FY 2033-34	9,600,000	2,927,671
Total	\$65,700,000	\$25,020,973

6.7.4.1. NPV of Future Interest Payments

The NPV of future interest payments associated with future development's portion of debt-funded Wastewater System IIP facilities is projected to be approximately \$25.0 million. The NPV of interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed DIFs are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix C.

6.8. Cashflow

A cash flow analysis has been compiled that summarizes the sources and uses of Wastewater System DIF subfund. A cash flow analysis was also prepared for other non-growth related capital and special purpose subfunds and the funding of the requirements of current development funded from wastewater user charges as part of a separately completed rate study. Appendix C summarizes the results of the cash flow. The sections below outline projects and cash flow uses of IIP projects, operating subfund loan repayments, debt issuance, and reserve requirements, debt service funded through DIF revenues, operating subfund loans, interest income, and debt proceeds. For current development, the funding sources exclude DIFs and instead incorporate wastewater rates. This section summarizes the assumptions and projections outlined in Appendix C.

The Wastewater System DIF fund has a deficit fund balance of \$19.4 million as of June 30, 2023. This deficit reflects interfund loans from the operations subfund to the wastewater system DIF fund accumulated since August 1, 2014.

6.8.1. REVENUE PROJECTIONS

Projected Wastewater System DIF revenues are based on the proposed fee per EDU for the single service area applied to projected EDUs over the eleven-year period. DIFs are proposed to be effective January 1, 2025 or six months into the fiscal year. The proposed DIFs represent an increase compared to existing DIFs, and development in these service areas will continue to pay the existing DIFs for a period of up to 24 months after the DIFs become effective on January 1, 2025. Cashflow and revenue projections assume increased wastewater DIFs are increased as of July 1, 2026 or 18 months after implementation. The revenue implications of this staggered implementation will thus vary for each development project.

6.8.2. USES

Uses include cash-funding of IIP-eligible capital projects and growth-related debt service.

6.8.3. LOANS FROM OPERATIONS

Within each service area the uses of funds may not directly match projected growth and timing of new development. Facilities are allocated to current and future development based on the build-out estimates of the overall service areas as outlined within the Final LUA and IIP. Debt is anticipated to be issued to fund a portion of the upfront costs also previously discussed. The timing of the facility requirements as well as current and future debt service may create cash shortfalls which are met by loans from the operating funds. These loans are repaid as DIF revenue exceeds annual expenditure requirements, but in cases of areas slower to develop, loans may be incurred for some time.

APPENDIX A:

Water System DIF

Development Impact Fee Study
Summary of Proposed Water DIFs

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio (1)	Incremental Fee by Meter Size and Service Area	
				A	B
5/8"	Displacement	20	1.00	\$969	\$5,629
3/4"	Displacement	30	1.50	1,454	8,444
1"	Displacement	50	1.67	1,615	9,382
1.5"	Displacement	100	3.33	3,230	18,763
2"	Displacement	160	5.33	5,168	30,021
3"	Compound	300	10.00	9,690	56,290
4"	Compound	500	16.67	16,150	93,817
6"	Compound	1000	33.33	32,300	187,633
8"	Compound	1600	53.33	51,680	300,213

Meter Size	Meter Type	Flow (gpm)	Capacity Ratio ¹	Incremental Fee by Meter Size and Service Area	
				A	B
5/8"	Displacement	20	1.00	\$969	\$6,598
3/4"	Displacement	30	1.50	1,454	9,898
1"	Displacement	50	1.67	1,615	10,997
1.5"	Displacement	100	3.33	3,230	21,993
2"	Displacement	160	5.33	5,168	35,189
3"	Compound	300	10.00	9,690	65,980
4"	Compound	500	16.67	16,150	109,967
6"	Compound	1000	33.33	32,300	219,933
8"	Compound	1600	53.33	51,680	351,893

Service Areas

A

A+B

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

City of Prescott, Arizona
Development Impact Fee Study
Water System Impact Fee Calculations by Service Area

Line No	Water System DIF Calculation	Service Area A	Service Area B
	Eligible Improvements		
1	Growth Related IIP: (1)	\$0	\$28,494,898
2	Source of Supply	16,974,288	21,068,689
3	Treatment	11,903,261	47,838,565
4	Transmission and Distribution	1,947,932	94,004,287
5	Storage	7,151,698	51,961,912
6	Non-Growth Related Debt Principal Offset	(64,512)	(35,393,964)
7	Current and Future Debt Interest NPV Cost	2,121	12,237,675
8	Net Water System Costs	\$37,914,788	\$220,212,064
9	Well Capacity (MGD)	14.51	14.51
10	Water System Unit Cost of Capacity (GPD)	\$2.61	\$15.18
11	Peak Day Water Use Per EDU (GPD)	370.85	370.85
12	Water Development Fee Per 5/8 x 3/4-Inch Meter	\$969	\$5,629

(1) Growth Related IIP projects for Service Areas A and B from FY 2023-24 through FY 2033-34.

City of Prescott, AZ
Development Impact Fee Study
Water Full Capital Improvement Plan

Line No	Percent Growth	Percent Non-growth	Service Area	Available for Debt	IIP Eligible	Project Number	PROJECT NAME	Total FY 2023-24 - FY 2033-34	Funded by DIFs FY 2023-24 - FY 2033-34	Funded by Rates FY 2023-24 - FY 2033-34
1	0%	100%	B	Cash	N	163&164W	Citywide Water Main Replacement Program	\$20,410,051	\$0	\$20,410,051
2	0%	100%	B	Cash	N	Program	Misc. Water Projects	3,566,831	0	3,566,831
3	0%	100%	B	Cash	N	N/A	Vehicle Replacements - Water	2,506,121	0	2,506,121
4	50%	50%	B	Cash	Y	N/A	Water Production and Intermediate Pump Station, Tanks and Pipeline (WIFA)	18,010,155	9,005,078	9,005,078
5	25%	75%	B	Cash	Y	44W	Zone 56 Tank and Pipeline and Zone 7 Pump Station	4,258,293	1,064,573	3,193,720
6	30%	70%	B	Cash	Y	68W	Zone 24/27 Water Pipeline Upsizing - Thumb Butte Road to Upper Thumb Butte Tank	1,853,082	555,925	1,297,157
7	0%	100%	B	Y	N	74W	Zone 41 Mingus Pump Station, Tank and Pipeline	10,040,517	0	10,040,517
8	0%	100%	B	Cash	N	76W	Quaka Crossing- YPIT Water Main Upgrade	1,204,742	0	1,204,742
9	35%	65%	B	Cash	Y	114W	Zone 52 Water Main Connect to Northwest Regional Tank	2,260,000	791,000	1,469,000
10	0%	100%	A	Cash	N	N/A	Big Chino Water Ranch Water Delivery Pipeline and Well Field	939,568	0	939,568
11	0%	100%	B	Cash	N	N/A	Copper and Lead Pipe Inventory	400,000	0	400,000
12	100%	0%	B	Cash	Y	N/A	Deep Well Ranch Water Infrastructure DA	250,000	250,000	0
13	100%	0%	B	Cash	Y	161W	Section 32 and 33 Water	1,320,000	1,320,000	0
14	0%	100%	B	Cash	N	N/A	Water Meter Replacement Program (Cash Funded)	9,781,000	0	9,781,000
15	0%	100%	B	GDF	N	N/A	Water Meter Replacement Program (Grant Funded)	3,000,000	0	3,000,000
16	0%	100%	B	Cash	N		PFAS Remediation	10,050,000	0	10,050,000
17	100%	0%	B	Y	Y	162W	Deep Well Ranch DA	3,000,000	3,000,000	0
18	100%	0%	B	Cash	Y	166W	Storm Ranch DA	595,000	595,000	0
19	75%	25%	B	Y	Y	108W	North Airport Distribution System Loop	2,100,000	1,575,000	525,000
20	50%	50%	B	Cash	Y	92W	Zone 110 New Transmission Main	8,230,000	4,115,000	4,115,000
21	75%	25%	B	Cash	Y	112W	Wilkinson/Larry Caldwell Drive Water Main Upsizing	305,000	228,750	76,250
22	100%	0%	B	Y	Y	106W	Production Well No. 6 AP - New	4,915,000	4,915,000	0
23	0%	100%	B	Cash	N	118W	Arrowhead Distribution System Loop	945,000	0	945,000
24	0%	100%	B	Cash	N	88W	Zone 42 Pipeline Upgrade	150,000	0	150,000
25	0%	100%	B	Cash	N	120W	Zone 48 Distribution System Loop	535,000	0	535,000
26	0%	100%	B	Cash	N	122W	Stoney Creek and Northridge Upsize	915,000	0	915,000
27	0%	100%	B	Cash	N		Downtown Water Main Replacement Program	3,600,000	0	3,600,000
28	0%	100%	B	Cash	N		Production Well No. 2 CV - Replacement	4,900,000	0	4,900,000
29	0%	100%	B	Cash	N	158W	Upper Yavapai Hills Booster Pump Station	2,370,000	0	2,370,000
30	0%	100%	B	Cash	N	98W	Zone 40 Cedarwood Tank Upsizing	3,290,000	0	3,290,000
31	0%	100%	B	Cash	N		Production Well No. 1 CV - Rehabilitation	4,900,000	0	4,900,000
32	25%	75%	B	Y	Y	64W	SR69 Corridor Water Main	3,823,000	955,750	2,867,250
33	0%	100%	B	Cash	N	154W	Evergreen Main Upsizing	475,000	0	475,000
34	0%	100%	B	Cash	N	126W	Gail Gardner Upsizing from Fair to Linwood	1,728,000	0	1,728,000
35	0%	100%	B	Cash	N	80W	Zone 61 Water Main Upgrade	4,005,000	0	4,005,000
36	0%	100%	B	Cash	N		Frontier Village Demo of Water Tank, PRV	100,000	0	100,000
37	0%	100%	B	Cash	N		Production Well No. 3 CV - Rehabilitation	1,587,738	0	1,587,738
38	0%	100%	B	Cash	N		Watson Lake Improvements	1,000,000	0	1,000,000
39	0%	100%	B	Cash	N		Vehicle - New FTEs	130,000	0	130,000
40	50%	50%	B	Cash	Y		Impact Fee Ordinance Project	247,646	123,823	123,823
41	50%	50%	B	Cash	Y		Water and Wastewater Models	182,701	91,351	91,351
42	0%	100%	B	Cash	N		McCormick/Sheldon Street Recon	330,000	0	330,000
43							Total Capital Improvement Program	\$144,209,445	\$28,586,249	\$115,623,196

City of Prescott, AZ
Development Impact Fee Study
Water Full Capital Improvement Plan

Line No	Percent Growth	Percent Non-growth	Service Area	Available for Debt	IIP Eligible	Project Number	PROJECT NAME	Current Year	Projected										Total FY 2023-24 - FY 2033-34
								FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY 2033-34
1	0%	100%	B	Cash	N	163&164W	Citywide Water Main Replacement Program	\$2,910,051	\$3,000,000	\$1,500,000	\$2,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$20,410,051
2	0%	100%	B	Cash	N	Program	Misc. Water Projects	46,831	352,000	352,000	352,000	352,000	352,000	352,000	352,000	352,000	352,000	352,000	3,566,831
3	0%	100%	B	Cash	N	N/A	Vehicle Replacements - Water	26,460	604,661	515,000	430,000	670,000	210,000	50,000	0	0	0	0	2,506,121
4	50%	50%	B	Cash	Y	N/A	Water Production and Intermediate Pump Station, Tanks and Pipeline (WIFA)	14,385,155	3,625,000	0	0	0	0	0	0	0	0	0	18,010,155
5	25%	75%	B	Cash	Y	44W	Zone 56 Tank and Pipeline and Zone 7 Pump Station	4,183,293	75,000	0	0	0	0	0	0	0	0	0	4,258,293
6	30%	70%	B	Cash	Y	68W	Zone 24/27 Water Pipeline Upsizing - Thumb Butte Road to Upper Thumb Butte Tank	65,082	625,800	1,162,200	0	0	0	0	0	0	0	0	1,853,082
7	0%	100%	B	Y	N	74W	Zone 41 Mingus Pump Station, Tank and Pipeline	40,517	10,000,000	0	0	0	0	0	0	0	0	0	10,040,517
8	0%	100%	B	Cash	N	76W	Quaka Crossing- YPIT Water Main Upgrade	1,004,742	200,000	0	0	0	0	0	0	0	0	0	1,204,742
9	35%	65%	B	Cash	Y	114W	Zone 52 Water Main Connect to Northwest Regional Tank	73,980	1,900,000	286,020	0	0	0	0	0	0	0	0	2,260,000
10	0%	100%	A	Cash	N	N/A	Big Chino Water Ranch Water Delivery Pipeline and Well Field	179,568	300,000	230,000	230,000	0	0	0	0	0	0	0	939,568
11	0%	100%	B	Cash	N	N/A	Copper and Lead Pipe Inventory	240,400	159,600	0	0	0	0	0	0	0	0	0	400,000
12	100%	0%	B	Cash	Y	N/A	Deep Well Ranch Water Infrastructure DA	0	250,000	0	0	0	0	0	0	0	0	0	250,000
13	100%	0%	B	Cash	Y	161W	Section 32 and 33 Water	50,000	1,270,000	0	0	0	0	0	0	0	0	0	1,320,000
14	0%	100%	B	Cash	N	N/A	Water Meter Replacement Program (Cash Funded)	500,000	1,500,000	3,341,000	2,970,000	1,470,000	0	0	0	0	0	0	9,781,000
15	0%	100%	B	GDF	N	N/A	Water Meter Replacement Program (Grant Funded)	1,000,000	1,771,000	229,000	0	0	0	0	0	0	0	0	3,000,000
16	0%	100%	B	Cash	N		PFAS Remediation	0	125,000	2,975,000	4,100,000	2,850,000	0	0	0	0	0	0	10,050,000
17	100%	0%	B	Y	Y	162W	Deep Well Ranch DA	0	0	0	0	0	300,000	2,700,000	0	0	0	0	3,000,000
18	100%	0%	B	Cash	Y	166W	Storm Ranch DA	0	0	595,000	0	0	0	0	0	0	0	0	595,000
19	75%	25%	B	Y	Y	108W	North Airport Distribution System Loop	0	0	0	1,125,000	975,000	0	0	0	0	0	0	2,100,000
20	50%	50%	B	Cash	Y	92W	Zone 110 New Transmission Main	0	0	0	285,000	0	0	0	0	3,485,000	4,460,000	0	8,230,000
21	75%	25%	B	Cash	Y	112W	Wilkinson/Larry Caldwell Drive Water Main Upsizing	0	0	0	0	305,000	0	0	0	0	0	0	305,000
22	100%	0%	B	Y	Y	106W	Production Well No. 6 AP - New	0	0	0	0	0	400,000	4,515,000	0	0	0	0	4,915,000
23	0%	100%	B	Cash	N	118W	Arrowhead Distribution System Loop	0	0	0	0	0	80,000	865,000	0	0	0	0	945,000
24	0%	100%	B	Cash	N	88W	Zone 42 Pipeline Upgrade	0	0	0	0	0	0	150,000	0	0	0	0	150,000
25	0%	100%	B	Cash	N	120W	Zone 48 Distribution System Loop	0	0	0	0	0	0	535,000	0	0	0	0	535,000
26	0%	100%	B	Cash	N	122W	Stoney Creek and Northridge Upsize	0	0	0	0	0	0	915,000	0	0	0	0	915,000
27	0%	100%	B	Cash	N		Downtown Water Main Replacement Program	0	0	0	0	0	0	800,000	2,800,000	0	0	0	3,600,000
28	0%	100%	B	Cash	N		Production Well No. 2 CV - Replacement	0	0	0	0	0	0	400,000	4,500,000	0	0	0	4,900,000
29	0%	100%	B	Cash	N	158W	Upper Yavapai Hills Booster Pump Station	0	0	0	0	0	0	250,000	2,120,000	0	0	0	2,370,000
30	0%	100%	B	Cash	N	98W	Zone 40 Cedarwood Tank Upsizing	0	0	0	0	0	0	350,000	2,940,000	0	0	0	3,290,000
31	0%	100%	B	Cash	N		Production Well No. 1 CV - Rehabilitation	0	0	0	0	0	0	0	400,000	4,500,000	0	0	4,900,000
32	25%	75%	B	Y	Y	64W	SR69 Corridor Water Main	0	0	0	0	0	0	0	470,000	700,000	2,653,000	0	3,823,000
33	0%	100%	B	Cash	N	154W	Evergreen Main Upsizing	0	0	0	0	0	0	0	0	475,000	0	0	475,000
34	0%	100%	B	Cash	N	126W	Gail Gardner Upsizing from Fair to Linwood	0	0	0	0	0	0	0	0	0	1,728,000	0	1,728,000
35	0%	100%	B	Cash	N	80W	Zone 61 Water Main Upgrade	0	0	0	0	0	0	0	0	0	2,300,500	1,704,500	4,005,000
36	0%	100%	B	Cash	N		Frontier Village Demo of Water Tank, PRV	0	0	0	0	0	0	0	0	0	0	100,000	100,000
37	0%	100%	B	Cash	N		Production Well No. 3 CV - Rehabilitation	1,587,738	0	0	0	0	0	0	0	0	0	0	1,587,738
38	0%	100%	B	Cash	N		Watson Lake Improvements	317,249	682,751	0	0	0	0	0	0	0	0	0	1,000,000
39	0%	100%	B	Cash	N		Vehicle - New FTEs	0	0	55,000	75,000	0	0	0	0	0	0	0	130,000
40	50%	50%	B	Cash	Y		Impact Fee Ordinance Project	29,646	50,000	2,750		2,750	162,500						247,646
41	50%	50%	B	Cash	Y		Water and Wastewater Models	2,701				180,000							182,701
42	0%	100%	B	Cash	N		McCormick/Sheldon Street Recon					30,000	300,000						330,000
43							Total Capital Improvement Program	\$26,643,413	\$26,490,812	\$11,242,970	\$12,067,000	\$8,334,750	\$3,304,500	\$13,382,000	\$15,082,000	\$11,012,000	\$12,993,500	\$3,656,500	\$144,209,445
44							Impact Fee Funded	\$8,349,992	\$4,228,990	\$1,045,142	\$986,250	\$1,051,375	\$781,250	\$7,215,000	\$117,500	\$1,917,500	\$2,893,250	\$0	\$28,586,249
45							Rate Funded	18,293,421	22,261,822	10,197,828	11,080,750	7,283,375	2,523,250	6,167,000	14,964,500	9,094,500	10,100,250	3,656,500	115,623,196
46							Total	26,643,413	26,490,812	11,242,970	12,067,000	8,334,750	3,304,500	13,382,000	15,082,000	11,012,000	12,993,500	3,656,500	144,209,445

City of Prescott, AZ
Development Impact Fee Study
Water Assets Summary - Assets and WIP Assets as of 6/30/23

Functional Code	Functional Code Description	Purchase Cost	Escalated Cost RCN
1	Storage	\$35,209,571	\$59,113,610
2	Source of Supply	23,767,330	38,042,977
3	Treatment	53,848,308	59,741,826
4	Transmission and Distribution	58,982,989	95,952,219
5	Admin / Misc	8,221,325	12,862,678
6	Big Chino Ranch 2004 Acquisition	22,968,334	22,968,334
7	Excluded Small Main / Developer Contributions	76,189,834	345,096,127
8	Big Chino Ranch Other Facilities	11,494,011	17,904,462
51	Meters & Services	129,540	220,929
54	Vehicles	3,521,040	4,239,520
	Total	\$294,332,282	\$656,142,681

City of Prescott, AZ
Development Impact Fee Study
Full Water Assets

Line No	Functional Code	Service Area	Description	Date	Estimated Life	Purchase Cost	Escalated Cost
1	5	B	111-05-018 GENERAL USE LAND	2010	30	192,200	291,684
2	5	B	111-05-018 GENERAL USE LAND	2010	30	21,356	32,409
3	5	B	111-08-030 GENERAL USE LAND	2010	30	55,742	84,595
4	5	B	111-08-030 GENERAL USE LAND	2010	30	6,194	9,399
5	4	B	12" LINE - YAVPE TO BUCKY'S	2018	40	1,718,514	2,075,204
6	4	B	12" LINE THUMB BUTTE RD	2012	40	535,388	768,341
7	4	B	12" MAIN PIONEER PUMP STATION	2010	20	808,547	1,227,059
8	4	B	12" WATER MAIN FY 87-88	1988	40	281,165	831,114
9	4	B	12" WATER MAIN PIONEER PUMP STATION	2010	20	739,298	1,121,966
10	4	B	12" WATER MAIN-FY 86-87	1987	40	97,261	294,873
11	7	B	1400 BLOCK OREGON	1977	999	750	750
12	1	B	1700 BLOCK LAUREL LN/CEDARWOOD WATER TAN	1989	999	30,000	30,000
13	7	B	1992 FIRE HYDRANTS	1992	10	8,440	22,616
14	2	B	1997 FLEET DOUBLE-WIDE MOBILE HOME	1997	10	41,489	95,128
15	54	B	1997 PJ 77X12 UTILITY TRAILER W/RAMP	1998	5	1,402	3,163
16	54	B	1999 DODGE 1/2 TON PICKUP	1999	5	18,613	41,034
17	54	B	1999 INTL FLATBED EQUIPMENT TRAILER	1999	5	10,000	22,046
18	4	B	20" MAIN - AUBREY STR	2009	40	80,534	125,528
19	4	B	20" MAIN - AUBREY STR	2009	40	341,155	531,756
20	4	B	20" MAIN - AUBREY STR	2009	40	459,067	715,545
21	7	B	200 BLOCK SKYLINE DR	1971	999	4,916	4,916
22	54	B	2001 FREIGHTLINER FLATBED	2001	5	61,426	129,543
23	54	B	2001 TEXAS BRAGG TRLR	2005	10	753	1,350
24	54	B	2002 CAT BACKHOE	2003	5	77,509	154,648
25	7	B	2002 SMALL WATER MAIN REPL	2003	40	595,099	1,187,353
26	54	B	2004 CARSON FUEL TRLR	2005	10	948	1,702
27	54	B	2004 FORD F3D P/UP	2004	10	22,200	41,679
28	54	B	2004 FORD F3D P/UP	2004	10	5,681	10,666
29	54	B	2005 CAR HAULER	2006	10	1,914	3,299
30	54	B	2005 CHEV P/UP	2005	10	18,805	33,736
31	54	B	2005 FORD F-350	2005	10	20,910	37,512
32	54	B	2006 FORD F350	2006	10	28,333	48,829
33	54	B	2007 FORD F-150	2007	10	16,361	27,435
34	54	B	2007 FORD F-150	2007	10	16,361	27,435
35	54	B	2007 PETERBILT DUMPTK	2007	10	88,370	148,186
36	54	B	2008 FLATBED TRLR	2009	10	2,872	4,477
37	54	B	2008 FORD	2008	10	28,333	45,544
38	54	B	2008 FORD	2008	10	5,362	8,619
39	54	B	2008 FORD ESCAPE	2008	10	7,669	12,328
40	54	B	2008 FORD F-150	2008	10	15,961	25,657
41	54	B	2008 FORD F-150	2008	10	17,757	28,543
42	54	B	2008 FORD F-350	2007	10	26,971	45,227
43	54	B	2008 FORD F350	2008	10	22,141	35,591
44	54	B	2008 FORD F3D	2008	10	26,058	41,887
45	54	B	2008 FORD RANGER	2008	10	6,768	10,880

City of Prescott, AZ
Development Impact Fee Study
Full Water Assets

Line No	Functional		Description	Date	Estimated		Purchase Cost	Escalated Cost
	Code	Service Area			Life			
46	54	B	2008 FORD XLT	2008	10		29,525	47,460
47	7	B	2011 SMALL WATER MAIN UPGRADES	2011	40		625,485	921,193
48	7	B	2012 SMALL WATER MAIN UPGRADES	2012	40		281,581	404,099
49	54	B	2014 FORD F-150 4X2	2014	10		8,201	11,171
50	7	B	2014 SMALL WATER MAIN UPGRADES	2014	40		588,119	801,110
51	54	B	2015 F-450 4X2 SUPER DUTY	2014	10		36,643	49,914
52	54	B	2015 FORD F450 4X2 SUPER DUTY	2015	10		36,643	48,773
53	7	B	2015 SMALL WATER MAIN UPGRADES	2015	40		1,165,333	1,551,068
54	54	B	2016 FORD F250 4X4 PU	2017	10		30,664	38,153
55	7	B	2016 SMALL WATER MAIN UPGRADES	2016	40		1,588,639	2,052,523
56	54	B	2016 TOWMASTER T-40	2016	10		19,122	24,706
57	54	B	2017 FORD F150 REG CAB XL 4X2	2017	10		26,268	32,684
58	54	B	2017 FORD F150 REG CAB XL 4X2	2017	10		26,268	32,684
59	54	B	2017 FORD F350 REG CAB XL 4X4	2017	10		41,568	51,720
60	54	B	2017 FORD F350 SUPER CAB XL 4X4	2017	10		46,830	58,267
61	7	B	2017 SMALL WATER MAIN UPGRADES	2017	40		303,639	377,795
62	54	B	2018 CAT HYDRAULIC EXCAVATOR	2019	10		80,413	95,219
63	7	B	2018 SMALL WATER MAIN UPGRADES	2018	40		1,963,705	2,371,286
64	54	B	2019 FORD F-150	2019	10		26,824	31,763
65	54	B	2019 FORD F-150	2019	10		26,824	31,763
66	54	B	2019 FORD F-350	2019	10		40,501	47,958
67	54	B	2019 FORD F-350	2019	10		41,268	48,866
68	7	B	2019 SMALL WATER MAIN UPGRADES	2019	20		1,163,454	1,377,663
69	54	B	2020 F150 4X4	2020	10		31,855	37,111
70	54	B	2020 FORD F-450	2021	10		55,609	61,219
71	4	B	2020 GURLEY/MCCORMICK WATER MAIN	2020	20		432,838	504,260
72	4	B	2020 PRESCOTT LAKES PARKWAY WATER MAIN	2020	20		163,026	189,927
73	7	B	2020 SMALL WATER MAIN UPGRADES	2020	20		666,881	776,923
74	7	B	2021 COSTCO FIRE MAIN LINE	2021	0		25,000	27,522
75	54	B	2021 FORD F-150	2023	10		32,879	32,879
76	54	B	2021 FORD F-150 4X4	2022	10		28,702	29,477
77	54	B	2021 FORD F-150 4X4	2022	10		28,702	29,477
78	54	B	2021 FORD F-150 4X4	2022	10		32,539	33,417
79	7	B	2021 SMALL WATER MAIN UPGRADES	2021	20		3,083,186	3,394,198
80	7	B	2021 WHISPERING ROCK	2021	0		333,203	366,814
81	7	B	2022 GRANITE DELLS	2022	20		18,000	18,486
82	7	B	2022 SMALL WATER MAIN UPGRADES	2022	20		1,410,190	1,448,244
83	54	B	2023 CHEVOLET SILVERADO	2023	10		55,333	55,333
84	54	B	2023 SMALL WATER MAIN UPGRADES	2023	20		2,054,090	2,054,090
85	7	B	2200 BLOCK TONTO RIDGE/CORNER TONTO&SEQU	1975	999		200	200
86	1	A	3-5 MG FOREBAY TANK CHINO	1994	40		837,313	2,068,200
87	1	A	3-5 MG FOREBAY TANK CHINO	1994	40		3,129	7,729
88	54	B	410G JOHN DEERE LOADER BACKHOE	2002	5		81,311	166,128
89	7	B	421 NORTH VIRGINIA	2001	999		23,587	23,587
90	7	B	424 BUSINESS PARK DR	2006	10		144,408	248,871

City of Prescott, AZ
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Line No	Functional		Description	Date	Estimated	Purchase Cost	Escalated Cost
	Code	Service Area			Life		
91	7	B	424 BUSINESS PARK DR	2006	10	15,000	25,851
92	1	B	5 MIL GAL RESERVOIR	1992	40	54,842	146,957
93	1	B	5 MILLION GALLON RESERVOIR	1990	40	577,064	1,628,999
94	1	A	5 MILLION GALLON RESERVOIR	1991	40	1,837,202	5,075,769
95	7	B	531 MADISON AVE UTILITY EASEMENT	2015	999	19,306	19,306
96	7	B	5700 ROVER BUNDLE	2002	10	13,644	27,877
97	4	A	5TH BOOSTER PUMP DRIVE	1998	10	38,719	87,366
98	7	B	612 MILLER VALLEY ROAD UTILITY EASEMENT	2014	999	591	591
99	4	B	69/89 WIDENING IMPROVEMENTS	2003	40	130,122	259,622
100	4	B	69/89 WIDENING IMPROVEMENTS	2003	40	535,907	1,069,253
101	7	B	6TH STREET RECON	2005	40	52,440	94,076
102	7	B	700 BLOCK N MONTEZUMA	1964	999	4,916	4,916
103	7	B	A/P MASTER PLAN UPDATE	2009	40	20,458	31,887
104	7	B	A/P MASTER PLAN UPDATE	2009	40	77,542	120,864
105	4	B	A/P NEW ZONE 101 PUMP STATION	2011	40	441	649
106	4	B	A/P NEW ZONE 101 PUMP STATION	2011	40	1,169	1,722
107	4	B	A/P NEW ZONE 101 PUMP STATION	2015	40	1,892,207	2,518,544
108	1	B	A/P ZONE 12 NEW RESERVOIR	2014	40	184,734	251,637
109	1	B	A/P ZONE 12 NEW RESERVOIR	2014	40	2,930,392	3,991,650
110	1	B	A/P ZONE 12 TANK RES TRANS	2014	40	47,778	65,081
111	1	B	A/P ZONE 12 TANK RES TRANS	2014	40	423,147	576,392
112	1	B	A/P ZONE 12 TANK RES TRANS	2014	40	120,173	163,695
113	1	B	A/P ZONE 12 TANK RES TRANS	2014	40	1,155,121	1,573,454
114	4	B	A/P ZONE 12" MAIN - SIDE RD	2009	40	70,742	110,265
115	4	B	A/P ZONE 18" SECOND FEE	2009	40	85,032	132,538
116	4	B	A/P ZONE 18" SECOND FEE	2009	40	777,267	1,211,521
117	2	B	ADDITIONAL COST FOR CHINO VALLEY SUBSTAT	1991	40	24,245	66,983
118	5	B	AIR COMPRESSOR	2007	10	13,053	21,889
119	4	B	AIRPORT PRESSURE REDUCING STATION	1992	40	13,283	35,594
120	4	B	AIRPORT PRESSURE REDUCING STATION UPGRAD	1991	40	6,578	18,174
121	2	B	AIRPORT WELL #4 - ZONE 12	2017	20	76,523	95,211
122	2	A	AIRPORT WELLS RECHARGE	2006	40	580,034	999,625
123	4	B	AIRPORT ZONE 12" MAIN NORTH	2009	40	35,075	54,672
124	4	B	AIRPORT ZONE 12" MAIN NORTH	2009	40	35,065	54,656
125	4	B	AIRPORT ZONE 12" MAIN NORTH	2009	40	228,442	356,071
126	4	B	AIRPORT ZONE 12" MAIN NORTH	2009	40	403,771	629,355
127	4	B	AIRPORT ZONE 12" MAIN SOUTH	2009	40	26,960	42,023
128	4	B	AIRPORT ZONE 12" MAIN SOUTH	2009	40	25,409	39,605
129	4	B	AIRPORT ZONE 12" MAIN SOUTH	2009	40	576,927	899,252
130	4	B	AIRPORT ZONE 12" MAIN SOUTH	2009	40	578,793	902,160
131	4	B	AIRPORT ZONE 12" MAIN SOUTH	2009	40	13,611	21,216
132	4	B	AIRPORT ZONE 12" MAIN SOUTH	2009	40	102,125	159,181
133	4	B	AIRPORT ZONE 12" MAIN SOUTH	2009	40	966,997	1,507,251
134	4	B	ALLEN DR 6" WATER LINE	2004	40	93,937	176,362
135	7	B	ALLEY PAVING PROJECT	2007	40	139,086	233,230

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Line No	Functional Code	Service Area	Description	Date	Estimated Life	Purchase Cost	Escalated Cost
136	7	B	ANTELOPE N. & ANT W. VILLAS	1986	40	29,480	91,687
137	7	B	ARIZONA ST ETC IMPROVEMENTS	2001	40	1,513	3,191
138	5	B	ARROW BOARD LAMP	2007	10	4,912	8,236
139	7	B	ARROYO VISTA	2006	40	15,565	26,825
140	3	A	ARSENIC TREATMENT PLANT	2008	40	42,948	69,037
141	3	A	ARSENIC TREATMENT PLANT	2008	40	247,491	397,832
142	3	A	ARSENIC TREATMENT PLANT	2008	40	1,302,954	2,094,447
143	3	A	ARSENIC TREATMENT PLANT	2008	40	201,651	324,146
144	3	A	ARSENIC TREETMENT PLANT SCREENING	2011	40	174,364	256,798
145	7	B	ASPENS ON THE CREEK	1996	40	10,441	24,817
146	7	B	ASPENS ON THE CREEK/PHASE II	2001	40	9,024	19,031
147	7	B	ASPENS ON THE CREEK-LOTS 12&13	2000	40	9,474	20,343
148	7	B	ASPHALT PAVEMENT CONSTR/VARIOUS STREETS	2005	40	89,076	159,801
149	7	B	AZ STATE LAND RIGHT OF ENTRY	2023	999	101	101
150	6	A	BIG CHINO WATER RANCH ACQ	2005	999	4,593,667	4,593,667
151	6	A	BIG CHINO WATER RANCH ACQ	2005	999	18,374,667	18,374,667
152	8	A	BIG CHINO WATER RANCH PRODUCTION	2009	40	101,856	158,763
153	8	A	BIG CHINO WATER RANCH PRODUCTION	2009	40	10,614	16,543
154	8	A	BIG CHINO WATER RANCH PRODUCTION	2009	40	2,590,674	4,038,065
155	8	A	BIG CHINO WATER RANCH PRODUCTION	2009	40	802,041	1,250,136
156	8	A	BIG CHINO WATER RANCH PRODUCTION	2009	40	1,124,210	1,752,298
157	8	A	BIG CHINO WATER RANCH PRODUCTION	2009	40	6,844,616	10,668,657
158	54	B	BIG TEX UTILITY TRAILER	2007	10	16,085	26,973
159	7	B	BLACKHAWK	1992	40	68,951	184,764
160	7	B	BLAWKHAWK/PHASE III LOTS 4-15	2000	40	40,034	85,963
161	7	B	BLOOMING HILL ESTATES PHASE I	2005	40	228,974	410,776
162	7	B	BLOOMING HILLS PHASE 3	2006	40	248,765	428,719
163	7	B	BLOOMINGHILLS ESTATES-PHASE II-LOTS 1-20	2004	40	43,303	81,299
164	7	B	BLOOMINGHILLS-PHASE IV-LOTS 89-98	2004	40	24,548	46,088
165	4	A	BOOSTER STATION #5 UPGRADE	1997	40	69,435	159,202
166	4	B	BOOSTER STATION 85-86 IMPROVEMENTS	1986	40	82,989	258,106
167	4	B	BOOSTER STATION 86-87 IMP	1987	40	881,833	2,673,519
168	4	B	BOOSTER STATION UPGRADE	1996	10	20,240	48,107
169	4	B	BOOSTER STATION UPGRADE	1997	40	27,711	63,537
170	4	B	BOOSTER STATION UPGRADE	1999	40	24,661	54,368
171	4	B	BOOSTER STATION UPGRADE	2003	40	29,913	59,683
172	4	A	BOOSTER STATION UPGRADE	2006	40	9,574	16,500
173	4	A	BOOSTER STATION UPGRADE	2006	40	15,495	26,704
174	7	B	BOULDER PARK TOWN HOMES	2002	40	95,662	195,450
175	7	B	BRADSHAW DRIVE WATER PROJECT	1997	40	20,335	46,624
176	5	B	BUILDING SIDING REPLACEMENT	2008	40	264	425
177	5	B	BUILDING SIDING REPLACEMENT	2008	40	360	579
178	5	B	BUILDING SIDING REPLACEMENT	2008	40	7,475	12,015
179	51	B	BULK WATER SYSTEM	2023	10	47,425	47,425
180	7	B	BUNKER WATER EXTENSION	1996	40	22,152	52,653

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Line No	Functional	Service Area	Description	Date	Estimated	Purchase Cost	Escalated Cost
	Code				Life		
181	4	A	C.V. PUMP STATION	2008	40	87,388	140,472
182	5	B	CANNON DX C58401 COLOR COPIER	2022	10	804	825
183	5	B	CANON IMAGE PROGRAF IPF785 36" PRINTER	2015	10	1,090	1,451
184	7	B	CARLETON - ALARCON PAVEMENT RECONSTRUCTI	2015	40	13,540	18,021
185	7	B	CARLETON AND S.CORTEZ RECONSTRUCTION	2018	40	446,815	539,555
186	7	B	CARRINGTON PLACE	2008	40	17,314	27,832
187	7	B	CATEPILLAR BACKHOE LOADER	2023	10	155,607	155,607
188	7	B	CATHEDRAL PINES	1990	40	116,453	328,736
189	7	B	CATHEDRAL VISTA	1992	40	7,810	20,928
190	4	B	CATHODIC PROTECTION SYSTEM 36	2005	40	40,434	72,538
191	4	B	CATHODIC PROTECTION SYSTEM 36	2005	40	87,945	157,772
192	7	B	CENTERPOINTE EAST	2007	40	82,263	137,945
193	7	B	CENTERPOINTE EAST	2008	40	82,263	132,235
194	7	B	CENTERPOINTE WEST	2007	40	244,553	410,085
195	7	B	CHAPARRAL PINES II	1994	40	81,984	202,504
196	7	B	CHARLA ACRES	1986	40	13,221	41,119
197	3	B	CHINO CHLORINE FACILITIES UPGRADE	1991	40	5,378	14,858
198	4	A	CHINO PIPING RECONFIGURATION	2013	40	402,233	562,818
199	3	A	CHINO PROD FACILITY UPGRADE	2006	40	146,651	252,737
200	3	A	CHINO PROD FACILITY UPGRADE	2006	40	697,371	1,201,842
201	3	A	CHINO PROD FACILITY UPGRADE	2006	40	209,082	360,329
202	4	A	CHINO TRANS MAIN RELOC	2009	40	31,157	48,563
203	4	A	CHINO TRANS MAIN RELOC	2009	40	581,452	906,306
204	2	A	CHINO VALLEY BOOSTER STATION	1981	40	402,702	1,521,724
205	2	A	CHINO VALLEY PROPERTIES	1995	999	545,000	545,000
206	2	A	CHINO VALLEY PUMP	1989	10	29,646	85,810
207	5	B	CHINO VALLEY SYSTEM APPRAISAL	2007	40	64,900	108,829
208	3	A	CHINO VALLEY TANK	2016	40	3,827,141	4,944,671
209	4	B	CHINO VALLEY TRANS MAIN	2001	40	1,301,818	2,745,450
210	4	B	CHINO VALLEY TRANS MAIN	2001	40	6,889,160	14,528,797
211	4	B	CHINO VALLEY TRANS MAIN	2004	40	1,161,756	2,181,129
212	4	B	CHINO VALLEY TRANS MAIN	2004	40	225,013	422,449
213	4	B	CHINO VALLEY TRANS MAIN	2004	40	66,665	125,160
214	4	B	CHINO VALLEY TRANS MAIN LAND	2000	999	3,204	3,204
215	4	B	CHINO VALLEY TRANS. MAIN	1998	40	16,948	38,243
216	4	B	CHINO VALLEY TRANS. MAIN	1999	40	85,781	189,117
217	2	A	CHINO VALLEY WELL IMPROVMENTS	1985	40	166,190	529,193
218	2	A	CHINO WELL 85-86 IMPROVEMENTS	1986	40	258,399	803,654
219	2	A	CHINO WELL 86-87 IMP	1987	40	102,997	312,264
220	2	A	CHINO WELL BOOSTER PUMP # 9	1989	10	25,961	75,143
221	2	A	CHINO WELL BOOSTER PUMP #4	1989	10	12,362	35,781
222	3	B	CHLORINATOR ENCLOSURE	1989	40	7,422	21,483
223	7	B	CHRISTY'S VISTA	1991	40	58,051	160,380
224	4	B	CITY WATER MAIN PROJECT	2021	999	15,132	15,132
225	7	B	CLIFF ROSE - UNIT 6	2003	40	54,718	109,174

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Line No	Functional	Service Area	Description	Date	Estimated	Purchase Cost	Escalated Cost
	Code				Life		
226	7	B	CLIFF ROSE 3	1994	40	69,990	172,878
227	7	B	CLIFF ROSE I	1987	40	156,337	473,979
228	7	B	CLIFF ROSE II	1992	40	38,440	103,005
229	7	B	CLIFF ROSE UNIT 3 PH C	1997	40	80,611	184,827
230	7	B	CLIFF ROSE UNIT 7	2006	40	87,424	150,666
231	7	B	CLIFF ROSE UNIT V PHASE A	1998	40	32,752	73,902
232	7	B	CLIFF ROSE/UNIT 5/PHASE B/LOTS 362-380	2001	40	51,055	107,672
233	7	B	CLOUDSTONE, PHASE 1	2007	40	191,740	321,524
234	5	B	COMPUTER PAYMENT	1981	10	8,330	31,477
235	7	B	COPPER BASIN HOMESITES	1985	40	21,610	68,812
236	4	B	COPPER BASIN RD	2009	40	399,200	622,231
237	4	B	COPPER BASIN RD	2009	40	762,200	1,188,036
238	4	B	COPPER BASIN RD	2009	40	764,360	1,191,403
239	4	B	COPPER BASIN RD	2009	40	4,398	6,854
240	4	B	COPPER BASIN RD	2009	40	3,768	5,872
241	4	B	COPPER BASIN RD	2009	40	382,623	596,391
242	4	B	COPPER BASIN RES PIPING ZONE 19	2014	40	1,875,102	2,554,181
243	4	B	COPPER BASIN RES PIPING ZONE 19	2014	40	198,788	270,781
244	1	B	COPPER BASIN RESERVOIR	2009	40	851,162	1,326,700
245	1	B	COPPER BASIN RESERVOIR	2009	40	103,680	161,606
246	1	B	COPPER BASIN RESERVOIR	2009	40	41,412	64,548
247	1	B	COPPER BASIN RESERVOIR	2009	40	2,588	4,033
248	1	B	COPPER BASIN RESERVOIR	2012	999	154,656	154,656
249	1	B	COPPER BASIN RESERVOIR	2012	999	6,738	6,738
250	2	B	COPPER BASIN WATER CO	1983	40	85,633	281,329
251	7	B	COPPER CANYON VILLAGE LOTS 1-26	2002	40	76,492	156,282
252	7	B	COPPER VISTA	1983	40	22,795	74,888
253	7	B	CORONADO WATER PROJECT	1997	40	12,780	29,303
254	7	B	CORONADO WATER PROJECT	1998	40	11,263	25,414
255	7	B	COTTAGES AT LAKESIDE	2000	40	33,935	72,867
256	7	B	COURTYARDS - PHASE 2	2003	40	14,205	28,342
257	7	B	COURTYARDS/PHASE I LOTS 1-38	2000	40	5,789	12,430
258	7	B	CREEKSIDE @ PRESCOTT LAKES	2006	40	215,280	371,012
259	7	B	CRESTVIEW EST	1986	40	23,757	73,887
260	7	B	CROSSINGS BUSINESS PARK UNIT 2&3	2003	40	49,896	99,554
261	7	B	CROSSINGS UNIT 4	2004	40	76,355	143,352
262	7	B	CROSSINGS, UNIT 2, LOT 25	2004	40	68,823	129,211
263	7	B	CRYSTAL CREEK OFFICE PARK	2001	40	18,611	39,248
264	3	A	CV TREATMENT FACILITY GENERATOR	2017	10	224,000	278,706
265	4	B	CV WATER FACILITIES	1994	40	32,898	81,260
266	4	B	CVID IGA WATER MAIN INST.	2000	40	492,054	1,056,561
267	2	B	CVID SULLIVAN WELL	1999	40	64,402	141,984
268	4	B	CYRSTAL LANE REALIGNMENT	2015	40	122,727	163,351
269	5	B	DATA INDUSTRIAL FLOW SENSOR	1999	10	5,128	11,305
270	4	B	DEEP WELL RANCH 2020-1730	2021	0	611,434	673,112

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Line No	Functional Code	Service Area	Description	Date	Estimated Life	Purchase Cost	Escalated Cost
271	7	B	DELLS AT PRESCOTT LAKES	2001	40	490,662	1,034,774
272	7	B	DOWNER 16	2009	40	158,800	247,520
273	7	B	DOWNER TRAIL	1988	40	413,807	1,223,198
274	7	B	DOWNER TRAIL	2009	40	103,798	161,789
275	7	B	DOWNER TRAIL	2009	40	299,768	467,247
276	7	B	DOWNTOWN ENHANCEMENT	1999	40	269,616	594,410
277	2	B	DUGAN WELL SITE PAULDEN	1998	999	383,376	383,376
278	7	B	E GOODWIN ST RECONSTRUCTION	2016	40	84,461	109,124
279	7	B	EAGLE RIDGE I	1990	40	84,883	239,617
280	7	B	EAGLE RIDGE II	1993	40	183,644	470,848
281	7	B	EAGLE RIDGE UNIT 2 PHASE 4	2000	40	23,640	50,761
282	7	B	EAGLE RIDGE UNIT 3 PH 2	1997	40	71,843	164,723
283	7	B	EAST GURLEY ST. WATER PROJECT	1997	40	15,981	36,641
284	4	B	EAST GURLEY STR RECONSTRUCTION	2006	40	97,225	167,556
285	1	B	EAST REGIONAL WATER STORAGE	2001	40	5,483	11,563
286	1	B	EAST REGIONAL WATER STORAGE	2001	40	644,867	1,359,982
287	1	B	EAST REGIONAL WATER STORAGE	2001	40	88,443	186,522
288	1	B	EAST REGIONAL WATER STORAGE	2001	40	23,690	49,960
289	5	B	ELECT. EQUIP. SWITCHGEAR & STARTERS	1982	10	76,960	268,766
290	4	B	EMERGENCY BOOSTER STATION	1996	40	34,057	80,949
291	4	B	EMERGENCY POWER BOOSTER STATION	1997	40	6,095	13,975
292	4	B	EMERGENCY POWER BOOSTER STATION	1998	40	92,486	208,687
293	5	B	ENG/ENV BLDG	1999	40	117,133	258,238
294	5	B	ENG/ENV BLDG IMPROVEMENTS	2000	40	7,817	16,784
295	5	B	ENGINEERING ROOF	1994	40	6,195	15,303
296	7	B	ESTANCIA DE PRESCOTT - PHASE 1	2004	40	49,875	93,637
297	7	B	ESTANCIA DE PRESCOTT, UNIT 1, PHASE 1, 2&3	2007	40	29,180	48,931
298	7	B	ESTATES AT PRC LAKES/UNIT I/PHASE 1&2 ET	2000	40	895,252	1,922,323
299	7	B	ESTATES/PRC LAKES/UNIT I/PHASE 4	2001	40	1,189,944	2,509,515
300	7	B	ESTRELLA HILL	2009	40	156,707	244,259
301	4	B	EZ STREET WATER PROJECT	1997	40	95,008	217,836
302	4	B	F550 SUPER CAB 4x4 W/CRANE BODY	2016	10	111,692	144,306
303	7	B	FAIRWAY VIEW DR/COUNTRY CLUB DR	2006	40	20,988	36,171
304	7	B	FAIRWAY VIEW DR/COUNTRY CLUB DR	2006	40	47,540	81,930
305	7	B	FAIRWAY VIEW DR/COUNTRY CLUB DR	2006	40	36,175	62,344
306	2	B	FENCING - SOUTH RESERVOIR	1985	10	5,265	16,765
307	5	B	FINANCIAL REPORT SYSTEM	2009	10	244,273	380,747
308	7	B	FIRE HYDRANT	1993	10	17,254	44,238
309	7	B	FIRE HYDRANT PARTS	1987	10	5,597	16,969
310	7	B	FIRE HYDRANTS	1951	10	110,659	2,722,252
311	7	B	FIRE HYDRANTS	1996	10	22,658	53,856
312	7	B	FIRE HYDRANTS 84-85	1985	10	8,428	26,837
313	7	B	FIRE HYDRANTS INSTALLED IN FY89	1989	10	22,396	64,825
314	5	B	FOLDING-INSERTING MACHINE	1996	10	6,013	14,292
315	7	B	FOOTHILLS UNIT III	2001	40	135,432	285,617

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316	7	B	FOREST RIDGE/HASSAYAMPA/PHASE I	2001	40	344,930	727,434
317	7	B	FOREST TRAILS "THE BEND"	1990	40	87,933	248,227
318	7	B	FOREST TRAILS "THE HILL"	1989	40	9,837	28,473
319	7	B	FOREST TRAILS II	1986	40	54,482	169,446
320	7	B	FOREST TRAILS III	1990	40	54,482	153,798
321	7	B	FOREST TRAILS IV	1993	40	222,800	571,240
322	7	B	FOREST TRAILS UNIT 4/PHASE 3B	2000	40	49,770	106,868
323	7	B	FOREST TRAILS UNIT 6	2000	40	16,350	35,107
324	7	B	FOREST TRAILS UNIT I	1983	40	316,595	1,040,107
325	7	B	FOREST TRAILS UNIT V, PHASE I	1999	40	6,400	14,110
326	7	B	FOREST TRAILS/UNIT 4 LOT 54	2000	40	15,020	32,252
327	7	B	FOREST TRAILS-UNIT E-PHASE 2	2003	40	44,691	89,168
328	4	B	FY 94 WATER MAIN REPLACEMENT	1994	40	14,742	36,413
329	8	B	FY 98 CVID WATER SHARES COST	1998	999	20,000	20,000
330	51	B	FY 99 WATER METERS	1999	10	46,152	101,749
331	4	B	FY-89 WATER LINE UPGRADES	1989	40	21,104	61,085
332	5	B	FY99 COMPUTER EQUIPMENT	1999	10	1,159	2,555
333	7	B	FY99 FIRE HYDRANTS	1999	10	27,925	61,565
334	7	B	GAIL GARDNER WAY RECONSTRUCTION	2007	40	267,525	448,606
335	7	B	GAIL GARDNER WAY RECONSTRUCTION	2007	40	369,566	619,717
336	7	B	GARDENS AT WILLOW CREEK/PHASE 2	2001	40	39,675	83,672
337	3	A	GAS DRIVEN ENGINES AT CV WATER PROD FAC	1998	40	763,473	1,722,715
338	5	B	GENERATOR	1994	5	12,124	29,947
339	7	B	GENERATOR TIMBER RIDGE #1	2018	10	42,513	51,337
340	2	B	GOLDWATER DAM	1991	40	240,000	663,065
341	2	B	GOLDWATER LAKE	1914	999	9,832	9,832
342	3	B	GOLDWATER LAKE 86-87 IMP	1987	40	242,819	736,173
343	3	B	GOLDWATER LAKE 87-88 IMPROVEMENTS	1989	40	11,741	33,984
344	3	B	GOLDWATER LK 85-86 IMPROVEMENTS	1986	40	83,802	260,635
345	3	B	GOLDWATER PLANT RENOVATION	1989	40	6,054	17,523
346	7	B	GOODWIN/WASHINGTON PAVEMENT RECONSTRUCTI	2017	40	146,344	182,085
347	7	B	GRACE AREA/BEACH WATER PROJECT	1997	40	183,309	420,296
348	2	A	GRANITE CR / WILLOW CR DAM	2005	40	34,762	62,362
349	2	A	GRANITE CR / WILLOW CR DAM	2009	40	34,405	53,627
350	2	A	GRANITE CR / WILLOW CR DAM	2009	40	90,741	141,438
351	2	A	GRANITE CR / WILLOW CR DAM	2009	40	321,095	500,489
352	7	B	GRANITE DELLS WATER EASEMENT	2023	999	72,539	72,539
353	7	B	GRANITE SPRINGS,LOTS 1-13,25-49	2000	40	94,613	203,157
354	7	B	GRANITE STR RECON	2005	40	19,467	34,923
355	7	B	GRANITE STR RECON	2005	40	13,005	23,331
356	4	B	GREEN LANE BOOSTER PUMP STATION	2023	999	27,747	27,747
357	7	B	GROVE AVE/MILLER VALLEY	1997	40	78,313	179,558
358	7	B	GURLEY STR/PAVEMENT RECONSTRUCTION	2006	40	240,304	414,138
359	7	B	HASSAYAMPA CONDO'S	1999	40	272,237	600,188
360	7	B	HASSAYAMPA PARCEL B	1999	40	160,114	352,996

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361	7	B	HASSAYAMPA PARCEL L	1999	40	10,345	22,807
362	4	B	HASSAYAMPA PUMP STA NEW ZONE 19	2014	40	891,971	1,215,003
363	7	B	HASSAYAMPA VILLAGE CONIFER RIDGE	1998	40	107,065	241,583
364	7	B	HASSAYAMPA/PARCEL A SUNRISE HYLANDS	2000	40	71,876	154,335
365	7	B	HASSAYAMPA/PARCEL I PINION PEAKS	2000	40	49,505	106,299
366	7	B	HASSAYAMPA/PARCEL J ASPEN CANYON	2000	40	49,313	105,887
367	7	B	HASSAYAMPA/PARCEL M VISTA RIDGE	2000	40	103,054	221,282
368	7	B	HASSAYAMPA-PARCE C-1	2003	40	13,840	27,614
369	7	B	HASSAYMAPA PARCEL P/CANYON RIDGE	2000	40	101,475	217,892
370	7	B	HEATHER LANDS	1993	40	73,400	188,191
371	7	B	HEATHERLAND WEST/PHASE III	2001	40	38,699	81,613
372	7	B	HERITAGE SUBDIVISION UNIT 3/PHASE 2	2008	40	13,630	21,910
373	7	B	HERITAGE UNIT 3 PHASE 1	2006	40	121,072	208,654
374	7	B	HERITAGE/UNIT II PHASE 1&2	2000	40	62,600	134,417
375	7	B	HERITAGE/UNIT II/PHASE 3&4	2000	40	24,923	53,516
376	7	B	HIDDEN DRIVE WATER PROJECT	1998	40	59,692	134,690
377	7	B	HIDDEN VALLEY RANCH III & IV	1983	40	177,437	582,932
378	7	B	HIDDEN VALLEY RANCH IX	1985	40	36,965	117,706
379	7	B	HIDDEN VALLEY RANCH V	1985	40	25,293	80,540
380	7	B	HIDDEN VALLEY RANCH VI	1987	40	13,073	39,634
381	7	B	HIDDEN VALLEY RANCH VII	1985	40	87,317	278,041
382	7	B	HIDDEN VALLEY RANCH VIII	1982	40	125,541	438,425
383	7	B	HIDDEN VALLEY RANCH XI	1983	40	122,531	402,550
384	7	B	HIDDEN VALLEY RANCH XII	1985	40	68,617	218,495
385	7	B	HIDDEN VALLEY RANCH XIV	1986	40	27,200	84,595
386	7	B	HIDDEN VALLEY RANCH XV	1987	40	16,964	51,431
387	7	B	HILL STREET WATER PROJECT	1998	40	10,366	23,391
388	7	B	HILLSIDE DRIVE WATER LINE	2002	40	7,379	15,077
389	7	B	HILLSIDE/SIXTH TO FIFTH STR	2006	40	13,280	22,887
390	7	B	HILLTOP ESTATES	2006	40	63,140	108,815
391	7	B	HORIZON HILLS WATER PROJECT	1997	40	73,567	168,677
392	5	B	HP DRAFTMASTER SX	1991	10	6,570	18,151
393	5	B	HUSQVARNA FS520 CONCRETE SAW	2016	5	5,772	7,457
394	4	B	HWY 89/CLIFF ROSE WATER MAIN	2004	40	69,878	131,193
395	4	B	HWY 89/GRANITE CREEK WATER	2003	40	384,835	767,830
396	7	B	IDYLWILD DR	2009	40	35,426	55,218
397	7	B	IDYLWILD DR	2009	40	26,488	41,287
398	4	B	IMPROV DISTRICT	1983	40	258,447	849,074
399	7	B	INDIAN HILL EST.	1989	40	30,338	87,813
400	7	B	INDIAN HILLS EST. II	1989	40	14,350	41,536
401	1	B	INDIAN HILLS RESERVOIR	2009	40	359,276	560,001
402	1	B	INDIAN HILLS RESERVOIR	2009	40	387,448	603,913
403	1	B	INDIAN HILLS RESERVOIR	2009	40	1,021,576	1,592,323
404	1	B	INDIAN HILLS RESERVOIR	2009	40	1,029,311	1,604,380
405	5	B	INGERSOL/RAND PORTABLE COMPRESSOR	2004	10	9,934	18,651

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406	5	B	INGERSOLL-RAND AIR COMPRESSOR	2007	10	12,171	20,409
407	4	B	INTER PUMP STA AND RES W/FOREBAY MO	2011	40	9,625	14,175
408	4	B	INTER PUMP STA AND RES W/FOREBAY MO	2011	40	2,470	3,638
409	54	B	INTERSTATE 20DTA TRAILER	2002	5	10,000	20,431
410	4	B	IRON SPRINGS RD	2009	40	1,253	1,953
411	4	B	IRON SPRINGS RD	2009	40	39,737	61,938
412	4	B	IRON SPRINGS RD	2009	40	2,018,122	3,145,633
413	4	B	IRON SPRINGS RD	2009	40	38,461	59,949
414	4	B	IRON SPRINGS WATER PROJECT	1998	40	138,721	313,012
415	4	B	IRONS SPRINGS RD PUMP STATION PROJECT	1999	999	28,694	28,694
416	54	B	J DEERE/410 E LOADER/BACKHOE	2000	5	2,827	6,071
417	7	B	JACK DRIVE SEWER IMPROVEMENTS	1985	10	79,014	251,602
418	7	B	JARDIN DE ROCAS CONDOS	1986	40	14,625	45,486
419	7	B	JOHN & LINDA TURNER PROPERTY	1993	999	24,279	24,279
420	5	B	KEY CARD ACCESS SYSTEM	2022	10	28,011	28,767
421	7	B	KINGSWOOD UNIT 4 LOTS 1-65/5 LOTS 66-74	2002	40	127,369	260,232
422	7	B	LAKESIDE PHASE 1A @ PRC LAKES	2006	40	528,408	910,653
423	7	B	LAKESIDE PHASE 1B @ PRC LAKES	2006	40	252,164	434,578
424	7	B	LAKEVIEW EST III	1984	40	6,876	22,154
425	7	B	LAND	1992	999	22,089	22,089
426	1	B	LAND/WATER TANK/E OF SENATOR/S OF CARLET	1994	999	75,000	75,000
427	2	B	LAND-CHINO VALLEY BAKER RANCH	1944	999	4,916	4,916
428	2	B	LAND-CHINO VALLEY HYW 89	1948	999	4,916	4,916
429	2	B	LAND-CHINO VALLEY SULLIVAN LAKE	1943	999	\$4,916	\$4,916
430	2	B	LAND-CHINO VALLEY WELL	1962	999	4,916	4,916
431	2	B	LAND-DEL RIO SPRINGS	1944	999	4,916	4,916
432	2	B	LAND-FRIENDLY PINES	1917	999	55,715	55,715
433	2	B	LAND-FRIENDLY PINES	1917	999	5,000	5,000
434	2	B	LAND-HAWKINS RANCH CHINO VALLEY	1954	999	30,000	30,000
435	5	B	LAND-SEWER PLANT	1976	999	90,000	90,000
436	4	B	LARRY CALDWELL DR/WATER MAIN	2006	40	380,015	654,914
437	7	B	LIESE DR	2002	40	76,072	155,425
438	5	B	LIGHT TOWER	2021	10	4,999	5,503
439	7	B	LINWOOD/WHITNEY	2006	40	90,705	156,320
440	7	B	LONGIEW EST. IV	1993	40	98,900	253,571
441	7	B	LONGVIEW EST I	1977	40	228,687	1,185,870
442	7	B	LONGVIEW EST II	1986	40	28,200	87,706
443	7	B	LONGVIEW ESTATES-UNIT 4	2003	40	115,038	229,527
444	7	B	LONGVIEW III	1992	40	52,500	140,681
445	3	B	LOWER GOLDWATER IMPROV FY89 (BOND)	1990	40	91,579	258,519
446	3	B	LOWER GOLDWATER IMPROVEMENTS FY89	1989	40	410,435	1,187,994
447	4	B	LOWER THUMB BUTTE PUMP STA	2016	40	535,797	692,250
448	4	B	LOWER THUMB BUTTE PUMP STATION	2014	20	128,378	174,871
449	7	B	MANZANITA VILLAGE LOTS 13-20,21-26	2000	40	5,998	12,879
450	7	B	MANZANITA VILLAGE PHASE II	2002	40	27,540	56,268

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	Code				Life		
451	7	B	MEADOWS @ EAGLE RIDGE LOTS 18-47	2002	40	64,838	132,473
452	7	B	MEANY STREET	2006	40	55,978	96,472
453	7	B	MERRIT LANE BYPASS WATER EASEMENT	2014	999	4,423	4,423
454	7	B	MERRIT LANE WATER BYPASS EASEMENT	2014	999	8,145	8,145
455	7	B	MERRITT/6TH STREET	1999	40	92,725	204,427
456	7	B	MILLER CREEK 85-86 IMPROVEMENTS	1986	40	11,442	35,586
457	5	B	MINOLTA 509 MICROFILM READER/PRINTER	1995	10	6,088	14,863
458	5	B	MINOLTA COPIER	1995	10	6,720	16,409
459	7	B	MISSION HILLS	1990	40	41,055	115,894
460	7	B	MISSION HILLS CONDOS	1987	40	79,075	239,738
461	5	B	MODEL 2580 IMPRINTER	1990	10	6,433	18,160
462	7	B	MOELLER ST-MT. VERNON-6TH	1998	40	62,666	141,401
463	7	B	MOLLIE RAE ESTATES	2009	40	460,566	717,881
464	7	B	MOUNTAIN CLUB WATER REP. LINE	1998	40	50,851	114,741
465	7	B	MOUNTAIN LAKE EST.	1992	40	35,733	95,752
466	7	B	MT VERNON STR CONSTRUCTION	2007	40	13,184	22,109
467	7	B	MULLEN WAY	2021	40	32,679	35,975
468	5	B	MULLEN WAY SEWER ID	2006	40	26,124	45,022
469	5	B	MULLEN WAY SEWER ID	2006	40	7,210	12,426
470	3	B	MW4G MONITORING WELL PROJECT	2021	999	25,706	25,706
471	5	B	N VIRGINIA PARKING LOT	2002	40	10,869	22,207
472	4	B	NEW CATAPILLER 426B BACKHOE	1996	10	65,000	154,496
473	4	B	NEW CATAPILLER 426B BACKHOE	1996	10	4,907	11,662
474	51	B	NEW METER SERVICE INSTALL	2003	40	35,964	71,755
475	1	B	NEW THUMB BUTTE RESERVOIR	2014	40	615,331	838,176
476	1	B	NEW THUMB BUTTE RESERVOIR	2014	40	4,951,798	6,745,119
477	7	B	NEW WATER SERVICE LINES	2005	40	14,643	26,269
478	7	B	NEWPORT HEIGHTS PAHSE I	1998	40	419,365	946,263
479	7	B	NEWPORT HGTS/PHASE I/LOT 100 & UNIT I	2000	40	459,365	986,368
480	54	B	NISSAN JP50LP FORKLIFT	2004	10	21,582	40,519
481	7	B	NORTH FORTY SUBDIVISION	2008	40	205,180	329,819
482	7	B	NORTH LAKE-PHASE 2	2008	40	64,490	103,665
483	1	B	NORTH RESERVOIR	1985	40	1,210,156	3,853,460
484	7	B	NORTHLAKE - PHASE 2	2003	40	64,490	128,672
485	7	B	NORTHLAKE SUBDIVISION PHASE 3	2006	40	178,939	308,382
486	7	B	NORTHLAKE/PHASE I, LOTS 1-36	2000	40	82,889	177,983
487	7	B	NORTHSIDE DR/BLACK TO PRESCOTT HGTS	2006	40	31,458	54,214
488	7	B	NORTHSIDE DR/BLACK TO PRESCOTT HGTS	2006	40	7,100	12,236
489	7	B	NORTHSIDE DR/FLORA TO MINGUS DR	2006	40	3,250	5,601
490	7	B	OAK RIDGE TERRACE	1992	40	19,605	52,534
491	1	B	OLD NORTH TANK RESERVOIR	2012	40	2,830,106	4,061,512
492	1	B	OLD NORTH TANK RESERVOIR REPLACEMENT	2009	20	366,703	571,577
493	7	B	ORO VISTA EST	1994	40	19,650	48,536
494	7	B	PARK AVENUE RECONSTRUCTION	2016	20	1,070,582	1,383,193
495	4	B	PAULDEN-CHINO VALLEY TRANS MAIN	2002	40	418,666	855,391

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	Code				Life		
496	5	B	PAVEMENT RECON-CHEROKEE	1999	40	57,910	127,671
497	5	B	PC 486-25 & PSION HAND HELD METER READIN	1993	10	7,520	19,281
498	4	B	PEREGRINE PUMP STATION	2009	40	142,301	221,803
499	4	B	PEREGRINE PUMP STATION	2009	40	35,575	55,451
500	7	B	PINE MEADOWS	1986	40	8,500	26,436
501	7	B	PINECREEK EST	1985	40	33,867	107,842
502	7	B	PINES AT PRESCOTT LAKES	2001	40	324,642	684,650
503	7	B	PINNACLE 2,PHASE 2A	2007	40	86,425	144,924
504	7	B	PINNACLE 3 AT PRESCOTT LAKE	2008	40	3,097,879	4,979,719
505	7	B	PINON OAKS UNIT 4 - PHASE 2 LOT 473	2004	40	96,370	180,929
506	7	B	PINON OAKS UNIT 4 PHASE 3	2005	40	102,940	184,673
507	7	B	PINON OAKS UNIT 4 PHASE 4	2006	40	81,675	140,758
508	7	B	PINON OAKS UNIT III,PHASE IV	2002	40	131,427	268,523
509	7	B	PINON OAKS/UNIT III,PHASE I	2000	40	197,700	424,510
510	7	B	PINON OAKS/UNIT III/PHASE II	2001	40	110,736	233,535
511	7	B	PINON OAKS/UNIT III/PHASE III	2001	40	111,631	235,423
512	4	B	PIONEER PARK PUMP STATION UPGRADE	2015	40	1,634	2,174
513	4	B	PIONEER PARK PUMP STATION UPGRADES	2015	40	1,634	2,174
514	4	B	PIONEER PUMP ST UPGRADE	2009	40	53,506	83,399
515	4	B	PIONEER PUMP ST UPGRADE	2009	40	173,824	270,938
516	4	B	PIONEER PUMP ST UPGRADE	2009	40	151,802	236,613
517	4	B	PIONEER PUMP ST UPGRADE	2009	40	277,243	432,136
518	4	B	PIONEER PUMP ST UPGRADE	2009	40	143,129	223,094
519	4	B	PIONEER PUMP ST UPGRADE	2009	40	244,702	381,415
520	5	B	PLASTIC SEWER PIPE - 5000 FT	1987	10	8,480	25,709
521	7	B	PONDEROSA PLAZA/GAIL GARDNER	2006	40	24,583	42,366
522	7	B	PONDEROSA PLAZA/GAIL GARDNER	2006	40	109,720	189,091
523	7	B	PONDEROSA PLAZA/GAIL GARDNER	2006	40	255,716	440,699
524	5	B	PORTABLE AIR COMRESSOR	1983	10	10,603	34,834
525	5	B	PORTABLE VALVE OPERATOR	2005	10	5,878	10,546
526	5	B	POSTAGE METER MACHINE	1999	10	6,119	13,491
527	5	B	POTABLE WATER SYSTEM MODEL	2005	10	388,477	696,921
528	1	B	PRC CANYON RESERVOIR	2009	40	27,280	42,520
529	1	B	PRC CANYON RESERVOIR	2009	40	37,406	58,305
530	1	B	PRC CANYON RESERVOIR	2009	40	74,065	115,444
531	7	B	PRC MOBILE HOME ESTATES	2003	40	82,324	164,255
532	7	B	PRC REGIONAL AIRPARK/COMMERCE CENTER	2008	40	641,240	1,030,768
533	7	B	PREASSURE REDUCING STATION	1991	40	5,887	16,264
534	7	B	PRES RESORT GOLF & TENNIS	1984	40	24,170	77,873
535	7	B	PRESCOTT AIR PARK	1992	40	5,835	15,636
536	7	B	PRESCOTT AIR PARK	1997	40	417,115	956,371
537	7	B	PRESCOTT AIRPARK - UNIT 5	2004	40	58,903	110,586
538	7	B	PRESCOTT AIRPARK - UNIT 7	2004	40	51,138	96,009
539	7	B	PRESCOTT AIRPARK LOT 6	2000	40	31,475	67,585
540	7	B	PRESCOTT AIRPARK UNIT 6	2006	40	184,373	317,747

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541	7	B	PRESCOTT AIRPARK UNIT 8	2006	40	65,255	112,460
542	7	B	PRESCOTT AIRPARK,UNIT 9	2007	40	93,754	157,214
543	7	B	PRESCOTT AIRPARK/LOT 14	2001	40	36,244	76,436
544	7	B	PRESCOTT AIRPARK-UNIT 4-PH1	2003	40	53,168	106,081
545	7	B	PRESCOTT AIRPARK-UNIT 4-PH2	2003	40	32,593	65,029
546	7	B	PRESCOTT BOULDERS	1986	40	9,050	28,147
547	1	B	PRESCOTT CANYON RESERVOIR	2011	40	20,353	29,975
548	1	B	PRESCOTT CANYON RESERVOIR WATER	2010	20	7,940,831	12,051,082
549	7	B	PRESCOTT ESTATES I/LOTS 1-22	2000	40	59,918	128,659
550	7	B	PRESCOTT HGTS WATER & SEWER IMP	1987	40	133,540	404,863
551	7	B	PRESCOTT HIGHLAND ESTATES	2008	40	158,640	255,008
552	7	B	PRESCOTT HIGHLANDS - UNIT 4	2004	40	76,665	143,934
553	7	B	PRESCOTT HIGHLANDS - UNIT 5	2004	40	101,499	190,559
554	7	B	PRESCOTT HIGHLANDS EAST	2006	40	104,169	179,523
555	7	B	PRESCOTT HIGHLANDS I	1993	40	55,093	141,254
556	7	B	PRESCOTT HIGHLANDS II	1994	40	63,872	157,767
557	7	B	PRESCOTT HIGHLANDS PHASE III	1999	40	53,981	119,010
558	7	B	PRESCOTT INDUSTRIAL AIRPARK	1992	40	142,170	380,964
559	7	B	PRESCOTT INDUSTRIAL AIRPARK	1994	40	5,835	14,413
560	7	B	PRESCOTT LAKES COMMERCE CENTER	2005	40	59,603	106,927
561	7	B	PRESCOTT LAKES PETROGLYPH POINTE	2004	40	67,947	127,567
562	7	B	PRESCOTT LAKES SENIOR COMMUNITY CENTER	2004	40	43,770	82,175
563	7	B	PRESCOTT MOBILE HOME ESTATES	2003	40	61,025	121,758
564	7	B	PRESCOTT OVERLOOK LOTS 1-7 & 19-25 ONLY	1998	40	29,449	66,449
565	7	B	PRESCOTT OVERLOOK PHASE 2	2006	40	41,550	71,607
566	4	B	PRESCOTT RESORT PUMP STA UPGRADE	2009	40	64,776	100,965
567	4	B	PRESCOTT RESORT PUMP STA UPGRADE	2009	40	210,158	327,571
568	4	B	PRESCOTT RESORT PUMP STATION UPGRADE	2012	999	156,610	156,610
569	4	B	PRESCOTT RESORT PUMP STATION UPGRADE	2012	999	15,533	15,533
570	7	B	PRESCOTT VIEW EST	1984	40	23,543	75,853
571	7	B	PRESCOTT VIEW NORTH	1996	40	125,123	297,401
572	7	B	PRESCOTT VIEW NORTH PAHSE II	1998	40	43,607	98,396
573	7	B	PRESCOTT VIEW NORTH PHASE III	2000	40	68,000	146,013
574	7	B	PRESCOTT VISTAS	2007	40	46,670	78,260
575	7	B	PRESCOTT WATERLINE IMPROVEMENT	1991	40	119,432	329,963
576	7	B	PRESCOTTONIAN PLAZA	1998	40	62,055	140,022
577	7	B	PRESSURE REDUCING VALVES P V	1985	10	28,837	91,825
578	7	B	PRODUCTION DISTRB WAREHSE INT	2011	40	187,754	276,518
579	5	B	PRODUCTION DISTRIBUTION WAREHOUSE	2009	40	8,680	13,529
580	5	B	PRODUCTION DISTRIBUTION WAREHOUSE	2009	40	43,085	67,156
581	5	B	PRODUCTION DISTRIBUTION WAREHOUSE	2009	40	423,421	659,984
582	2	B	PRODUCTION WELL NO 5 (AP) NEW	2019	20	3,412,601	4,040,912
583	4	B	PRV UPGRADE	1995	40	12,711	31,034
584	4	B	PRV UPGRADE	1996	40	12,438	29,564
585	4	B	PRV UPGRADE	1997	40	6,269	14,373

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Line No	Functional		Description	Date	Estimated		Purchase Cost	Escalated Cost
	Code	Service Area			Life			
586	4	B	PRV UPGRADE	1998	10		8,357	18,856
587	4	B	PRV UPGRADE	1999	40		29,422	64,866
588	5	B	PUMPS & MOTORS	1981	10		94,192	355,931
589	5	B	PUSHER/PULLER	2000	10		6,873	14,757
590	5	B	PUSHER/PULLER	2000	10		2,600	5,583
591	7	B	QUAIL HOLLOW UNIT I PAHSE I & II	1998	40		20,355	45,929
592	7	B	QUAIL HOLLOW/UNIT II/PHASE II	2000	40		7,400	15,890
593	5	B	RADIO REPEATER SYSTEM	1985	10		10,412	33,155
594	5	B	RADIO REPEATER SYSTEM	1986	5		8,336	25,926
595	5	B	RADIO SITE RECONSTRUCTION	2020	10		346,793	404,017
596	7	B	RANCH AT PRESCOTT II	1989	40		28,151	81,482
597	7	B	RANCH COMMERCIAL CENTER	1989	40		101,769	294,568
598	7	B	RANCH UNIT 9 - MYSTIC HEIGHTS	2004	40		296,761	557,151
599	7	B	RANCHO VISTA HILLS	2003	40		65,734	131,153
600	2	B	RECOVERY WELL #2 AT AIRPORT	2011	999		8,502	8,502
601	2	B	RECOVERY WELL #2 AT AIRPORT	2011	999		77,471	77,471
602	2	B	RECOVERY WELL #2 AT AIRPORT	2011	40		63,343	93,290
603	2	B	RECOVERY WELL #2 AT AIRPORT	2011	40		680,906	1,002,816
604	2	B	RECOVERY WELL #3 AIRPORT	2014	40		2,503,482	3,410,132
605	2	B	RECOVERY WELL #3 AT AIRPORT	2014	40		1,004,069	1,367,698
606	2	B	RECOVERY WELL #3 AT AIRPORT	2015	40		840,077	1,118,150
607	2	B	RECOVERY WELLS AT AIRPORT	2009	40		1,002,013	1,561,831
608	2	B	RECOVERY WELLS AT AIRPORT	2009	40		360,127	561,327
609	2	B	RECOVERY WELLS AT AIRPORT	2009	40		833,242	1,298,768
610	2	B	RECOVERY WELLS AT AIRPORT	2010	20		106,508	161,637
611	5	B	REPAIR OF FIRE PUMP ENGINE/SHERATON	1991	10		7,677	21,210
612	4	B	REPAIR/ROBINSON DR LIFT STA	2005	40		17,068	30,620
613	7	B	RIDGEVIEW EST	1989	40		46,484	134,547
614	7	B	RIGHT OF WAY ZONE 19	2011	999		5,268	5,268
615	7	B	RIGHT OF WAY ZONE 19	2011	999		7,549	7,549
616	7	B	RIGHT OF WAY ZONE 19	2011	999		6,458	6,458
617	7	B	RIGHT OF WAY ZONE 19	2011	999		2,430	2,430
618	7	B	RIGHT OF WAY ZONE 19	2011	999		16,775	16,775
619	7	B	ROBINSON DR	2008	40		9,101	14,630
620	7	B	ROBINSON DRIVE	2016	40		958,146	1,237,926
621	2	B	RODEO GROUNDS RAINWATER HARVESTING	2022	20		97,999	100,643
622	7	B	ROSSER RECONSTRUCTION	2011	20		370,911	546,266
623	7	B	ROSSER STREET	2009	40		20,269	31,592
624	7	B	ROSSER STREET	2009	40		306,806	478,217
625	7	B	ROSSER STREET	2009	40		36,885	57,493
626	7	B	ROSSER,COMMERCE,LAKEVIEW,SANDRETTO ROADW	2004	40		118,983	223,384
627	7	B	RUSH,GRANITE,LINWOOD,WILLIS	2004	40		13,500	25,345
628	7	B	RUTH-DEMERSE WATER/SEWER	2009	40		390,440	608,576
629	7	B	RUTH-DEMERSE WATER/SEWER	2009	40		522,872	814,996
630	1	B	S RESERVOIR/CORNER OF E AUBREY/SENATOR	1949	999		3,560	3,560

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Line No	Functional	Service Area	Description	Estimated		Purchase Cost	Escalated Cost
	Code			Date	Life		
631	7	B	SANDRETTO HILLS EST. (PHASE	1994	40	26,878	66,390
632	7	B	SANDRETTO HILLS PHASE III	1998	40	42,889	96,776
633	7	B	SANDRETTO-PHASE IV	2000	40	51,750	111,120
634	7	B	SANTA FE OFFICE PARK	1994	40	12,210	30,159
635	7	B	SANTA FE SPRINGS	1998	40	14,101	31,818
636	7	B	SANTA FE SPRINGS IIA-LOTS 14-19	2003	40	5,174	10,323
637	7	B	SANTA FE SPRINGS OFFICE PARK	2000	40	12,210	26,218
638	7	B	SANTA FE SPRINGS PHASE IIB	2008	40	61,193	98,365
639	7	B	SANTA FE VILLAGE	1998	40	12,210	27,551
640	7	B	SANTA FE VILLAGE PHASE 2 LOTS 70-91	2002	40	34,619	70,731
641	5	B	SAVIN COPIER	1989	10	7,217	20,889
642	7	B	SECTION 33 WATER MAIN EXT ROW	2023	999	251	251
643	7	B	SENATOR HIGHWAY DESIGN	2008	40	11,246	18,077
644	7	B	SENATOR HWY DESIGN	2009	40	35,935	56,011
645	7	B	SENATOR HWY RECONSTRUCTION	2011	40	104,560	153,992
646	7	B	SERVICE LINE INSTALLATION	2004	40	6,193	11,627
647	4	B	SEWER MAIN REPLACEMENT	1996	40	345,723	821,737
648	7	B	SHADOW VALLEY EST	1992	40	139,530	373,890
649	7	B	SHARD CIR/SMALL WATER MAIN PROJECT	2005	40	12,175	21,841
650	7	B	SHELDON ST WATER/SEWER IMPROVEMENTS	2001	40	33,236	70,093
651	7	B	SHELDON STR PROJECT	2003	40	85,942	171,474
652	7	B	SHELDON/MCCORMICK	2003	40	199,015	397,078
653	7	B	SHELDON/MCCORMICK	2003	40	70,029	139,724
654	7	B	SHORT/MEANY STREETS	2005	40	46,987	84,294
655	7	B	SIENNA @ BLOOMING HILLS	2008	40	49,288	79,229
656	7	B	SM WATER MAIN BROOKSIDE	1999	40	21,269	46,891
657	7	B	SM WATER MAIN CYPRESS	1999	40	9,906	21,840
658	7	B	SM WATER MAIN FLORA/DELANO	2000	40	164,326	352,847
659	7	B	SM WATER MAIN GURLEY/FRONT	1999	40	28,341	62,483
660	7	B	SM WATER MAIN NAVAJO	2000	40	13,641	29,290
661	7	B	SM WATER MAIN STETSON	1999	40	19,305	42,561
662	7	B	SMALL WATER MAIN REPLACEMENT	2009	40	347,466	541,593
663	7	B	SMALL WATER MAIN REPLACEMENT	2009	40	743,583	1,159,017
664	7	B	SMALL WATER MAIN REPLACEMENT	2009	40	127,425	198,617
665	7	B	SMOKE TREE LANE RECONSTRUCTION	2015	40	1,269,658	1,689,926
666	7	B	SMOKE TREE LANE RECONSTRUCTION	2015	40	51,399	68,412
667	7	B	SMOKE TREE LANE RECONSTRUCTION ROW	2016	999	3,156	3,156
668	7	B	SMOKE TREE LANE RESCONSTRUCTION ROW	2016	999	3,131	3,131
669	7	B	SMOKETREE PLAZA PHASE 2	2006	40	45,920	79,137
670	7	B	SOUTH BLOOMING HILLS DR	2002	40	81,779	167,085
671	7	B	SOUTH MOUNT VERNON	2014	20	440,604	600,172
672	7	B	SOUTH SKYVIEW WATER MAIN REPLACEMENT	1999	40	6,030	13,293
673	7	B	SOUTH SKYVIEW WATER MAIN REPLACEMENT	1999	40	608	1,339
674	7	B	SOUTHVIEW I	1996	40	45,413	107,941

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Line No	Functional		Description	Date	Estimated		Purchase Cost	Escalated Cost
	Code	Service Area			Life			
675	7	B	SOUTHVIEW II	1996	40		72,124	171,429
676	7	B	SOUTHVIEW IV/LOTS 25-30,33-34,48-52,59-6	2000	40		42,123	90,448
677	7	B	SOUTHVIEW V, LOTS 40,81-92,94-104,108	2002	40		64,487	131,755
678	7	B	SOUTHVIEW VI	2003	40		37,544	74,909
679	5	B	SPECIAL ASSESS. IMP.	1981	40		379,887	1,435,511
680	4	B	SR 69 CORRIDOR PHASE I	2011	20		103,573	152,539
681	4	B	SR89/PHIPPEN ROUNDABOUT	2015	20		520,425	692,690
682	7	B	ST 125 CONCRETE BUGGY	1996	10		3,500	8,319
683	7	B	STARLIGHT EST.	1992	40		9,950	26,662
684	4	B	STATE ROUTE 69 CORRIDOR PH 1	2008	40		126,700	203,665
685	5	B	STEEL BUILDING FOR OUTDOOR MEETINGS	2021	20		4,774	5,256
686	7	B	STONE CREEK UNIT 2/PHASE 2	2001	40		168,700	355,778
687	7	B	STONE CREEK/UNIT II/PHASE I/LOTS 74-94	2000	40		92,912	199,505
688	7	B	STTETSON DRIVE WATER PROJECT	1998	40		13,348	30,118
689	5	B	STUFFING/INSERTING MACHINE	2002	10		18,892	38,600
690	2	B	SULLIVAN WELL SITE	2007	999		6,792	6,792
691	7	B	SUMMIT AT PRESCOTT LAKES	2001	40		328,893	693,615
692	7	B	SUMMIT PHASE I 1-63	1999	40		299,152	659,527
693	7	B	SUMMIT POINT I	1996	40		41,481	98,595
694	7	B	SUMMIT POINTE ESTATES	2007	40		169,073	283,514
695	7	B	SUMMIT/MCCORMICK/BEACH RECONSTRUCTION	2020	40		1,267,542	1,476,698
696	7	B	SUN/AUDRY WATER PROJECT	1997	40		94,501	216,674
697	4	B	SUNDOG CONNECTOR	2011	40		232,160	341,917
698	4	B	SUNDOG WATER OPS PAVEMENT	2018	40		167,020	201,686
699	2	A	SURFACE WATER RECHARGE PIPE	2011	999		9,072	9,072
700	2	A	SURFACE WATER RECHARGE PIPELINE	2009	40		2,329,417	3,630,847
701	7	B	TAMARACK VILLAGE	1994	40		10,367	25,607
702	7	B	TANGLEWOOD I	1986	40		53,959	167,819
703	7	B	TANGLEWOOD II	1988	40		45,408	134,224
704	5	B	TAPPING MACHINE	1984	10		15,933	51,335
705	7	B	TELEMETRY SYSTEM 85-86 IMP	1987	40		103,555	313,955
706	7	B	TELEMETRY UPGRADE	2001	40		69,577	146,734
707	5	B	TELEMETRY/SCADA PROGRAM	2012	40		154,433	221,629
708	5	B	TELEMETRY/SCADA PROGRAM	2013	40		39,595	55,402
709	5	B	TELEMETRY/SCADA PROGRAM	2016	40		4,171,324	5,389,356
710	5	B	TELLUROMETER	1985	10		5,140	16,367
711	7	B	THE BOULDERS	1991	40		63,575	175,643
712	7	B	THE CROSSINGS COMMERCE CENTER UNIT 1	2002	40		101,042	206,441
713	7	B	THE CROSSINGS PHASE 1	2005	40		410,297	736,066
714	7	B	THE CROSSINGS PHASE 2	2006	40		336,587	580,071
715	7	B	THE PINNACLE 1 PHASE 1	2006	40		147,370	253,977
716	7	B	THE PRESERVE AT PRESCOTT	2008	40		275,760	443,273
717	7	B	THE RANCH @ PRC/UNIT 8	2009	40		104,394	162,718
718	7	B	THE RANCH IV	1988	40		487,762	1,441,807
719	7	B	THE RANCH V	1990	40		481,035	1,357,917

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Line No	Functional	Service Area	Description	Date	Estimated	Purchase Cost	Escalated Cost
	Code				Life		
720	7	B	THE RANCH VI	1993	40	246,185	631,198
721	7	B	THE RIDGE AT IRON SPRINGS	2008	40	170,780	274,522
722	7	B	THUMB BUTTE MEADOWS	1989	40	38,515	111,481
723	4	B	THUMB BUTTE RD 12" LINE	2012	20	375,128	538,350
724	7	B	THUMB BUTTE TOWNHOUSES	1984	40	19,130	61,635
725	7	B	TIMBER CREEK VILLAS PHASE 1	2006	40	12,850	22,146
726	7	B	TIMBER CREEK VILLAS PHASE 2	2008	40	75,645	121,596
727	7	B	TIMBER RIDGE	1987	40	144,040	436,697
728	7	B	TIMBER RIDGE II	1986	40	51,563	160,368
729	7	B	TIMBER RIDGE WEST	1990	40	58,500	165,140
730	7	B	TOUCHMARK WATER MAIN	2017	20	288,794	359,325
731	5	B	TRAFFIC COUNTER CLASSIFIE	1992	10	5,698	15,269
732	54	B	TRAILER	2006	10	2,486	4,284
733	4	B	TRAILER MOUNTED PUMP	1994	5	11,209	27,686
734	4	B	TRANS MAIN UPGRADE PH 1	1995	40	22,000	53,715
735	4	B	TRANS MAIN UPGRADE PH1	1996	40	87,318	207,544
736	4	B	TRANS MAIN UPGRADE PHASE I	1997	40	3,710	8,507
737	5	B	TRIMBLE GIS DATA COLLECTOR	2016	10	3,836	4,956
738	5	B	TRIMBLE R12I MODEL 60 GNSS RECEIVER	2022	10	10,494	10,777
739	1	B	UNDERGROUND STORAGE TANKS	2008	40	45,184	72,631
740	1	B	UPPER THUMB BUTTE TANK WATER	2010	20	118,645	180,057
741	1	B	UPPER THUMB BUTTE TANK	2009	40	1,124,507	1,752,762
742	7	B	VALLEY VIEW EST. & APTS.	1994	40	46,660	115,252
743	5	B	VALVE MAINTENACE SKID	2019	10	66,614	78,879
744	7	B	VARIOUS BOND PROJECTS	1983	40	1,738,580	5,711,744
745	5	B	VA-TRON VACUUM UNIT	2022	10	125,715	129,108
746	5	B	VEHICLE BODY/ADDED TO EQUIPMENT 1104	2008	10	5,294	8,510
747	7	B	VILLAS AT SUNRISE TERRACE	1988	40	91,073	269,208
748	7	B	VIRGINIA STREET LAND	2000	999	10,000	10,000
749	7	B	VIRGINIA STREET LAND	2000	999	37,653	37,653
750	7	B	VISTA DEL LAGO I	1990	40	219,456	619,504
751	7	B	VISTA DEL LAGO II	1991	40	44,060	121,728
752	7	B	VISTA DEL LAGO III	1992	40	34,436	92,276
753	7	B	VISTA MONTANESA CONDOS	1983	40	10,408	34,193
754	7	B	VISTA VERDE	1994	40	53,884	133,096
755	7	B	VISTA VERDE - UNIT 2	2004	40	34,079	63,981
756	7	B	VISTA VERDE ESTATES,UNIT 3	2007	40	54,642	91,628
757	5	B	WALKER ROAD REHAB (SR69-CITY LIMITS)	2017	20	1,453	1,808
758	5	B	WATER DIVISION COPIER	2014	5	5,010	6,825
759	7	B	WATER LINE 85-86 IMPROVEMENTS	1986	40	138,364	430,330
760	7	B	WATER LINE 86-87 IMP	1987	40	383,141	1,161,597
761	7	B	WATER LINE EASEMENT SHELDON/MONTEZUMA	1994	999	3,300	3,300
762	7	B	WATER MAIN EAST GURLEY	2010	20	67,539	102,498
763	4	B	WATER MAIN EXTENSIONS	1996	40	12,606	29,963
764	4	B	WATER MAIN FLATAU/OVERSTREET	2010	20	161,407	244,953

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	Code			Date	Life		
765	4	B	WATER MAIN LEROUX/GRANITE	2010	20	154,445	234,388
766	4	B	WATER MAIN REPLACEMENT	1997	40	344,015	788,766
767	4	B	WATER MAIN REPLACEMENT PROJECTS	1999	40	11,499	25,352
768	4	B	WATER MAIN REPLACEMENT PROJECTS	1999	40	3,179	7,008
769	4	B	WATER MAIN RODEO GROUNDS	2010	20	56,199	85,288
770	4	B	WATER MAIN UPGRADE	1991	40	119,955	331,408
771	4	B	WATER MAIN UPGRADE	1992	40	221,550	593,674
772	4	B	WATER MAIN UPGRADE	1993	40	190,262	487,816
773	4	B	WATER MAIN UPGRADE	1994	40	482,077	1,190,751
774	4	B	WATER MAIN UPGRADE	1995	40	350,804	856,522
775	4	B	WATER MAIN UPGRADE	1998	40	121,442	274,024
776	4	B	WATER MAIN UPGRADE	2000	40	78,322	168,177
777	4	B	WATER MAIN UPGRADE	2005	40	23,273	41,752
778	4	B	WATER MAIN UPGRADE	2005	40	51,024	91,535
779	5	B	WATER MODEL UPDATE	2014	5	609,190	829,811
780	3	B	WATER PRODUCTION BLDG	2001	40	130,918	276,097
781	3	B	WATER PRODUCTION BLDG	2002	40	9,841	20,106
782	1	B	WATER STORAGE / AIRPORT	1999	40	28,681	63,232
783	1	B	WATER STORAGE AIRPRT ZONE	1998	40	14,317	32,305
784	1	B	WATER STORAGE RESERVOIR	1998	40	179,889	405,906
785	1	B	WATER STORAGE TANK	1997	40	68,567	157,213
786	7	B	WATER SYSTEM	1940	40	1,614,074	89,094,217
787	7	B	WATER SYSTEM	1959	40	7,738,967	129,707,806
788	1	B	WATER TANK - NW QUADRANT	2000	40	939,902	2,018,198
789	1	B	WATER TANK - NW QUADRANT	2000	40	28,225	60,606
790	1	B	WATER TANK/RANCHO VISTA HILLS	2002	40	14,921	30,486
791	1	B	WATER TANK-SE QUADRANT	2001	40	42,702	90,055
792	1	B	WATER TANK-SE QUADRANT	2001	40	640,765	1,351,331
793	1	B	WATER TANK-SE QUADRANT	2001	40	16,412	34,612
794	7	B	WCR PHASE IV	2005	40	256,493	460,145
795	7	B	WCR PHASE IV	2005	40	39,500	70,862
796	2	B	WEBER WELL	1986	40	150,151	466,989
797	4	B	WEINMAN PUMP	1994	10	5,990	14,794
798	2	B	WELL 5 CHINO VALLEY	2009	20	78,512	122,376
799	2	B	WELL REHAB PROGRAM	2006	40	144,272	248,638
800	2	B	WELL REHAB PROGRAM	2006	40	27,243	46,950
801	2	B	WELL REHAB PROGRAM	2006	40	85,122	146,699
802	2	B	WELL REHAB PROGRAM	2006	40	34,780	59,940
803	2	B	WELL REHAB PROGRAM	2006	40	183,171	315,675
804	2	B	WELL REHAB PROGRAM	2006	40	27,243	46,950
805	5	B	WEST A/P MASTER PLAN	2009	40	18,747	29,221
806	7	B	WHIPPLE STREET WATER PROJECT	1998	40	13,628	30,751
807	7	B	WHISKEY ROW ALLEY REHAB	2006	40	169,863	292,740
808	7	B	WHISPER RIDGE	1990	40	15,086	42,586
809	4	B	WHITE SPAR 12" LINE	2009	40	43,903	68,431

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810	4	B	WHITE SPAR 12" LINE	2009	40	10,879	16,957
811	4	B	WHITE SPAR 12" LINE	2009	40	908,668	1,416,334
812	4	B	WHITE SPAR 12" LINE	2009	40	69,884	108,927
813	4	B	WHITE SPAR WATER LINE	1991	40	10,985	30,349
814	4	B	WHITE SPAR WATERLINE	1992	40	13,823	37,041
815	7	B	WICKWOOD LN CULVERT/DRAINAGE REPLACEMENT	2016	40	112,669	145,568
816	7	B	WILHOIT WATER CO.	1983	40	208,557	685,171
817	7	B	WILLIAMSON VALLEY RD	2009	40	537,650	838,031
818	7	B	WILLIAMSON VALLEY RD	2009	40	73,478	114,529
819	7	B	WILLIAMSON VALLEY RD	2009	40	218,618	340,759
820	2	A	WILLOW & WATSON LAKES & WATER RIGHTS	1999	40	3,478,214	7,668,259
821	7	B	WILLOW COVE	1998	40	12,550	28,318
822	7	B	WILLOW COVE-PHASE 2B/LOTS 12-23	2000	40	18,980	40,755
823	7	B	WILLOW COVE-PHASE 2D,LOTS 39-60	2000	40	18,980	40,755
824	2	B	WILLOW CREEK CHANNEL IMPROVEMENTS	2016	40	530,002	684,763
825	7	B	WILLOW CREEK HEIGHTS	2009	40	24,700	38,500
826	1	B	WILLOW CREEK RD HUT/RESERVOIR	1948	999	4,916	4,916
827	7	B	WILLOW CREEK RD PHASE II A	1999	40	70,730	155,936
828	7	B	WILLOW CREEK RD PHASE IIIA	2001	40	6,450	13,602
829	7	B	WILLOW CREEK RD PHASE IIIB	2001	40	6,450	13,602
830	4	B	WILLOW CREEK RD REALIGNMENT	2015	40	631,564	840,618
831	4	B	WILLOW CREEK RD REALIGNMENT	2015	40	546,945	727,989
832	4	B	WILLOW CREEK TRANS. MAIN SCOUR PROTECTIO	2016	40	4,807	6,211
833	7	B	WILLOW CREEK WATER PROJECT	1997	40	758,927	1,740,086
834	7	B	WILLOW CREEK WATER PROJECT	1998	40	10,623	23,970
835	4	B	WILLOW CRK 14" TRANSMISSION	2009	40	252,358	393,349
836	4	B	WILLOW CRK 14" TRANSMISSION	2009	40	268,985	419,264
837	4	B	WILLOW CRK 14" TRANSMISSION	2009	40	38,032	59,280
838	4	B	WILLOW CRK 14" TRANSMISSION	2009	40	30,565	47,641
839	7	B	WILLOW HILLS - PHASE 2	2004	40	540,031	1,013,877
840	7	B	WILLOW HILLS LOTS 1-13,39-64	2002	40	45,217	92,384
841	7	B	WILLOW HILLS PHASE 3 & 4	2006	40	127,846	220,329
842	7	B	WILLOW LAKE EST IV	1985	40	65,500	208,569
843	7	B	WILLOW LAKE VILLAS (EXCEPT LOT 1)	2004	40	138,097	259,269
844	7	B	WILLOW LAKE WATER LINE	1991	40	78,096	215,761
845	2	B	WILLOW/WATSON ENHANCEMENT PROJECT	2014	40	67,440	91,863
846	2	B	WILLOW/WATSON LAKE ENHANCEMENT PROJECT	2014	40	18,758	25,551
847	2	B	WILLOW/WATSON LAKE ENHANCEMENT PROJECT	2015	40	534,455	711,364
848	7	B	WOODLAND PINES PARCEL H AT HASSAYAMPA	1998	40	20,043	45,225
849	7	B	YAKASHBA ESTATES WATER SYSTEM	1984	40	329,496	1,061,603
850	7	B	YAV COLL 6" WATER MAIN	2004	40	112,281	210,801
851	4	B	YAV HILLS/THE RANCH PUMPING STATION	1991	40	250,299	691,519
852	7	B	YAVAPAI HILLS III	1991	40	145,068	400,790
853	7	B	YAVAPAI HILLS IV & V	1992	40	241,400	646,865
854	4	B	YAVAPAI HILLS LOWER PUMP STATION	2012	40	46,932	67,353

City of Prescott, AZ
Development Impact Fee Study
Full Water Assets

Line No	Functional		Description	Estimated		Purchase Cost	Escalated Cost
	Code	Service Area		Date	Life		
855	4	B	YAVAPAI HILLS LOWER PUMP STATION	2012	40	136,102	195,322
856	7	B	YAVAPAI HILLS UNIT 8/PHASE 2	2001	40	97,080	204,735
857	7	B	YAVAPAI HILLS UNIT 9 PHASE 3	2006	40	1,044,394	1,799,899
858	7	B	YAVAPAI HILLS VI	1994	40	359,723	888,532
859	7	B	YAVAPAI HILLS, UNIT 9, PHASE 4	2007	40	1,054,982	1,769,076
860	7	B	YAVAPAI HILLS-UNIT 9-PHASE 1&2	2004	40	291,896	548,018
861	7	B	YAVAPAI HILLS VII	1996	40	191,666	455,565
862	5	B	YAVAPAI-PRES INDIAN TRIBE WATER EASEMENT	2019	999	51,417	51,417
863	1	B	YPIT WATER RESERVOIR	1997	40	6,474	14,843
864	1	B	YPIT WATER RESERVOIR	1998	40	215,364	485,952
865	5	B	ZCORR3- LOGGER SYSTEM LEAK DETECTION EQP	2015	10	9,222	12,275
866	4	B	ZONE 101 12"-16" WATER MAIN UPSIZING	2015	40	43,741	58,220
867	4	B	ZONE 101 12"-16" WATER MAIN UPSIZING	2015	40	43,734	58,210
868	4	B	ZONE 12 INTERCONNECT PUMP STATION	2015	40	1,126,269	1,499,074
869	4	B	ZONE 12 INTERCONNECT PUMP STATION ROW	2015	999	500	500
870	4	B	ZONE 16 IMPROVEMENTS, VIRGINIA, HAISLEY	2015	40	7,754,025	10,320,672
871	4	B	ZONE 16 IMPROVEMENTS, VIRGINIA, HAISLEY	2015	40	25,739	34,259
872	4	B	ZONE 24/27 WATER MAIN REPLACEMENT	2019	99	6,313	7,475
873	1	B	ZONE 56 WATER TANK PROJECT ROW	2022	999	32,283	32,283
874	4	B	ZONE 56/76 PUMP STATION	2019	40	1,085,305	1,285,125
875	3	B	WATER PRODUCTION & INTERMEDIATE PUMP STA	2023	40	44,985,488	44,985,488
876	2	B	PRODUCTION WELL NO 5 CV	2023	40	1,385,981	1,385,981
877	4	B	QUAKA CROSSING WATER MAIN UPGRADW	2023	40	38,021	38,021
878	4	B	ZONE 52 WATERMAIN TO NW	2023	40	193,337	193,337
879	4	B	MULLEN WAY	2021	40	0	0
880	4	B	ZONE 24/27 WATER PIPELINE UPSIZING	2023	40	1,574,967	1,574,967
881	4	B	PENN AVE - EAST DR PAVEMENT RECONSTRUCTION	2023	40	1,644,280	1,644,280
882	1	B	ZONE 41 MINGUS PUMP TANK PIPELINE	2023	40	614,007	614,007
883	4	B	PUSD AFFORDABLE HOUSING PROJECT	2023	40	22,329	22,329
884	2	B	WATSON LAKE IMPROVEMENTS	2023	40	36,011	36,011
Total						\$294,332,282	\$656,142,681

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Water Debt Service Repaid by Rates

Lender Id #	920125-08F		920206-11F		92A166-10F	
Lender	WIFA		WIFA		WIFA	
Description	Drinking Water Projects 62.8%		Small Water Mains 100%		Zone 39 Improvements 64.8%	
Munis Liability Account	700 4310 95107		700 4310 95108		700 4310 95110	
Funded By	Water Rates and Operations - 62.8%		Water Rates and Operations - 100%		Water Rates and Operations - 64.8%	
Munis Org	7005800		7005800		7005800	
6/30/23 Bal	\$1,979,887		\$483,627		\$701,258	
WIFA Remaining Authorization	0		0		0	
Discount Rate	3.64%	3.64%	3.15%	3.15%	3.14%	3.14%
	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>
FY 2023-24	368,180	58,666	54,094	13,539	91,793	19,152
FY 2024-25	381,582	44,777	55,799	11,780	94,677	16,177
FY 2025-26	395,472	30,381	57,558	9,966	97,653	13,108
FY 2026-27	409,867	15,462	59,372	8,094	100,721	9,943
FY 2027-28	424,786	0	61,244	6,164	103,887	6,679
FY 2028-29	0	0	63,174	4,173	107,151	3,311
FY 2029-30	0	0	65,165	2,119	105,376	0
FY 2030-31	0	0	67,219	0		
FY 2031-32	0	0	0	0		
FY 2032-33	0	0	0	0		
FY 2033-34	0	0	0	0		
FY 2034-35						
FY 2035-36						
FY 2036-37						
FY 2037-38						
FY 2038-39						
FY 2039-40						
FY 2040-41						
FY 2041-42						
FY 2042-43						
FY 2043-44						
FY 2044-45						
FY 2045-46						
FY 2046-47						
FY 2047-48						
FY 2048-49						
FY 2049-50						
FY 2050-51						
FY 2051-52						
FY 2052-53						
FY 2053-54						
Total	<u>\$1,979,887</u>	<u>\$149,286</u>	<u>\$483,627</u>	<u>\$55,835</u>	<u>\$701,258</u>	<u>\$68,372</u>

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Water Debt Service Repaid by Rates

Lender Id #	920237-13F		920125-08F		920297-20		920351-23	
Lender	WIFA		WIFA		WIFA		WIFA	
Description	Water Res 12, 19 & 27 - 55.6%		Drinking Water Alt Water 5.4%		Int. Pump Station (2020) - 50%		Int. Pump Station (2023) - 50%	
Munis Liability Account	700 4310 95111		705 4310 95107					
Funded By	Water Rates and Operations - 55.6%		Alt. Water Fee - 5.4%		Water Rates and Operations - 50%		Water Rates and Operations - 50%	
Munis Org	7005800		7052230		7005800		7005800	
6/30/23 Bal	\$4,390,399		\$170,517		\$11,499,039		\$16,233,750	
WIFA Remaining Authorization			0					
Discount Rate	2.80%	2.80%	3.64%	3.64%	1.59%	1.59%	2.93%	2.93%
	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>
FY 2023-24	386,518	112,109	31,709	5,053	344,320	177,360	341,664	475,491
FY 2024-25	397,340	100,983	32,864	3,856	349,794	171,798	351,886	464,963
FY 2025-26	408,466	89,546	34,060	2,617	355,356	166,148	362,415	454,119
FY 2026-27	419,903	77,789	35,300	1,332	361,006	160,408	373,258	442,951
FY 2027-28	431,660	65,702	36,584	0	366,746	154,577	384,426	431,449
FY 2028-29	443,747	53,277			372,578	148,653	395,928	419,603
FY 2029-30	456,172	40,505			378,502	142,635	407,774	407,403
FY 2030-31	468,944	27,374			384,520	136,521	419,975	394,837
FY 2031-32	482,075	13,876			390,634	130,310	432,541	381,895
FY 2032-33	495,573	0			396,845	124,000	445,482	368,567
FY 2033-34					403,155	117,590	458,811	354,839
FY 2034-35					409,565	111,078	472,539	340,701
FY 2035-36					416,077	104,462	486,677	326,139
FY 2036-37					422,692	97,741	501,239	311,142
FY 2037-38					429,413	90,914	516,236	295,696
FY 2038-39					436,241	83,977	531,681	279,788
FY 2039-40					443,177	76,931	547,589	263,405
FY 2040-41					450,224	69,772	563,973	246,530
FY 2041-42					457,382	62,500	580,847	229,152
FY 2042-43					464,655	55,112	598,226	211,253
FY 2043-44					472,043	47,606	616,125	192,818
FY 2044-45					479,548	39,982	634,560	173,832
FY 2045-46					487,173	32,236	653,546	154,278
FY 2046-47					494,919	24,366	673,100	134,139
FY 2047-48					502,788	16,372	693,239	113,397
FY 2048-49					510,783	8,251	713,980	92,035
FY 2049-50					518,904	0	735,343	70,033
FY 2050-51					0	0	757,344	47,374
FY 2051-52					0	0	780,004	24,036
FY 2052-53					0	0	803,342	0
FY 2053-54					0	0	0	0
Total	\$4,390,399	\$581,161	\$170,517	\$12,857	\$11,499,039	\$2,551,299	\$16,233,750	\$8,101,866

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Water Debt Service Repaid by DIFs

Lender Id #	920125-08F		92A166-10F		920237-13F	
Lender	WIFA		WIFA		WIFA	
Description	Drinking Water Impact 31.9%		Zone 39 Improvements 35.2%		Water Res 12, 19 & 27 - 44.4%	
Munis Liability Account	715 4310 95107		715 4310 95110		715 4310 95111	
Funded By	Water Impact Fee - 31.9%		Water Impact Fee - 35.2%		Water Impact Fee - 44.4%	
Munis Org	7155800		7155800		7155800	
6/30/23 Bal	\$1,007,311		\$380,930		\$3,506,002	
WIFA Remaining Authorization	0		0		0	
Discount Rate	3.64%		3.14%		2.80%	
	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>
FY 2023-24	187,320	29,848	49,863	10,404	308,658	89,526
FY 2024-25	194,138	22,781	51,430	8,788	317,301	80,641
FY 2025-26	201,205	15,457	53,046	7,121	326,185	71,508
FY 2026-27	208,529	7,867	54,713	5,401	335,318	62,119
FY 2027-28	216,119	0	56,432	3,628	344,707	52,467
FY 2028-29	0	0	58,206	1,799	354,359	42,545
FY 2029-30	0	0	57,242	0	364,281	32,345
FY 2030-31	0	0	0	0	374,481	21,860
FY 2031-32	0	0	0	0	384,966	11,081
FY 2032-33	0	0	0	0	395,745	0
FY 2033-34	0	0	0	0	0	0
FY 2034-35						
FY 2035-36						
FY 2036-37						
FY 2037-38						
FY 2038-39						
FY 2039-40						
FY 2040-41						
FY 2041-42						
FY 2042-43						
FY 2043-44						
FY 2044-45						
FY 2045-46						
FY 2046-47						
FY 2047-48						
FY 2048-49						
FY 2049-50						
FY 2050-51						
FY 2051-52						
FY 2052-53						
FY 2053-54						
Net Present Value	\$903,704	\$70,712	\$336,149	\$34,211	\$3,002,512	\$419,420

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Water Debt Service Repaid by DIFs

Lender Id #	920297-20		920351-23	
Lender	WIFA		WIFA	
Description	Int. Pump Station (2020) - 50%		Int. Pump Station (2023) - 50%	
Munis Liability Account	715 4310 95110		715 4310 95110	
Funded By	Water Impact Fee - 50%		Water Impact Fee - 50%	
Munis Org				
6/30/23 Bal	\$11,499,039		\$16,233,750	
WIFA Remaining Authorization				
Discount Rate	1.59%	1.59%	2.93%	2.93%
	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>
FY 2023-24	344,320	177,360	341,664	475,491
FY 2024-25	349,794	171,798	351,886	464,963
FY 2025-26	355,356	166,148	362,415	454,119
FY 2026-27	361,006	160,408	373,258	442,951
FY 2027-28	366,746	154,577	384,426	431,449
FY 2028-29	372,578	148,653	395,928	419,603
FY 2029-30	378,502	142,635	407,774	407,403
FY 2030-31	384,520	136,521	419,975	394,837
FY 2031-32	390,634	130,310	432,541	381,895
FY 2032-33	396,845	124,000	445,482	368,567
FY 2033-34	403,155	117,590	458,811	354,839
FY 2034-35	409,565	111,078	472,539	340,701
FY 2035-36	416,077	104,462	486,677	326,139
FY 2036-37	422,692	97,741	501,239	311,142
FY 2037-38	429,413	90,914	516,236	295,696
FY 2038-39	436,241	83,977	531,681	279,788
FY 2039-40	443,177	76,931	547,589	263,405
FY 2040-41	450,224	69,772	563,973	246,530
FY 2041-42	457,382	62,500	580,847	229,152
FY 2042-43	464,655	55,112	598,226	211,253
FY 2043-44	472,043	47,606	616,125	192,818
FY 2044-45	479,548	39,982	634,560	173,832
FY 2045-46	487,173	32,236	653,546	154,278
FY 2046-47	494,919	24,366	673,100	134,139
FY 2047-48	502,788	16,372	693,239	113,397
FY 2048-49	510,783	8,251	713,980	92,035
FY 2049-50	518,904	0	735,343	70,033
FY 2050-51	0	0	757,344	47,374
FY 2051-52	0	0	780,004	24,036
FY 2052-53	0	0	803,342	0
FY 2053-54	0	0	0	0
Net Present Value	\$9,151,132	\$2,202,404	\$10,045,608	\$6,018,521

City of Prescott, Arizona
Development Impact Fee Study
Water Impact Fee - Future Debt

Fiscal Year	Principal	NPV of Interest
FY 2023-24	\$0	\$0
FY 2024-25	0	0
FY 2025-26	0	0
FY 2026-27	800,000	332,015
FY 2027-28	700,000	278,004
FY 2028-29	700,000	266,033
FY 2029-30	7,200,000	2,618,478
FY 2030-31	0	0
FY 2031-32	0	0
FY 2032-33	0	0
FY 2033-34	0	0
Total	9,400,000	3,494,530

City of Prescott, Arizona
Water Impact Fee and Rate Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
FY 2026-27

Borrowing Rate	4.50%	Discount Rate	
Years	25.00		4.50%
Annual Payment	\$53,951		
Principal Amount	\$800,000	NPV of	
Fiscal Year of Issue	2026	Interest Payments	
			\$332,015

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2024-25			\$0	
FY 2025-26			0	
FY 2026-27	\$791,025	\$8,976	18,000	\$26,976
FY 2027-28	772,670	18,355	35,596	53,951
FY 2028-29	753,489	19,181	34,770	53,951
FY 2029-30	733,445	20,044	33,907	53,951
FY 2030-31	712,499	20,946	33,005	53,951
FY 2031-32	690,610	21,889	32,062	53,951
FY 2032-33	667,737	22,874	31,077	53,951
FY 2033-34	643,834	23,903	30,048	53,951
FY 2034-35	618,855	24,978	28,973	53,951
FY 2035-36	592,753	26,103	27,848	53,951
FY 2036-37	565,476	27,277	26,674	53,951
FY 2037-38	536,971	28,505	25,446	53,951
FY 2038-39	507,184	29,787	24,164	53,951
FY 2039-40	476,056	31,128	22,823	53,951
FY 2040-41	443,528	32,528	21,423	53,951
FY 2041-42	409,535	33,992	19,959	53,951
FY 2042-43	374,013	35,522	18,429	53,951
FY 2043-44	336,893	37,120	16,831	53,951
FY 2044-45	298,102	38,791	15,160	53,951
FY 2045-46	257,566	40,536	13,415	53,951
FY 2046-47	215,205	42,361	11,590	53,951
FY 2047-48	170,938	44,267	9,684	53,951
FY 2048-49	124,680	46,259	7,692	53,951
FY 2049-50	76,339	48,340	5,611	53,951
FY 2050-51	25,824	50,516	3,435	53,951
FY 2051-52	10	25,813	1,162	26,976
FY 2052-53				
FY 2053-54				
FY 2054-55				
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
Total		\$799,990	\$548,785	\$1,348,775

City of Prescott, Arizona
Water Impact Fee and Rate Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
FY 2027-28

Borrowing Rate	4.50%	Discount Rate	
Years	25.00		4.50%
Annual Payment	\$47,207		
Principal Amount	\$700,000	NPV of	
Fiscal Year of Issue	2027	Interest Payments	
			\$278,004

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2024-25			\$0	
FY 2025-26			0	
FY 2026-27			0	
FY 2027-28	\$692,147	\$7,854	15,750	\$23,604
FY 2028-29	676,086	16,060	31,147	47,207
FY 2029-30	659,303	16,783	30,424	47,207
FY 2030-31	641,765	17,538	29,669	47,207
FY 2031-32	623,437	18,328	28,879	47,207
FY 2032-33	604,285	19,152	28,055	47,207
FY 2033-34	584,270	20,014	27,193	47,207
FY 2034-35	563,356	20,915	26,292	47,207
FY 2035-36	541,500	21,856	25,351	47,207
FY 2036-37	518,660	22,840	24,367	47,207
FY 2037-38	494,793	23,867	23,340	47,207
FY 2038-39	469,852	24,941	22,266	47,207
FY 2039-40	443,788	26,064	21,143	47,207
FY 2040-41	416,551	27,237	19,970	47,207
FY 2041-42	388,089	28,462	18,745	47,207
FY 2042-43	358,346	29,743	17,464	47,207
FY 2043-44	327,265	31,081	16,126	47,207
FY 2044-45	294,785	32,480	14,727	47,207
FY 2045-46	260,843	33,942	13,265	47,207
FY 2046-47	225,374	35,469	11,738	47,207
FY 2047-48	188,309	37,065	10,142	47,207
FY 2048-49	149,576	38,733	8,474	47,207
FY 2049-50	109,099	40,476	6,731	47,207
FY 2050-51	66,802	42,298	4,909	47,207
FY 2051-52	22,601	44,201	3,006	47,207
FY 2052-53	15	22,586	1,017	23,604
FY 2053-54				
FY 2054-55				
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
Total		\$699,985	\$480,190	\$1,180,175

City of Prescott, Arizona
Water Impact Fee and Rate Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
FY 2028-29

Borrowing Rate	4.50%	Discount Rate
Years	25.00	4.50%
Annual Payment	\$47,207	
Principal Amount	\$700,000	NPV of
Fiscal Year of Issue	2028	Interest Payments
		\$266,033

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2024-25			\$0	
FY 2025-26			0	
FY 2026-27			0	
FY 2027-28			0	
FY 2028-29	\$692,147	\$7,854	15,750	\$23,604
FY 2029-30	676,086	16,060	31,147	47,207
FY 2030-31	659,303	16,783	30,424	47,207
FY 2031-32	641,765	17,538	29,669	47,207
FY 2032-33	623,437	18,328	28,879	47,207
FY 2033-34	604,285	19,152	28,055	47,207
FY 2034-35	584,270	20,014	27,193	47,207
FY 2035-36	563,356	20,915	26,292	47,207
FY 2036-37	541,500	21,856	25,351	47,207
FY 2037-38	518,660	22,840	24,367	47,207
FY 2038-39	494,793	23,867	23,340	47,207
FY 2039-40	469,852	24,941	22,266	47,207
FY 2040-41	443,788	26,064	21,143	47,207
FY 2041-42	416,551	27,237	19,970	47,207
FY 2042-43	388,089	28,462	18,745	47,207
FY 2043-44	358,346	29,743	17,464	47,207
FY 2044-45	327,265	31,081	16,126	47,207
FY 2045-46	294,785	32,480	14,727	47,207
FY 2046-47	260,843	33,942	13,265	47,207
FY 2047-48	225,374	35,469	11,738	47,207
FY 2048-49	188,309	37,065	10,142	47,207
FY 2049-50	149,576	38,733	8,474	47,207
FY 2050-51	109,099	40,476	6,731	47,207
FY 2051-52	66,802	42,298	4,909	47,207
FY 2052-53	22,601	44,201	3,006	47,207
FY 2053-54	15	22,586	1,017	23,604
FY 2054-55				
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
Total		\$699,985	\$480,190	\$1,180,175

City of Prescott, Arizona
Water Impact Fee and Rate Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
FY 2029-30

Borrowing Rate	4.50%	Discount Rate
Years	25.00	4.50%
Annual Payment	\$485,561	
Principal Amount	\$7,200,000	NPV of
Fiscal Year of Issue	2029	Interest Payments
		\$2,618,478

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
FY 2024-25			\$0	
FY 2025-26			0	
FY 2026-27			0	
FY 2027-28			0	
FY 2028-29			0	
FY 2029-30	\$7,119,220	\$80,781	162,000	\$242,781
FY 2030-31	6,954,023	165,196	320,365	485,561
FY 2031-32	6,781,393	172,630	312,931	485,561
FY 2032-33	6,600,995	180,398	305,163	485,561
FY 2033-34	6,412,479	188,516	297,045	485,561
FY 2034-35	6,215,479	196,999	288,562	485,561
FY 2035-36	6,009,615	205,864	279,697	485,561
FY 2036-37	5,794,487	215,128	270,433	485,561
FY 2037-38	5,569,678	224,809	260,752	485,561
FY 2038-39	5,334,752	234,926	250,635	485,561
FY 2039-40	5,089,255	245,497	240,064	485,561
FY 2040-41	4,832,710	256,545	229,016	485,561
FY 2041-42	4,564,621	268,089	217,472	485,561
FY 2042-43	4,284,468	280,153	205,408	485,561
FY 2043-44	3,991,708	292,760	192,801	485,561
FY 2044-45	3,685,774	305,934	179,627	485,561
FY 2045-46	3,366,073	319,701	165,860	485,561
FY 2046-47	3,031,985	334,088	151,473	485,561
FY 2047-48	2,682,864	349,122	136,439	485,561
FY 2048-49	2,318,032	364,832	120,729	485,561
FY 2049-50	1,936,782	381,250	104,311	485,561
FY 2050-51	1,538,376	398,406	87,155	485,561
FY 2051-52	1,122,042	416,334	69,227	485,561
FY 2052-53	686,973	435,069	50,492	485,561
FY 2053-54	232,326	454,647	30,914	485,561
FY 2054-55	0	232,326	10,455	242,781
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
Total		\$7,200,000	\$4,939,025	\$12,139,025

City of Prescott, AZ
Development Impact Fee Study
EDU Inventory: 2023

Meter Size	Customer Accounts	Capacity Ratio (1)	2023 EDUs
5/8"	21,458	1.00	21,458
3/4"	23	1.50	35
1"	2,710	1.67	4,517
1.5"	340	3.33	1,133
2"	475	5.33	2,533
3"	76	10.00	760
4"	28	16.67	467
6"	13	33.33	433
8"	4	53.33	213
	<u>25,127</u>		<u>31,549</u>

Peak Day Demand (2)	<u>11,700,000</u>
Demand Factor Per EDU	<u><u>371</u></u>

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

2 Peak Day Demand is the average daily demand in the peak month of July 2022.

City of Prescott, Arizona
Water Impact Fee and Rate Study
Total System Impact Fee Fund (Service Area A through B) (1)

Line No.	DESCRIPTION	Current Year		Projected								
		FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34
1	System Impact Fee	\$5,303	\$5,303	\$5,303	\$6,598	\$6,598	\$6,598	\$6,598	\$6,598	\$6,598	\$6,598	\$6,598
2	Fee Escalation Factor	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
3	Annual Added EDUs	237	238	416	422	427	433	438	444	450	456	462
Sources of Funds												
4	System Impact Fees	\$1,254,782	\$1,264,193	\$2,207,703	\$2,782,536	\$2,818,709	\$2,855,353	\$2,892,472	\$2,930,075	\$2,968,165	\$3,006,752	\$3,045,839
5	Interest Income	10,247	12,283	14,354	17,981	22,141	26,397	30,854	35,410	40,068	44,828	448
6	Bond & Loan Proceeds	0	0	0	800,000	700,000	700,000	7,200,000	0	0	0	0
7	Grants / Developer Funded	0	0	0	0	0	0	0	0	0	0	0
8	Loans from Operations Fund	11,934,515	5,109,541	979,022	0	0	0	0	0	0	1,954,319	0
9	Authorized WIFA Loan Disbursements	11,577,096	0	0	0	0	0	0	0	0	0	0
10	Total Sources of Funds	24,776,640	6,386,017	3,201,079	3,600,517	3,540,850	3,581,749	10,123,326	2,965,485	3,008,233	5,005,898	3,046,287
Uses of Funds												
11	System Infrastructure Growth-Related Projects	8,349,992	4,228,990	1,045,142	986,250	1,051,375	781,250	7,215,000	117,500	1,917,500	2,893,250	0
12	Bond Issuance Costs and Reserve Deposits	0	0	0	69,951	61,207	61,207	629,561	0	0	0	0
13	Debt Service - Existing	2,156,082	2,154,991	2,153,865	2,152,706	2,151,510	1,798,693	1,795,216	1,737,549	1,736,779	1,735,987	1,334,394
14	Debt Service - New	0	0	0	26,976	77,555	124,762	391,146	633,927	633,927	633,927	633,927
15	Loan Repayment to Operations Fund	0	0	0	0	0	370,095	0	10,779	0	0	1,122,345
16	Total Uses of Funds	10,506,074	6,383,981	3,199,007	3,235,883	3,341,647	3,136,008	10,030,923	2,499,756	4,288,206	5,263,164	3,090,667
17	Increase/(Decrease) in Fund Balance	14,270,566	2,036	2,072	364,634	199,203	445,742	92,403	465,729	(1,279,972)	(257,265)	(44,379)
18	Beginning Fund Balance	(14,260,320)	10,247	12,283	14,354	378,989	578,192	1,023,933	1,116,336	1,582,065	302,093	44,828
19	Ending Fund Balance	\$10,247	\$12,283	\$14,354	\$378,989	\$578,192	\$1,023,933	\$1,116,336	\$1,582,065	\$302,093	\$44,828	448

(1) Summary of total projected service area impact fee fund sources and uses annually.

City of Prescott, Arizona
Water Impact Fee and Rate Study
System Impact Fee EDU Distribution

Line No.	DESCRIPTION	Current Year	Projected									
		FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34
	EDU Distribution of Total Growth											
1	Service Area A	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2	Service Area B	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
3	Total Beginning EDUs	31,549										
	Service Area A											
4	Beginning of Year EDUs	31,549	31,786	32,024	32,440	32,862	33,289	33,722	34,160	34,604	35,054	35,510
5	Growth Rate (System-Wide)	0.75%	0.75%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%
6	New EDUs	237	238	416	422	427	433	438	444	450	456	462
7	End of Year EDUs	31,786	32,024	32,440	32,862	33,289	33,722	34,160	34,604	35,054	35,510	35,972
	Service Area B											
8	Beginning of Year EDUs	31,549	31,786	32,024	32,440	32,862	33,289	33,722	34,160	34,604	35,054	35,510
9	New EDUs	237	238	416	422	427	433	438	444	450	456	462
10	End of Year EDUs	31,786	32,024	32,440	32,862	33,289	33,722	34,160	34,604	35,054	35,510	35,972
11	Fee Escalation Factor											
12	Service Area A				12.45%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
13	Service Area B				26.74%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
14	Water System Impact Fees by Service Area											
15	Service Area A	\$862	\$862	\$862	\$969	\$969	\$969	\$969	\$969	\$969	\$969	\$969
16	Service Area B	4,441	4,441	4,441	5,629	5,629	5,629	5,629	5,629	5,629	5,629	5,629

APPENDIX B:

Water Resource DIF

City of Prescott, Arizona
Development Impact Fee Study
Proposed Water Resources DIFs

Meter Size	Flow (gpm)	Capacity Ratio (1)	Resource Fee
5/8"	20	1.00	\$1,172
3/4"	30	1.50	1,758
1"	50	1.67	1,954
1.5"	100	3.33	3,907
2"	160	5.33	6,252
3"	300	10.00	11,722
4"	500	16.67	19,537
6"	1000	33.33	39,074
8"	1600	53.33	62,518

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

City of Prescott, Arizona
Development Impact Fee Study
Water Resource Impact Fee Calculations

Line No	Water Resource Fee	Calculation
1	Eligible Improvements	
2	Big Chino Ranch Acquisition (1)	\$12,425,869
3	Non-Growth Related Debt Principal Offset	(1,175,000)
4	Current and Future Debt Interest NPV Cost	1,068,463
5	Net Water Resource Costs	\$12,319,331
6	Big Chino Ranch Capacity (MGD)	3.90
7	Water Resource Unit Cost of Capacity (GPD)	\$3.16
8	Peak Day Water Use Per EDU (GPD)	370.85
9	Water Resource Fee Per 5/8 x 3/4-Inch Meter	\$1,172

(1) 2004 acquisition debt funded by the City.

City of Prescott, AZ
Development Impact Fee Study
Big Chino Water Ranch Asset Buy-In

Service Area	Description	Year	Purchase Cost	ENR	Replacement Cost New (RCN)	Description
A	BIG CHINO WATER RANCH ACQ	2004	\$18,374,667	1.0000	\$18,374,667	BIG CHINO WATER RANCH ACQ
A	BIG CHINO WATER RANCH ACQ	2004	4,593,667	1.0000	4,593,667	BIG CHINO WATER RANCH ACQ
Total			\$22,968,334		\$22,968,334	

City of Prescott, Arizona
Development Impact Fee Study
Water Resource Impact Fee Loan Offsets

Water Resource Debt Service Repaid by DIFs

Lender Id #	Series 2024	
Description	JWK Ranch Purchase 80%	
Munis Liability Account	710 4305 95002	
Funded By	Water Resource Impact Fee - 80%	
Munis Org	7102230-09670	
		5.00%
	<i>Principal</i>	<i>Interest</i>
FY 2024-25	440,000	171,028
FY 2025-26	376,000	213,000
FY 2026-27	408,000	194,200
FY 2027-28	424,000	173,800
FY 2028-29	448,000	152,600
FY 2029-30	472,000	130,200
FY 2030-31	492,000	106,600
FY 2031-32	520,000	82,000
FY 2032-33	548,000	56,000
FY 2033-34	572,000	28,600
Net Present Value		\$1,068,463

City of Prescott, Arizona
Development Impact Fee Study
Water Resource Impact Fee Loan Offsets

Water Resource Debt Service Repaid by Rates

Lender Id #	Series 2024	
Description	JWK Ranch Purchase 20%	
Munis Liability Account	710 4305 95002	
Funded By	Alt Water Fee - 20%	
Munis Org	7052230	
		5.00%
	<i>Principal</i>	<i>Interest</i>
FY 2024-25	110,000	42,757
FY 2025-26	94,000	53,250
FY 2026-27	102,000	48,550
FY 2027-28	106,000	43,450
FY 2028-29	112,000	38,150
FY 2029-30	118,000	32,550
FY 2030-31	123,000	26,650
FY 2031-32	130,000	20,500
FY 2032-33	137,000	14,000
FY 2033-34	143,000	7,150
Net Present Value		\$267,116

City of Prescott, AZ
Development Impact Fee Study
EDU Inventory: 2023

Meter Size	Customer Accounts	Capacity Ratio (1)	2023 EDUs
5/8"	21,458	1.00	21,458
3/4"	23	1.50	35
1"	2,710	1.67	4,517
1.5"	340	3.33	1,133
2"	475	5.33	2,533
3"	76	10.00	760
4"	28	16.67	467
6"	13	33.33	433
8"	4	53.33	213
	<u>25,127</u>		<u>31,549</u>

Peak Day Demand (2)	<u>11,700,000</u>
Demand Factor Per EDU	<u><u>371</u></u>

1 Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

2 Peak Day Demand is the average daily demand in the peak month of July 2022.

City of Prescott, Arizona
Water Impact Fee and Rate Study
Water Resource Development Fund Cash Flow

Line No.	DESCRIPTION	Current Year					Projected				
		FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33
Water Resource Development Fund											
1	Water Resource Development Fee	\$1,441	\$1,172	\$1,172	\$1,172	\$1,172	\$1,172	\$1,172	\$1,172	\$1,172	\$1,172
2	Fee Escalation Factor		-18.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
3	Annual Added EDUs (1)	237	238	416	422	427	433	438	444	450	456
Sources of Funds											
4	Water Resource Development Fee (2)	\$340,970	\$311,460	\$487,920	\$494,260	\$500,690	\$507,200	\$513,790	\$520,470	\$527,230	\$534,090
5	Interest Income	10,170	7,289	4,366	3,399	2,353	1,406	486	7	25	8
6	Bond & Loan Proceeds	0	0	0	0	0	0	0	0	0	0
7	Intergovernmental Contributions	0	0	0	0	0	0	0	0	0	0
8	Loans from Operations Fund	0	0	0	0	0	0	40,000	80,000	73,000	70,000
9	Alt. Water Fund Debt Service Transfer From Op. Fund	159,830	152,757	147,250	150,550	149,450	150,150	150,550	149,650	150,500	151,000
10	Total Sources of Funds	510,970	471,506	639,536	648,209	652,493	658,756	704,826	750,127	750,755	755,098
Uses of Funds											
11	Water Resource Projects	0	0	0	0	0	0	0	0	0	0
12	Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0	0	0	0	0
13	Debt Service - Existing	799,150	763,785	736,250	752,750	747,250	750,750	752,750	748,250	752,500	755,000
14	Debt Service - New	0	0	0	0	0	0	0	0	0	0
15	Loan Repayment to Operations Fund	0	0	0	0	0	0	0	0	0	0
16	Other Services and Charges	0	0	0	0	0	0	0	0	0	0
17	Total Uses of Funds	799,150	763,785	736,250	752,750	747,250	750,750	752,750	748,250	752,500	755,000
18	Increase/(Decrease) in Fund Balance	(288,180)	(292,279)	(96,714)	(104,541)	(94,757)	(91,994)	(47,924)	1,877	(1,745)	98
19	Beginning Year Fund Balance	1,017,040	728,861	436,581	339,867	235,326	140,569	48,575	651	2,527	782
20	End of Year Fund Balance	\$728,861	\$436,581	\$339,867	\$235,326	\$140,569	\$48,575	651	2,527	782	880

(1) Based on 3/4-inch meter capacity ratios.

(2) Fee multiple by the Incremental EDUs. Fee decrease to be effective January 1, 2025.

City of Prescott, Arizona
Water Impact Fee and Rate Study
Water Resource and System Impact Fee EDU Distribution

Line No.	DESCRIPTION	Current Year	Projected					Projected			
		FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33
	EDU Distribution of Total Growth										
1	Service Area A	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2	Service Area B	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
3	Total Beginning EDUs	31,549									
	Service Area A										
4	Beginning of Year EDUs	31,549	31,786	32,024	32,440	32,862	33,289	33,722	34,160	34,604	35,054
5	Growth Rate (System-Wide)	0.75%	0.75%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%
6	New EDUs	237	238	416	422	427	433	438	444	450	456
7	End of Year EDUs	31,786	32,024	32,440	32,862	33,289	33,722	34,160	34,604	35,054	35,510
	Service Area B										
8	Beginning of Year EDUs	31,549	31,786	32,024	32,440	32,862	33,289	33,722	34,160	34,604	35,054
9	New EDUs	237	238	416	422	427	433	438	444	450	456
10	End of Year EDUs	31,786	32,024	32,440	32,862	33,289	33,722	34,160	34,604	35,054	35,510

APPENDIX C:

Wastewater System DIF

City of Prescott, Arizona
Development Impact Fee Study
Wastewater Impact Fee Summary

Meter Size	Flow (gpm) (1)	Capacity Ratio	Meter Size Service Area A
5/8"	20	1.00	\$6,036
3/4"	30	1.50	9,054
1"	50	1.67	10,060
1.5"	100	3.33	20,121
2"	160	5.33	32,193
3"	300	10.00	60,362
4"	500	16.67	100,604
6"	1000	33.33	201,207
8"	1600	53.33	321,932

(1) Flow in gpm is based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

City of Prescott, Arizona
Development Impact Fee Study
Wastewater System Impact Fee Calculation

Line No	Wastewater System DIF	Service Area A
	Eligible Improvements	
1	Growth Related IIP (1)	\$76,529,505
2	Sewer Lines	68,396,232
3	Lift Stations	6,101,045
4	Treatment (2)	103,326,023
5	Non-Growth Related Debt Principal Offset	(19,976,159)
6	Current and Future Debt Interest NPV Cost	29,299,619
7	Net Wastewater System Costs	\$263,676,266
8	Treatment Capacity (MGD) / EDUs	7.50
9	Wastewater System Unit Cost of Capacity (GPD)	\$35.16
10	Peak Day Wastewater Use Per EDU (GPD)	171.69
11	Wastewater Development Fee Per 5/8 x 3/4-Inch Meter	\$6,036

(1) Growth Related IIP projects for Service Areas A and B from FY 2023-24 through FY 2033-34.

(2) Excludes Sundog WWTP assets.

City of Prescott, AZ
Development Impact Fee Study
Wastewater Full Capital Improvement Plan

Line No	Percent Growth	Percent Non-Growth	Designation	Service Area (1)	Growth Funding	Non-Growth Funding	Proj. Number	PROJECT NAME	Total FY 2023-24 - FY 2033-34	DIF Funded FY 2023-24 - FY 2033-34	Rate Funded FY 2023-24 : FY 2033-34
1	0%	100%	6	A	Cash	Cash	0	Misc. Wastewater Projects	\$2,006,343	\$0	\$2,006,343
2	0%	100%	4	A	Cash	Cash	0	Vehicle Replacements - Wastewater	4,329,478	0	4,329,478
3	60%	40%	2	A	Cash	Cash	87WW	Yavapai Hills #1 Lift Station Rehab	4,402,000	2,641,200	1,760,800
4	100%	0%	1	A	WIFA	WIFA	88WW	Section 32 and 33 Wastewater	5,280,000	5,280,000	0
5	0%	100%	2	A	Cash	Cash	0	Wildwood Lift Station Abandonment	820,000	0	820,000
6	35%	65%	1	A	Cash	Cash	26WW	Sundog Trunk Main Phase C (WIFA) - Current Loan	3,165,458	1,107,910	2,057,548
7	35%	65%	1	A	WIFA	WIFA	26WW	Sundog Trunk Main Phase C (WIFA) - Future Loan	33,985,542	11,894,940	22,090,602
8	20%	80%	1	A	WIFA	WIFA	55WW	Centralization - Effluent Tank, Pipeline (WIFA)	18,445,773	3,689,155	14,756,618
9	25%	75%	1	A	WIFA	WIFA	62WW	Willow Creek Gravity Sewer	18,292,178	4,573,045	13,719,134
10	20%	80%	5	A	WIFA	WIFA	84WW.1	Centralization - Airport WRF Solids Handling Facility (WIFA)	13,300,000	2,660,000	10,640,000
11	0%	100%	5	A	Cash	Cash	0	Airport WRF Reclaimed Water Tank Maintenance	550,000	0	550,000
12	100%	0%	1	A	Cash	Cash	103WW	Storm Ranch Wastewater	420,000	420,000	0
13	100%	0%	1	A	WIFA	WIFA	32WW	Granite Dells Ranch DA	3,550,000	3,550,000	0
14	0%	100%	2	A	Cash	Cash	98&99WW	Loma Rica and Skyline Lift Station Abandonments	1,900,000	0	1,900,000
15	25%	75%	1	A	WIFA	WIFA	56WW	Willow Creek Trunk Main Upsize	7,995,600	1,998,900	5,996,700
16	90%	10%	1	A	Cash	Cash	86WW.1	Ruger Airport Trunk Main Phase 2	3,925,000	3,532,500	392,500
17	100%	0%	2	A	Cash	Cash	100WW	Prescott Lakes Parkway Lift Station	1,687,743	1,687,743	0
18	20%	80%	3	A	WIFA	WIFA	54WW	Centralization - Sundog Equalization Basin and Plant Decommissioning	2,300,000	460,000	1,840,000
19	25%	75%	1	A	Cash	Cash	36WW	Montezuma Trunk Main Upsizing	2,515,000	628,750	1,886,250
20	60%	40%	2	A	WIFA	WIFA	87WW	Yavapai Hills Lift Station Force Main	6,622,000	3,973,200	2,648,800
21	100%	0%	1	A	WIFA	WIFA	97WW	Deep Well Ranch Wastewater DA	8,305,000	8,305,000	0
22	0%	100%	6	A	Cash	Cash	0	Willow Lake Dam Repair: Discharge Valve	1,500,000	0	1,500,000
23	0%	100%	1	A	Cash	Cash	70WW	Peace Lane and Gail Gardner	90,000	0	90,000
24	25%	75%	1	A	WIFA	WIFA	38WW	Hassayampa Sewer Trunk Main Upsizing	4,725,000	1,181,250	3,543,750
25	90%	10%	1	A	WIFA	WIFA	86WW.2	Ruger Airport Trunk Main Phase 3	3,040,000	2,736,000	304,000
26	0%	100%	1	A	WIFA	WIFA	46WW	Sun Street Sewer Main Upgrade	2,570,000	0	2,570,000
27	20%	80%	5	A	WIFA	WIFA	84WW.2	Centralization - WRF Expansion Phase 2 (WIFA)	25,000,000	5,000,000	20,000,000
28	0%	100%	1	A	Cash	Cash	78WW	Shadow Valley Drive and Archers Path	90,000	0	90,000
29	0%	100%	1	A	Cash	Cash	66WW	Gurley, Sheldon, EZ Street and Roughrider Improvements	885,000	0	885,000
30	0%	100%	2	A	WIFA	WIFA	101WW	Timber Ridge #1 Regional Lift Station Rehab	2,920,000	0	2,920,000
31	25%	75%	1	A	Cash	Cash	72WW	Prescott Lakes Parkway Sewer Upsizing	795,000	198,750	596,250
32	0%	100%	1	A	WIFA	WIFA	52WW	Thumb Butte Road Upsizing	2,345,000	0	2,345,000
33	10%	90%	1	A	WIFA	WIFA	44WW	5th Street, 6th Street, and Hillside Sewer Upsize	2,075,000	207,500	1,867,500
34	100%	0%	1	A	WIFA	WIFA	102WW	Deep Well Ranch Trunkline and Lift Station	10,500,000	10,500,000	0
35	0%	100%	1	A	Cash	Cash	0	Slaughterhouse Gulch Sewer Improvement	986,179	0	986,179
36	0%	100%	1	A	Cash	Cash	0	Garden/Western Sewer and Pavement Improvs.	209,636	0	209,636
37	0%	100%	3	A	Cash	Cash	0	Sundog WWTP Sand Filters	713,517	0	713,517
38	0%	100%	6	A	Cash	Cash	0	Card Key Lock System AWRF	150,000	0	150,000
39	0%	100%	4	A	Cash	Cash		Additional FTE Trucks	110,000	0	110,000
40	0%	100%	1	A	Cash	Cash		Manhole Repair and Replacement Program	3,250,000	0	3,250,000
41	0%	100%	6	A	Cash	Cash		Generators for Wastewater	700,000	0	700,000
42	0%	100%	6	A	Cash	Cash		Utility Cart Purchase	18,000	0	18,000
43	50%	50%	6	A	Cash	Cash		Impact Fee Ordinance	247,646	123,823	123,823
44	50%	50%	6	A	Cash	Cash		Water and Wastewater Model	359,680	179,840	179,840
45	0%	100%	1	A	Cash	Cash		Zone 24/27 Project, wastewater portion	700,000	0	700,000
46	0%	100%	1	A	Cash	Cash		Zone 42 Project, wastewater portion	60,000	0	60,000
47								Total Capital Improvement Program	\$207,836,773	\$76,529,505	\$131,307,268
										37%	63%

City of Prescott, AZ
Development Impact Fee Study
Wastewater Full Capital Improvement Plan

								Projected											Total FY 2023-24 - FY 2033-34	
Line No	Percent Growth	Percent Non-Growth	Designation	Service Area (1)	Growth Funding	Non-Growth Funding	Proj. Number	PROJECT NAME	FY2023-24	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	
1	0%	100%	6	A	Cash	Cash	0	Misc. Wastewater Projects	\$26,343	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$198,000	\$2,006,343
2	0%	100%	4	A	Cash	Cash	0	Vehicle Replacements - Wastewater	185,288	589,190	1,080,000	810,000	265,000	650,000	750,000	0	0	0	0	4,329,478
3	60%	40%	2	A	Cash	Cash	87WW	Yavapai Hills #1 Lift Station Rehab	52,294	4,349,706										4,402,000
4	100%	0%	1	A	WIFA	WIFA	88WW	Section 32 and 33 Wastewater	50,000	5,230,000		0	0	0	0	0	0		0	5,280,000
5	0%	100%	2	A	Cash	Cash	0	Wildwood Lift Station Abandonment		820,000										820,000
6	35%	65%	1	A	Cash	Cash	26WW	Sundog Trunk Main Phase C (WIFA) - Current Loan	465,458	2,700,000	0	0	0	0	0	0	0			3,165,458
7	35%	65%	1	A	WIFA	WIFA	26WW	Sundog Trunk Main Phase C (WIFA) - Future Loan		0	10,000,000	10,000,000	10,000,000	3,985,542		0	0			33,985,542
8	20%	80%	1	A	WIFA	WIFA	55WW	Centralization - Effluent Tank, Pipeline (WIFA)	45,773	1,500,000	4,350,000	7,125,000	5,425,000			0				18,445,773
9	25%	75%	1	A	WIFA	WIFA	62WW	Willow Creek Gravity Sewer	117,178	5,025,000	10,250,000	400,000	2,500,000			0				18,292,178
10	20%	80%	5	A	WIFA	WIFA	84WW.1	Centralization - Airport WRF Solids Handling Facility (WIFA)	0	500,000	6,150,000	6,650,000							13,300,000	
11	0%	100%	5	A	Cash	Cash	0	Airport WRF Reclaimed Water Tank Maintenance		550,000						0				550,000
12	100%	0%	1	A	Cash	Cash	103WW	Storm Ranch Wastewater			420,000									420,000
13	100%	0%	1	A	WIFA	WIFA	32WW	Granite Dells Ranch DA			355,000	3,195,000								3,550,000
14	0%	100%	2	A	Cash	Cash	98&99WW	Loma Rica and Skyline Lift Station Abandonments							1,900,000					1,900,000
15	25%	75%	1	A	WIFA	WIFA	56WW	Willow Creek Trunk Main Upsize				750,000	3,110,000	4,135,600		0				7,995,600
16	90%	10%	1	A	Cash	Cash	86WW.1	Ruger Airport Trunk Main Phase 2					350,000	3,575,000		0				3,925,000
17	100%	0%	2	A	Cash	Cash	100WW	Prescott Lakes Parkway Lift Station	12,743	210,000			1,465,000			0				1,687,743
18	20%	80%	3	A	WIFA	WIFA	54WW	Centralization - Sundog Equalization Basin and Plant Decommissioning								800,000	1,500,000			2,300,000
19	25%	75%	1	A	Cash	Cash	36WW	Montezuma Trunk Main Upsizing							250,000	2,265,000				2,515,000
20	60%	40%	2	A	WIFA	WIFA	87WW	Yavapai Hills Lift Station Force Main								100,000	660,000	5,862,000		6,622,000
21	100%	0%	1	A	WIFA	WIFA	97WW	Deep Well Ranch Wastewater DA						830,000	7,475,000					8,305,000
22	0%	100%	6	A	Cash	Cash	0	Willow Lake Dam Repair: Discharge Valve						1,500,000		0				1,500,000
23	0%	100%	1	A	Cash	Cash	70WW	Peace Lane and Gail Gardner						90,000		0				90,000
24	25%	75%	1	A	WIFA	WIFA	38WW	Hassayampa Sewer Trunk Main Upsizing						400,000	4,325,000	0				4,725,000
25	90%	10%	1	A	WIFA	WIFA	86WW.2	Ruger Airport Trunk Main Phase 3						300,000	2,740,000	0				3,040,000
26	0%	100%	1	A	WIFA	WIFA	46WW	Sun Street Sewer Main Upgrade						250,000	2,320,000	0				2,570,000
27	20%	80%	5	A	WIFA	WIFA	84WW.2	Centralization - WRF Expansion Phase 2 (WIFA)						1,000,000	10,000,000	10,000,000	4,000,000			25,000,000
28	0%	100%	1	A	Cash	Cash	78WW	Shadow Valley Drive and Archers Path						90,000		0				90,000
29	0%	100%	1	A	Cash	Cash	66WW	Gurley, Sheldon, EZ Street and Roughrider Improvements						80,000	805,000					885,000
30	0%	100%	2	A	WIFA	WIFA	101WW	Timber Ridge #1 Regional Lift Station Rehab						290,000	2,630,000					2,920,000
31	25%	75%	1	A	Cash	Cash	72WW	Prescott Lakes Parkway Sewer Upsizing						70,000	725,000					795,000
32	0%	100%	1	A	WIFA	WIFA	52WW	Thumb Butte Road Upsizing									240,000	2,105,000		2,345,000
33	10%	90%	1	A	WIFA	WIFA	44WW	5th Street, 6th Street, and Hillside Sewer Upsize						225,000				225,000	1,850,000	2,075,000
34	100%	0%	1	A	WIFA	WIFA	102WW	Deep Well Ranch Trunkline and Lift Station										1,000,000	9,500,000	10,500,000
35	0%	100%	1	A	Cash	Cash	0	Slaughterhouse Gulch Sewer Improvement	986,179											986,179
36	0%	100%	1	A	Cash	Cash	0	Garden/Western Sewer and Pavement Improvs.	209,636											209,636
37	0%	100%	3	A	Cash	Cash	0	Sundog WWTP Sand Filters	713,517											713,517
38	0%	100%	6	A	Cash	Cash	0	Card Key Lock System AWRF	150,000											150,000
39	0%	100%	4	A	Cash	Cash		Additional FTE Trucks	0	0	110,000	0	0	0	0	0	0	0	0	110,000
40	0%	100%	1	A	Cash	Cash		Manhole Repair and Replacement Program		250,000	500,000	500,000	500,000	500,000	500,000	500,000			0	3,250,000
41	0%	100%	6	A	Cash	Cash		Generators for Wastewater		100,000	100,000	100,000	100,000	100,000	100,000	100,000			0	700,000
42	0%	100%	6	A	Cash	Cash		Utility Cart Purchase		18,000										18,000
43	50%	50%	6	A	Cash	Cash		Impact Fee Ordinance	29,646	50,000	2,750		2,750	162,500						247,646
44	50%	50%	6	A	Cash	Cash		Water and Wastewater Model	39,680				320,000							359,680
45	0%	100%	1	A	Cash	Cash		Zone 24/27 Project, wastewater portion	400,000	300,000									0	700,000
46	0%	100%	1	A	Cash	Cash		Zone 42 Project, wastewater portion							60,000				0	60,000
47								Total Capital Improvement Program	\$3,483,735	\$22,389,896	\$33,515,750	\$29,728,000	\$24,235,750	\$17,676,642	\$31,148,000	\$18,123,000	\$6,598,000	\$9,390,000	\$11,548,000	\$207,836,773
48								Impact Fee Funded	330,142	10,676,074	8,938,875	9,737,500	7,928,875	7,127,590	13,102,250	2,967,500	1,496,000	4,539,700	9,685,000	76,529,505
49								Rate Funded	\$3,153,593	\$11,713,822	\$24,576,875	\$19,990,500	\$16,306,875	\$10,549,052	\$18,045,750	\$15,155,500	\$5,102,000	\$4,850,300	\$1,863,000	\$131,307,268

City of Prescott, AZ
Development Impact Fee Study
Wastewater Assets Summary - Assets as of June 30, 2023

Line No	Functional Code No.	Functional Code Description	Purchase Cost	RCN All Assets
1	1	Sewer Lines	\$39,736,319	\$68,396,232
2	2	Lift Stations	4,208,157	6,101,045
3	3	Sundog WWTP	14,840,545	39,429,096
4	4	Fleet	1,256,263	1,988,498
5	5	Treatment	70,460,875	103,326,023
6	6	Admin / Misc	1,801,920	2,725,854
7	7	Excluded Small Main / Developer Contributions	43,066,467	84,854,095
8		Total	\$175,370,545	\$306,820,844

City of Prescott, AZ
Development Impact Fee Study
Full Wastewater Assets

Line No	Functional Code	Service Area	Description	Estimated		Purchase Cost	RCN
				Year	Life		
1	4	A	1998 1/2 TON PICKUP	1998	5	\$20,149	\$45,466
2	4	A	1999 DODGE 1/2 TON PICKUP	1999	5	18,165	40,048
3	4	A	1999 TRAIL BOSS BOX TRAILER	1999	5	2,396	5,282
4	4	A	2000 FORD STEEL RODDER	2000	5	61,776	132,647
5	4	A	2002 LOADTRAIL TRAILER	2002	5	985	2,013
6	4	A	2003 CHEV 34PU	2003	5	21,801	43,497
7	4	A	2003 FREIGHTLINER FL60	2003	5	39,180	78,173
8	4	A	2003 FREIGHTLINER FL60	2003	5	52,057	103,866
9	4	A	2004 BIG TEX TRAILER	2005	10	1,200	2,153
10	4	A	2005 CARSON TRLR	2006	10	3,990	6,877
11	4	A	2005 FORD F-350	2005	10	20,910	37,512
12	4	A	2006 CAT 420E BACKHOE	2007	10	97,492	163,482
13	4	A	2006 DAEWOO FORKLIFT	2007	10	23,739	39,807
14	4	A	2006 JET RODDER	2007	10	154,021	258,275
15	4	A	2007 CATERPILLAR MODEL 414E	2007	10	65,947	110,585
16	4	A	2007 LOAD MAX/TANDEM AXLE TRLR	2007	10	4,659	7,812
17	4	A	2008 FORD ESCAPE	2008	10	7,669	12,328
18	4	A	2008 FORD F-150	2008	10	17,757	28,543
19	4	A	2008 FORD F350	2008	10	22,141	35,591
20	4	A	2008 FORD RANGER	2008	10	6,768	10,880
21	4	A	2014 F-150 4X2	2014	10	16,403	22,343
22	4	A	2014 F-150 4X2	2014	10	16,403	22,343
23	4	A	2014 FORD F-150 4X2	2014	10	8,201	11,171
24	4	A	2015 FORD F350 XL 4X2	2016	10	28,522	36,850
25	4	A	2015 JOHN DEERE 6140 TRACTOR	2022	10	40,000	41,079
26	1	A	2015 KENWORTH JET/VAC SEWER TRUCK	2015	10	375,763	500,143
27	4	A	2016 FORD F150 4x2 PU	2017	10	24,136	30,031
28	4	A	2016 FORD F150 4X4 PU	2017	10	26,367	32,807
29	4	A	2016 FORD F250 4X2 PU	2017	10	28,012	34,853
30	7	A	2016 SEWER MAINLINE REPLACEMENTS	2016	40	756,965	978,000
31	7	A	2016 SMALL WATER MAIN UPGRADES	2016	40	448,820	579,876
32	4	A	2016 TOWMASTER T-40T TRAILER	2016	10	18,804	24,295
33	4	A	2017 FORD F350 SUPER CAB XL 4X4	2017	10	46,830	58,267
34	1	A	2017 FORD F750 W/ CRANE	2017	10	192,338	239,311
35	7	A	2017 SMALL WATER MAIN UPGRADES	2017	40	24,039	29,909
36	7	A	2018 SMALL WATER MAIN UPGRADES	2018	40	762,249	920,459
37	1	A	2019 CHASIS & SEWER CLEANER BODY	2020	10	427,608	498,168
38	7	A	2019 SMALL WATER MAIN UPGRADES	2019	20	249,874	295,879
39	7	A	2020 SMALL WATER MAIN UPGRADES	2020	20	22,785	26,544
40	1	A	2020 VAC-CON SEWER CLEANING TRUCK	2020	10	349,973	407,722
41	7	A	2021 EZ STREET	2021	0	65,278	71,863
42	7	A	2021 SMALL WATER MAIN UPGRADES	2021	0	67,132	73,904
43	7	A	2022 EZ STREET	2022	20	663,761	681,673
44	4	A	2022 FORD F-350	2023	10	60,698	60,698
45	7	A	2022 SMALL WATER MAIN UPGRADES	2022	20	7,003	7,192

City of Prescott, AZ
Development Impact Fee Study
Full Wastewater Assets

Line No	Functional	Service Area	Description	Estimated		Purchase Cost	RCN
	Code			Year	Life		
46	2	A	2022 WILDWOOD LIFT STATION	2022	20	14,791	15,190
47	4	A	2023 FORD F-350	2023	10	57,109	57,109
48	7	A	421 NORTH VIRGINIA	2001	999	23,587	23,587
49	7	A	5700 ROVER BUNDLE	2002	10	13,644	27,877
50	7	A	600' CLASS 50 IRON PIPE	1985	10	12,273	39,081
51	1	A	69/89 SEWER EXTENSION	2000	40	6,231	13,379
52	1	A	69/89 WIDENING IMPROVEMENTS	2003	40	565,565	1,128,426
53	1	A	6TH STREET RECON	2005	40	71,779	128,771
54	7	A	8" SEWER MAIN - SHERWOOD DR	1985	40	121,818	387,901
55	5	A	A/P & SUNDG PLANT PROCESS	2009	40	73,451	114,488
56	1	A	A/P ZONE 12 TANK RES TRANS	2014	40	125,147	170,470
57	6	A	ACS NEMA 3A 50HP CONTROL PANEL	1993	10	6,557	16,812
58	5	A	AEROBIC DIGESTER - AIRPORT	1993	40	33,454	85,773
59	5	A	AIRPORT PHASE 1 3.75 MG	2011	40	8,810,506	12,975,826
60	5	A	AIRPORT PHASE 1 3.75 MG	2016	40	33,291,613	43,012,803
61	5	A	AIRPORT PLANT PROCESS EXPAN	2014	20	694,280	945,717
62	5	A	AIRPORT PLANT PROCESS EXPAN	2014	20	16,672	22,710
63	5	A	AIRPORT TRUNK MAIN IMPROVEMENTS	2017	20	15,515,308	19,304,535
64	5	A	AIRPORT WWTP BIOSOLIDS CENTRIFUGE	2009	40	966,388	1,506,302
65	5	A	AIRPORT WWTP BIOSOLIDS CENTRIFUGE	2009	40	143,121	223,082
66	5	A	AIRPORT WWTP BIOSOLIDS CENTRIFUGE	2009	40	21,976	34,253
67	5	A	AIRPORT WWTP BIOSOLIDS CENTRIFUGE	2009	40	7,315	11,402
68	5	A	AIRPORT WWTP BLDG	2003	40	9,257	18,471
69	5	A	AIRPORT WWTP BLDG	2003	40	72,257	144,169
70	5	A	AIRPORT WWTP RECHRG CELL REHAB	2007	40	48,991	82,152
71	5	A	AIRPORT WWTP UPGRADE	1998	40	12,337	27,837
72	5	A	AIRPORT WWTP UPGRADE	2001	40	20,537	43,312
73	5	A	AIRPORT WWTP UPGRADE	2001	40	1,393,633	2,939,082
74	5	A	AIRPORT WWTP UPGRADE	2001	40	2,305,138	4,861,388
75	5	A	AIRPORT WWTP UPGRADE	2001	40	7,384	15,573
76	5	A	AIRPORT WWTP UPGRADE '97	1997	40	131,720	302,011
77	7	A	AIRPORT/MILLER CREEK SEWER	1994	40	1,408	3,479
78	7	A	ALLEY PAVING PROJECT	2007	40	32,831	55,054
79	7	A	ALLEY -WILLIS TO SHELDON	1999	40	66,203	145,954
80	7	A	ALLEYWAY SEWER REPLACEMENTS	2004	40	197,550	370,889
81	7	A	ANTELOPE HILLS/WHITE OAK CIR	2007	40	12,840	21,531
82	7	A	ANTELOPE HILLS/WHITE OAK CIR	2007	40	32,470	54,447
83	7	A	ANTELOPE N. & ANT W. VILLAS	1986	40	16,672	51,852
84	7	A	ARIZ STR/SEWER LINE REP-1% STS	2000	40	10,450	22,439
85	7	A	ARROYO VISTA	2006	40	23,258	40,083
86	7	A	ASPEN CREEK SEWER 86-87	1987	40	54,283	164,574
87	7	A	ASPEN CREEK SEWER 87-88	1988	40	526,886	1,557,456
88	7	A	ASPENS ON THE CREEK/PHASE II	2001	40	10,396	21,924

City of Prescott, AZ
Development Impact Fee Study
Full Wastewater Assets

Line No	Functional Code	Service Area	Description	Year	Estimated Life	Purchase Cost	RCN
89	7	A	ASPENS ON THE CREEK-LOTS 12&13	2000	40	8,941	19,199
90	7	A	ASPHALT PAVEMENT CONSTR/VARIOUS STREETS	2005	40	21,988	39,445
91	5	A	AWRF REAL PROPERTY PURCHASE	2014	999	169,683	169,683
92	7	A	BLAWKHAWK/PHASE III LOTS 4-15	2000	40	4,729	10,154
93	7	A	BLOOMING HILL ESTATES PHASE I	2005	40	152,059	272,791
94	7	A	BLOOMING HILLS PHASE 3	2006	40	102,684	176,965
95	7	A	BLOOMINGHILLS ESTATES-PHASE II-LOTS 1-20	2004	40	53,051	99,600
96	7	A	BLOOMINGHILLS-PHASE IV-LOTS 89-98	2004	40	32,995	61,946
97	7	A	BOULDER PARK TOWN HOMES	2002	40	89,852	183,580
98	6	A	CANNON DX C58401 COLOR COPIER	2022	10	804	825
99	6	A	CANON IMAGE PROGRAF IPF785 36" PRINTER	2015	10	1,090	1,451
			CARLETON - ALARCON PAVEMENT				
100	7	A	RECONSTRUCTI	2015	40	9,466	12,599
101	5	A	CARLETON AND S.CORTEZ RECONSTRUCTION	2018	40	175,570	212,011
102	7	A	CARRINGTON PLACE	2008	40	11,896	19,122
103	4	A	CAT 420D BACKHOE	2004	10	90,149	169,249
104	7	A	CATHEDRAL PINES	1990	40	187,343	528,852
105	7	A	CATHEDRAL VISTA	1992	40	20,299	54,394
106	2	A	CENT. SR89 LIFT STATION	2018	40	164,122	198,187
107	1	A	CENT. SUNDG TRUNK MAIN PHASE B	2018	20	46,079	55,643
108	7	A	CENTERPOINTE EAST	2007	40	85,016	142,561
109	7	A	CENTERPOINTE EAST	2008	40	85,016	136,660
110	7	A	CENTERPOINTE WEST	2007	40	257,365	431,569
111	2	A	CENTRALIZATION SUNDG LIFTSTATION	2017	20	1,972,523	2,454,262
112	7	A	CHAPARRAL PINES II	1994	40	86,235	213,004
113	7	A	CHARLA ACRES	1986	40	7,435	23,124
114	7	A	CHRISTY'S VISTA	1991	40	65,789	181,760
115	7	A	CLIFF ROSE - UNIT 6	2003	40	54,166	108,073
116	7	A	CLIFF ROSE 3	1994	40	96,422	238,167
117	7	A	CLIFF ROSE I	1987	40	90,466	274,273
118	7	A	CLIFF ROSE II	1992	40	50,663	135,759
119	2	A	CLIFF ROSE LIFT STATION	2014	40	872,157	1,188,014
120	7	A	CLIFF ROSE UNIT 7	2006	40	107,096	184,568
121	7	A	CLOUDSTONE,PHASE 1	2007	40	220,531	369,803
122	7	A	COPPER BASIN HOMESITES	1985	40	24,503	78,024
123	7	A	COPPER BASIN RD	2009	40	737,748	1,149,923
124	7	A	COPPER BASIN RD	2009	40	1,218,669	1,899,530
125	7	A	COPPER BASIN RD/PHASE II	2007	40	12,126	20,334
126	7	A	COPPER CANYON VILLAGE LOTS 1-26	2002	40	130,439	266,504
127	7	A	COPPER VISTA	1983	40	28,524	93,710
128	7	A	COTTAGES AT LAKESIDE	2000	40	59,186	127,087

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Line No	Functional	Service Area	Description	Estimated		Purchase Cost	RCN
	Code			Year	Life		
129	7	A	COURTYARDS - PHASE 2	2003	40	16,578	33,077
130	7	A	COURTYARDS/PHASE I LOTS 1-38	2000	40	3,258	6,996
131	7	A	CREEKSIDE @ PRESCOTT LAKES	2006	40	159,811	275,417
132	7	A	CRESTVIEW EST	1986	40	31,702	98,597
133	7	A	CROSSINGS BUSINESS PARK UNIT 2&3	2003	40	46,113	92,006
134	7	A	CROSSINGS UNIT 4	2004	40	88,625	166,388
135	7	A	CROSSINGS, UNIT 2, LOT 25	2004	40	28,210	52,963
136	5	A	CRYSTAL LANE REALIGNMENT	2017	40	49,867	62,046
137	7	A	DELLS AT PRESCOTT LAKES	2001	40	437,535	922,732
138	7	A	DIGESTER STUDY 85-86 IMP	1986	40	53,988	167,910
139	1	A	DOOSAN G30N-7 LP PNEUMATIC FORKLIFT	2019	10	24,722	29,274
140	7	A	DOWNER 16	2009	40	226,520	353,075
141	7	A	DOWNER TRAIL	1988	40	354,762	1,048,664
142	7	A	DOWNER TRAIL	2009	40	53,569	83,497
143	7	A	DOWNER TRAIL	2009	40	182,157	283,927
144	7	A	E GOODWIN ST RECONSTRUCTION	2016	40	58,346	75,383
145	7	A	E. GURLEY ST SEWER REPLACEMENT	1997	40	16,621	38,108
146	7	A	EAGLE RIDGE I	1990	40	130,196	367,531
147	7	A	EAGLE RIDGE II	1993	40	214,677	550,414
148	7	A	EAGLE RIDGE UNIT 2 PHASE 4	2000	40	7,986	17,147
149	7	A	EAGLE RIDGE UNIT 3 PH 2	1997	40	22,583	51,779
150	7	A	EAST A/P MASTER PLAN	2009	40	15,884	24,758
151	7	A	EAST GURLEY STR RECON	2005	40	12,500	22,425
152	5	A	ECO DEVEL LLC - AWRP NOISE & O	2015	999	318,024	318,024
153	1	A	EFFLUENT LINE FY89	1989	40	785,051	2,272,310
154	6	A	EMERGENCY STANBY GENERATOR	2007	10	30,588	51,292
155	6	A	EMERGENCY WASTEWATER BYPASS PUMP	2018	10	64,934	78,412
156	6	A	ENG/ENV BLDG	1999	40	116,915	257,756
157	6	A	ENG/ENV BLDG IMPROVEMENTS	2000	40	7,840	16,835
158	5	A	EPA C-04-0143-05-WWTP PHASE I	1981	40	2,505,005	9,465,872
159	6	A	EQUIPMENT BAY/VIRGINIA STR BLDG	2003	40	7,830	15,623
160	6	A	EQUIPMENT BAY/VIRGINIA STR BLDG	2003	40	53,905	107,553
161	7	A	ESTANCIA DE PRESCOTT - PHASE 1	2004	40	63,516	119,248
162	7	A	ESTANCIA DE PRESCOTT, UNIT 1, PHASE 1, 2&3	2007	40	16,865	28,281
163	7	A	ESTATES AT PRC LAKES/UNIT I/PHASE 1&2 ET	2000	40	435,505	935,135
164	7	A	ESTATES/PRC LAKES/UNIT I/PHASE 4	2001	40	553,897	1,168,133
165	7	A	ESTRELLA HILL	2009	40	161,946	252,424
166	1	A	EZ STREET SEWER UPGRADE	1997	40	86,514	198,361
167	1	A	F450 4X4 W/HIGH CUBE TV INSP SYSTEM	2016	10	237,917	307,388
168	4	A	FLO TREND ROLL OFF	2009	10	80,280	125,132
169	6	A	FLOW METER	1990	10	5,720	16,147

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Line No	Functional		Description	Estimated			RCN
	Code	Service Area		Year	Life	Purchase Cost	
170	2	A	FLYGT SUBMERSIBLE SEWAGE PUMP	2007	10	12,953	21,720
171	6	A	FOLDING-INSERTING MACHINE	1996	10	5,836	13,872
172	7	A	FOOTHILLS UNIT III	2001	40	53,191	112,176
173	7	A	FORBING PARK IGA	2014	40	80,000	108,972
174	7	A	FORBIS/AINSWORTH SEWER PROJECT	1998	40	44,066	99,431
175	1	A	FORD F-450 TV INSPECTION SYSTEM	2022	10	290,522	298,362
176	7	A	FOREST RIDGE/HASSAYAMPA/PHASE I	2001	40	323,212	681,633
177	7	A	FOREST TRAILS "THE BEND"	1990	40	84,812	239,416
178	7	A	FOREST TRAILS "THE HILL"	1989	40	10,382	30,050
179	7	A	FOREST TRAILS III	1990	40	94,880	267,837
180	7	A	FOREST TRAILS IV	1993	40	225,100	577,137
181	7	A	FOREST TRAILS UNIT 4/PHASE 3B	2000	40	87,147	187,126
182	7	A	FOREST TRAILS UNIT 6	2000	40	21,300	45,736
183	7	A	FOREST TRAILS UNIT I	1983	40	238,525	783,624
184	7	A	FOREST TRAILS UNIT V, PHASE I	1999	40	18,130	39,970
185	7	A	FOREST TRAILS/UNIT 4 LOT 54	2000	40	8,904	19,119
186	7	A	FOREST TRAILS-UNIT E-PHASE 2	2003	40	52,611	104,971
187	7	A	FORTNER SEWER MAIN PROJECT ROW	2015	999	400	400
188	7	A	FORTNER SEWER MAIN PROJECT ROW	2015	999	400	400
189	7	A	FORTNER SEWER MAIN PROJECT ROW	2016	999	400	400
190	7	A	FORTNER SEWER MAIN PROJECT ROW	2016	999	400	400
191	6	A	FY99 COMPUTER EQUIPMENT	1999	10	1,159	2,555
192	7	A	GAIL GARDNER WAY RECONSTRUCTION	2007	40	553,898	928,818
193	7	A	GAIL GARDNER WAY RECONSTRUCTION	2007	40	158,426	265,662
194	7	A	GARDENS AT WILLOW CREEK/PHASE 2 GOODWIN/WASHINGTON PAVEMENT	2001	40	53,600	113,039
195	7	A	RECONSTRUCTI	2017	40	93,686	116,566
196	7	A	GORVE AVE/MILLER VALLEY SEWER REPLACEMEN	1997	40	392,539	900,023
197	7	A	GRACE AREA/BEACH SEWER REPLACEMENT	1997	40	75,736	173,650
198	7	A	GRANITE CREEK SEWER	1991	40	477,241	1,318,508
199	7	A	GRANITE CREEK SEWER FY89	1989	40	35,732	103,425
200	7	A	GRANITE CREEK SEWER LINE	1991	40	1,440	3,978
201	7	A	GRANITE CREEK SEWER RELOCATION	2001	40	193,693	408,487
202	7	A	GRANITE DELLS - FANN PRJ	2010	20	20,177	30,620
203	7	A	GRANITE DELLS - FANN PRJ	2014	20	401,226	546,532
204	7	A	GRANITE DELLS SEWER EASEMENT	2023	999	72,539	72,539
205	7	A	GRANITE SPRINGS,LOTS 1-13,25-49	2000	40	111,454	239,319
206	7	A	GRANITE STR RECON	2005	40	144,586	259,385
207	7	A	GRANITE STR RECON	2005	40	157,073	281,787
208	1	A	GRAVITY LINE	1998	40	868,155	1,958,921
209	1	A	GRAVITY LINE	1999	40	16,122	35,543

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Line No	Functional Code	Service Area	Description	Year	Estimated Life	Purchase Cost	RCN
210	7	A	GROVE AVE/MILLER VALLEY SEWER PROJECT	1998	40	4,727	10,665
211	7	A	HASSAYAMPA CONDO'S	1999	40	81,578	179,851
212	7	A	HASSAYAMPA PARCEL B	1999	40	191,326	421,807
213	7	A	HASSAYAMPA PARCEL L	1999	40	16,090	35,473
214	7	A	HASSAYAMPA SEWER MAIN	2003	40	28,814	57,490
215	7	A	HASSAYAMPA VILLAGE CONIFER RIDGE	1998	40	119,470	269,574
216	7	A	HASSAYAMPA/PARCEL A SUNRISE HYLANDS	2000	40	140,930	302,611
217	7	A	HASSAYAMPA/PARCEL I PINION PEAKS	2000	40	55,200	118,528
218	7	A	HASSAYAMPA/PARCEL J ASPEN CANYON	2000	40	56,706	121,762
219	7	A	HASSAYAMPA/PARCEL M VISTA RIDGE	2000	40	130,670	280,580
220	7	A	HASSAYAMPA-PARCE C-1	2003	40	1,500	2,993
221	7	A	HASSAYMAPA PARCEL P/CANYON RIDGE	2000	40	28,700	61,626
222	7	A	HEATHER LANDS	1993	40	93,400	239,470
223	7	A	HEATHERLAND WEST/PHASE III	2001	40	27,721	58,462
224	7	A	HERITAGE SUBDIVISION UNIT 3/PHASE 2	2008	40	24,212	38,920
225	7	A	HERITAGE UNIT 3 PHASE 1	2006	40	83,524	143,944
226	7	A	HERITAGE/UNIT II PHASE 1&2	2000	40	58,962	126,607
227	7	A	HERITAGE/UNIT II/PHASE 3&4	2000	40	23,122	49,649
228	7	A	HIDDEN VALLEY RANCH IX	1985	40	56,022	178,389
229	7	A	HIDDEN VALLEY RANCH V	1985	40	19,323	61,530
230	7	A	HIDDEN VALLEY RANCH VI	1987	40	15,186	46,041
231	7	A	HIDDEN VALLEY RANCH VII	1985	40	127,212	405,077
232	7	A	HIDDEN VALLEY RANCH VIII	1982	40	168,497	588,440
233	7	A	HIDDEN VALLEY RANCH XI	1983	40	163,295	536,472
234	7	A	HIDDEN VALLEY RANCH XII	1985	40	74,970	238,724
235	7	A	HIDDEN VALLEY RANCH XIV	1986	40	41,700	129,692
236	7	A	HIDDEN VALLEY RANCH XV	1987	40	22,640	68,639
237	1	A	HORIZONTAL CHOPPER PUMP	2010	10	28,860	43,798
238	7	A	IDYLWILD DR	2009	40	39,958	62,282
239	7	A	IDYLWILD DR	2009	40	17,500	27,276
240	7	A	INDIAN HILL EST.	1989	40	45,012	130,286
241	7	A	INDIAN HILLS EST. II	1989	40	20,650	59,771
242	7	A	IRON SPRINGS RD	2009	40	1,121	1,748
243	7	A	IRON SPRINGS RD	2009	40	1,471,233	2,293,201
244	7	A	IRON SPRINGS RD	2009	40	295,544	460,662
245	7	A	IRON SPRINGS RD	2009	40	6,015	9,375
246	7	A	IRON SPRINGS RD	2009	40	1,601	2,495
247	7	A	JARDIN DE ROCAS CONDOS	1986	40	835	2,597
248	1	A	JET RODDING MACHINE	2002	5	21,217	43,350
249	6	A	KEY CARD ACCESS SYSTEM	2022	10	22,120	22,717
250	7	A	KINGSWOOD UNIT 4 LOTS 1-65/5 LOTS 66-74	2002	40	175,812	359,207

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Line No	Functional Code	Service Area	Description	Year	Estimated Life	Purchase Cost	RCN
251	4	A	KUBOTA UTILITY VEHICLE	2023	10	15,502	15,502
252	4	A	KUBOTA UTILITY VEHICLE	2023	10	15,502	15,502
253	7	A	LAKESIDE PHASE 1A @ PRC LAKES	2006	40	109,577	188,843
254	7	A	LAKESIDE PHASE 1B @ PRC LAKES	2006	40	325,208	560,461
255	7	A	LAKEVIEW EST III	1984	40	6,022	19,402
256	5	A	LAND-SEWER POND	2006	999	3,560	3,560
257	5	A	LAND-SEWER PONDS	2006	999	3,560	3,560
258	7	A	LARRY CALDWELL/HWY 89	2000	40	170,727	366,593
259	2	A	LIFT STATION REHAB	1996	40	22,815	54,227
260	2	A	LIFT STATION REHAB PROGRAM	1998	40	1,250	2,821
261	2	A	LIFT STATION REHAB PROGRAM	1999	40	75,278	165,963
262	2	A	LIFT STATION REHAB PROGRAM	2001	40	47,323	99,800
263	2	A	LIFT STATION REHAB PROGRAM	2005	40	103,067	184,901
264	2	A	LIFT STATION REHAB PROGRAM	2005	40	164,626	295,337
265	2	A	LIFT STATION REHAB PROGRAM	2005	40	123,682	221,883
266	2	A	LIFT STATION REHAB PROGRAM	2005	40	28,752	51,581
267	2	A	LIFT STATION TELEMETRY	1998	40	17,886	40,357
268	7	A	LONGVIEW ESTATES-UNIT 4	2003	40	22,388	44,668
269	7	A	M VALLEY CREEK SEWER IMPROVEMENTS	1985	40	29,696	94,560
270	3	A	MAIN WWTP IMPROV 85-86	1986	40	78,144	243,038
271	1	A	MANHOLE INSTALLATION	1993	40	25,935	66,495
272	1	A	MANHOLE REHAB	1995	40	60,407	147,490
273	1	A	MANHOLE REHAB	1996	40	75,140	178,597
274	1	A	MANHOLE REHAB PROGRAM	1998	40	6,867	15,494
275	1	A	MANHOLE REHAB PROGRAM	1999	40	26,412	58,230
276	1	A	MANHOLE REHAB PROGRM	1992	40	27,524	73,754
277	1	A	MANHOLE REHAB PROJECT	2004	40	63,042	118,358
278	1	A	MANHOLE REHAB PROJECT	2004	40	57,822	108,557
279	1	A	MANHOLE/SEWER MAIN	1994	40	111,143	274,528
280	7	A	MANZANITA VILLAGE PHASE II	2002	40	17,210	35,162
281	7	A	MEADOWS @ EAGLE RIDGE LOTS 18-47	2002	40	71,362	145,802
282	1	A	MILLER CREEK SEWER	1994	40	36,157	89,310
283	1	A	MILLER CREEK SEWER EXT 85-86	1986	40	144,911	450,692
284	7	A	MILLER/POTTS	1994	40	235,442	581,552
285	7	A	MINGUS DOUGLAS EASEMENT	2019	99	41,980	49,709
286	7	A	MISSION HILLS	1990	40	80,269	226,592
287	7	A	MISSION HILLS CONDOS	1987	40	133,252	403,990
288	2	A	MISSION WAY/LIFT STA ABANDONMENT DESIGN	2009	40	10,365	16,156
289	2	A	MISSION WAY/LIFT STA ABANDONMENT DESIGN	2009	40	122,330	190,675
290	2	A	MISSION WAY/LIFT STA ABANDONMENT DESIGN	2009	40	10,981	17,116
291	5	A	MONITORING WELLS	1991	40	146,481	404,694

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				Year	Life		
292	5	A	MONITORING WELLS FY89	1989	40	4,512	13,060
293	1	A	MONTEZUMA/SHELDON WW RELOC	2019	0	626,245	741,546
294	7	A	MOUNTAIN LAKE EST.	1992	40	35,458	95,015
295	7	A	MULLEN WAY	2021	40	74,592	82,116
296	7	A	MULLEN WAY SEWER ID	2006	40	12,283	21,168
297	7	A	MULLEN WAY SEWER ID	2006	40	8,287	14,282
298	7	A	MULLEN WAY SEWER ID	2006	40	26,446	45,577
299	1	A	N MONTEZUMA SEWER IMPROVEMENTS	1985	40	6,401	20,382
300	1	A	N PRC REG FORCE MAIN	2005	40	63,098	113,196
301	1	A	N PRC REG FORCE MAIN	2009	40	3,958,812	6,170,574
302	1	A	N PRC REG FORCE MAIN	2009	40	130,868	203,983
303	1	A	N PRC REG FORCE MAIN	2009	40	313,879	489,242
304	1	A	N PRC REGIONAL MAIN REPLACEMENT	2010	20	6,745	10,236
305	6	A	N VIRGINIA PARKING LOT	2002	40	10,869	22,207
306	7	A	NEWPORT HEIGHTS PAHSE I	1998	40	275,530	621,711
307	7	A	NEWPORT HGTS/PHASE I/LOT 100 & UNIT I	2000	40	275,530	591,630
308	7	A	NORTH FORTY SUBDIVISION	2008	40	163,425	262,699
309	7	A	NORTH LAKE-PHASE 2	2008	40	53,502	86,002
310	7	A	NORTHLAKE - PHASE 2	2003	40	53,502	106,748
311	7	A	NORTHSIDE DR/FLORA TO MINGUS DR	2006	40	31,901	54,978
312	7	A	OAK RIDGE TERRACE	1992	40	31,609	84,701
313	6	A	OPERATIONS BUILDING EXPANSION	2019	40	569,741	674,639
314	7	A	ORO VISTA EST	1994	40	33,950	83,858
315	7	A	PARK AVENUE RECONSTRUCTION	2016	20	994,266	1,284,593
316	5	A	PAVING PROJECT - WWTP	1999	40	10,844	23,907
317	7	A	PENN EASTWOOD PROJECT LAND	2019	99	7,202	8,528
318	7	A	PINE MEADOWS	1986	40	6,138	19,090
319	7	A	PINECREEK EST	1985	40	27,585	87,838
320	7	A	PINES AT PRESCOTT LAKES	2001	40	332,285	700,768
321	7	A	PINNACLE 2,PHASE 2A	2007	40	43,088	72,253
322	7	A	PINNACLE 3 AT PRESCOTT LAKE	2008	40	102,684	165,061
323	7	A	PINON OAKS UNIT 4 - PHASE 2 LOT 473	2004	40	208,350	391,165
324	7	A	PINON OAKS UNIT 4 PHASE 3	2005	40	128,883	231,214
325	7	A	PINON OAKS UNIT 4 PHASE 4	2006	40	108,588	187,139
326	7	A	PINON OAKS UNIT III,PHASE IV	2002	40	111,778	228,377
327	7	A	PINON OAKS/UNIT III,PHASE I	2000	40	221,600	475,829
328	7	A	PINON OAKS/UNIT III/PHASE II	2001	40	139,744	294,711
329	7	A	PIPE RANGER TRANSPORTER	2005	10	20,714	37,160
330	6	A	PORTABLE FLOW METER	1990	10	6,305	17,798
331	7	A	PRC REGIONAL AIRPARK/COMMERCE CENTER	2008	40	432,079	694,550
332	7	A	PRESCOTT AIRPARK - UNIT 5	2004	40	26,885	50,475
333	7	A	PRESCOTT AIRPARK - UNIT 7	2004	40	39,299	73,781
334	7	A	PRESCOTT AIRPARK LOT 6	2000	40	9,883	21,221
335	7	A	PRESCOTT AIRPARK UNIT 6	2006	40	113,701	195,951
336	7	A	PRESCOTT AIRPARK UNIT 8	2006	40	40,028	68,984

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	Code			Year	Life		
337	7	A	PRESCOTT AIRPARK,UNIT 9	2007	40	83,140	139,416
338	7	A	PRESCOTT AIRPARK/LOT 14	2001	40	25,697	54,192
339	7	A	PRESCOTT AIRPARK-UNIT 4-PH1	2003	40	25,468	50,813
340	7	A	PRESCOTT AIRPARK-UNIT 4-PH2	2003	40	123,918	247,243
341	1	A	PRESCOTT CANYON SEWER RELOCATION	2008	40	289,000	464,556
342	7	A	PRESCOTT ESTATES I/LOTS 1-22	2000	40	72,791	156,299
343	7	A	PRESCOTT HIGHLAND ESTATES	2008	40	158,460	254,718
344	7	A	PRESCOTT HIGHLANDS - UNIT 4	2004	40	97,050	182,206
345	7	A	PRESCOTT HIGHLANDS - UNIT 5	2004	40	123,730	232,296
346	7	A	PRESCOTT HIGHLANDS EAST	2006	40	96,430	166,187
347	7	A	PRESCOTT HIGHLANDS I	1993	40	52,027	133,393
348	7	A	PRESCOTT HIGHLANDS II	1994	40	135,788	335,402
349	7	A	PRESCOTT HIGHLANDS PHASE III	1999	40	62,943	138,768
350	7	A	PRESCOTT INDUSTRIAL AIRPARK	1994	40	5,967	14,739
351	7	A	PRESCOTT LAKES COMMERCE CENTER	2005	40	29,900	53,640
352	7	A	PRESCOTT LAKES PETROLGLYPH POINTE	2004	40	58,535	109,896
353	7	A	PRESCOTT LAKES SENIOR COMMUNITY CENTER	2004	40	23,168	43,497
354	7	A	PRESCOTT NORTH SEWER ID	2005	40	222,366	398,921
355	7	A	PRESCOTT NORTH SEWER ID	2007	40	46,923	78,684
356	7	A	PRESCOTT NORTH SEWER IMPROVEMENTS	2008	40	357,080	573,992
357	7	A	PRESCOTT OVERLOOK LOTS 1-7 & 19-25 ONLY	1998	40	63,718	143,775
358	7	A	PRESCOTT OVERLOOK PHASE 2	2006	40	109,380	188,504
359	7	A	PRESCOTT RODEO GROUNDS	2008	999	360,000	360,000
360	7	A	PRESCOTT VIEW EST	1984	40	2,980	9,601
361	7	A	PRESCOTT VIEW NORTH	1996	40	123,930	294,565
362	7	A	PRESCOTT VIEW NORTH PHASE III	2000	40	48,906	105,013
363	7	A	PRESCOTT VISTAS	2007	40	64,820	108,695
364	1	A	PRICE COSTCO MAIN EXTENTION	1996	40	95,554	227,120
365	5	A	PRIMARY SLUDGE PUMP	1994	10	8,437	20,839
366	7	A	PUMPS FOR FOREST TRAILS	2010	10	22,937	34,809
367	7	A	QUAIL HOLLOW UNIT I PAHSE I & II	1998	40	79,425	179,216
368	7	A	QUAIL HOLLOW/UNIT II/PHASE II	2000	40	20,730	44,512
369	6	A	RADIO SITE RECONSTRUCTION	2020	10	293,648	342,103
370	7	A	RANCH AT PRESCOTT II	1989	40	15,037	43,524
371	7	A	RANCH COMMERCIAL CENTER	1989	40	97,645	282,631
372	7	A	RANCH UNIT 9 - MYSTIC HEIGHTS	2004	40	187,079	351,230
373	4	A	REAR MOUNT BOOM MOWER ATTACHMENT	2022	10	24,006	24,654
374	7	A	RIDGEVIEW EST	1989	40	88,244	255,420
375	7	A	ROBINSON DR	2008	40	4,535	7,290
376	7	A	ROBINSON DRIVE	2016	40	411,231	531,311
377	7	A	ROSSER RECONSTRUCTION	2011	40	24,273	35,748
378	7	A	ROSSER RECONSTRUCTION	2011	40	54,165	79,772
379	7	A	ROSSER STR SEWER	2002	40	16,088	32,869
380	7	A	ROSSER STREET	2009	40	46,211	72,028
381	7	A	ROSSER STREET	2009	40	162,122	252,698

City of Prescott, AZ
Development Impact Fee Study
Full Wastewater Assets

Line No	Functional Code	Service Area	Description	Year	Estimated Life	Purchase Cost	RCN
382	7	A	ROSSER STREET	2009	40	72,835	113,528
383	7	A	ROSSER,COMMERCE,LAKEVIEW,SANDRETTO ROADW	2004	40	140,590	263,950
384	7	A	ROSSER,COMMERCE,LAKEVIEW,SANDRETTO ROADW	2004	40	60,538	113,656
385	7	A	RUSH,GRANITE,LINWOOD,WILLIS	2004	40	95,724	179,717
386	7	A	RUSH,GRANITE,LINWOOD,WILLIS	2004	40	42,290	79,397
387	7	A	RUTH-DEMERSE WATER/SEWER	2009	40	443	690
388	7	A	RUTH-DEMERSE WATER/SEWER	2009	40	797,649	1,243,291
389	7	A	RUTH-DEMERSE WATER/SEWER	2009	40	467,605	728,853
390	7	A	RUTH-DEMERSE WATER/SEWER	2009	40	7,722	12,036
391	7	A	SANDRETTO HILLS EST. (PHASE	1994	40	30,021	74,153
392	7	A	SANDRETTO HILLS PHASE III	1998	40	46,209	104,267
393	7	A	SANDRETTO-PHASE IV	2000	40	51,930	111,506
394	1	A	SANITARY SEWER REPLACEMENT	1992	40	994	2,664
395	1	A	SANITARY SEWER REPLACEMENT	1993	40	267,069	684,742
396	7	A	SANTA FE OFFICE PARK	1994	40	18,564	45,854
397	7	A	SANTA FE SPRINGS	1998	40	14,523	32,770
398	7	A	SANTA FE SPRINGS IIA-LOTS 14-19	2003	40	7,900	15,762
399	7	A	SANTA FE SPRINGS OFFICE PARK	2000	40	18,564	39,861
400	7	A	SANTA FE SPRINGS PHASE IIB	2008	40	52,323	84,107
401	7	A	SANTA FE VILLAGE	1998	40	18,564	41,888
402	7	A	SANTA FE VILLAGE PHASE 2 LOTS 70-91	2002	40	59,399	121,359
403	7	A	SECTION 33 SEWER MAIN EXT ROW	2023	999	251	251
404	1	A	SENATOR HIGHWAY DESIGN	2008	40	16,179	26,008
405	1	A	SENATOR HWY DESIGN	2009	40	28,122	43,833
406	1	A	SENATOR HWY RECONSTRUCTION	2011	40	79,096	116,490
407	1	A	SEWER	1991	40	10,460	28,899
408	1	A	SEWER AMIN REPLACEMENT '97	1997	40	35,876	82,257
409	1	A	SEWER COL LINE REPL	1993	40	219,685	563,254
410	1	A	SEWER DIVERSION LINE FY 88	1988	40	3,557,160	10,514,836
411	1	A	SEWER DIVERSION LINE FY 88 (AE 13)	1988	40	40,666	120,207
412	1	A	SEWER LINE REPLACEMENT PHASE II	1981	40	903,673	3,414,785
413	1	A	SEWER MAIN REPLACEMENT	1995	40	369,772	902,835
414	1	A	SEWER MAIN REPLACEMENT	1996	40	328,120	779,899
415	1	A	SEWER MAINLINE PENN ALLEY VIRGINIA ZON39	2011	40	254,832	375,309
416	1	A	SEWER MAINLINE REPL/REH	2009	40	539,095	840,284
417	1	A	SEWER MAINLINE REPL/REH	2009	40	1,075,967	1,677,102
418	1	A	SEWER MAINLINE REPL/REH	2009	40	9,911	15,448
419	1	A	SEWER MAINLINE REPL/REH	2010	20	20,787	31,546
420	1	A	SEWER MAINLINE REPLACEMENT	2011	40	1,113,984	1,640,640
421	1	A	SEWER MAINLINE REPLACEMENT	2012	20	266,842	382,947
422	1	A	SEWER REALIGNMENT	1982	40	122,976	429,468
423	1	A	SEWER REALIGNMENT	1983	40	58,773	193,087
424	1	A	SEWER REPLACEMENT PHASE I	1981	40	626,807	2,368,568

City of Prescott, AZ
Development Impact Fee Study
Full Wastewater Assets

Line No	Functional Code	Service Area	Description	Year	Estimated Life	Purchase Cost	RCN
425	1	A	SEWER REPLACEMENT PROJECT	1994	40	3,590	8,867
426	1	A	SEWER SYSTEM 85-86 IMPROVEMENTS	1986	40	2,624	8,161
427	1	A	SEWER SYSTEM REPLACEMENT PHASE I	1983	40	12,299	40,406
428	7	A	SHADOW VALLEY EST	1992	40	77,942	208,856
429	1	A	SHELDON ST WATER/SEWER IMPROVEMENTS	2001	40	253,010	533,582
430	1	A	SHELDON/MCCORMICK	2003	40	54,773	109,284
431	7	A	SHERWOOD DR SEWER IMP 85-86	1986	40	60,381	187,793
432	7	A	SIENNA @ BLOOMING HILLS	2008	40	27,745	44,599
433	5	A	SLUDGE BED IMP 85-86	1986	40	335,382	1,043,081
434	5	A	SLUDGE BED IMP 86-87	1987	40	323,818	981,743
435	1	A	SMOKE TREE LANE RECONSTRUCTION	2015	40	77,370	102,980
436	7	A	SMOKETREE PLAZA PHASE 2	2006	40	18,172	31,317
437	5	A	SOLAR POWERED POND CIRCULATION EQUIP	2015	10	118,776	158,092
438	5	A	SOLIDS PROCESS BLDG	1993	40	32,658	83,732
439	7	A	SOUTH BLOOMING HILLS DR	2002	40	6,808	13,910
440	7	A	SOUTH MOUNT VERNON	2014	40	639	870
441	7	A	SOUTH MT VERNON	2014	40	301,834	411,145
442	1	A	SOUTH SKYVIEW WATER MAIN REPLACEMENT	1999	40	18,438	40,648
443	7	A	SOUTHVIEW I	1996	40	223,710	531,729
444	7	A	SOUTHVIEW II	1996	40	14,305	34,001
445	7	A	SOUTHVIEW IV/LOTS 25-30,33-34,48-52,59-6	2000	40	49,617	106,540
446	7	A	SOUTHVIEW V, LOTS 40,81-92,94-104,108	2002	40	48,974	100,060
447	7	A	SOUTHVIEW VI	2003	40	51,908	103,568
448	7	A	SPECIAL ASSESS SEWER IMPROV	1982	40	159,976	558,682
449	7	A	SPECIAL ASSESS SEWER IMPROV	1989	40	82,964	240,137
450	7	A	SPECIAL ASSESS SEWER IMPROV	1990	40	116,000	327,457
451	1	A	SR89/PHIPPEN ROUNDABOUT	2017	40	332,111	413,221
452	7	A	STARLIGHT EST.	1992	40	650	1,742
453	6	A	STEEL BUILDING FOR OUTDOOR MEETINGS	2021	20	4,774	5,256
454	7	A	STONE CREEK UNIT 2/PHASE 2	2001	40	36,459	76,889
455	7	A	STONE CREEK/UNIT II/PHASE I/LOTS 74-94	2000	40	59,153	127,015
456	6	A	STORAGE BLDG	1984	40	9,660	31,124
457	1	A	STORM RANCH PUMP STATION	2022	999	46,157	46,157
458	2	A	SUBMERSIBLE SEWAGE PUMP MEYERS	1993	10	19,080	48,920
459	7	A	SUMMIT AT PRESCOTT LAKES	2001	40	401,854	847,484
460	7	A	SUMMIT PHASE I 1-63	1999	40	313,245	690,597
461	7	A	SUMMIT POINTE ESTATES	2007	40	152,860	256,327
462	1	A	SUMMIT/MCCORMICK/BEACH RECONSTRUCTION	2020	40	881,700	1,027,189
463	3	A	SUN DOG WWTP GENERATOR	2011	10	297,379	437,970
464	3	A	SUNDOG FILTER AND DENITRIFICATION	2014	40	1,475,652	2,010,067
465	3	A	SUNDOG PLANT PAVING	2007	40	18,640	31,257
466	3	A	SUNDOG PLANT PAVING	2009	40	330,961	515,867
467	1	A	SUNDOG TRUCK MAIN PHASE A	2017	40	2,488,181	3,095,857
468	1	A	SUNDOG TRUNK MAIN	2013	40	297,311	416,007

City of Prescott, AZ
Development Impact Fee Study
Full Wastewater Assets

Line No	Functional		Description	Estimated		Purchase Cost	RCN
	Code	Service Area		Year	Life		
469	1	A	SUNDOG TRUNK MAIN ACQUISITIONS	2014	999	3,375	3,375
470	1	A	SUNDOG TRUNK MAIN DESIGN	2014	40	643,503	876,552
471	1	A	SUNDOG TRUNK MAIN ROW ACQUISITIONS	2014	999	3,375	3,375
472	3	A	SUNDOG WWTP IMPROVEMENTS	2016	40	37,660	48,657
473	3	A	SUNDOG WWTP SECURITY GATE	2006	40	10,275	17,708
474	3	A	SUNDOG WWTP UV SYSTEM	2002	40	314,357	642,273
475	2	A	TAMARACK LIFT STAT 85-86 IMP	1986	40	52,630	163,686
476	7	A	TAMARACK VILLAGE	1994	40	10,484	25,896
477	7	A	TANGLEWOOD I	1986	40	22,901	71,225
478	7	A	TANGLEWOOD II	1988	40	48,048	142,028
479	7	A	TELEMETRY UPGRADE	2001	40	114,184	240,808
480	5	A	TELEMETRY/SCADA PROGRAM	2013	40	2,518,729	3,524,288
481	5	A	TELEMETRY/SCADA PROGRAM	2013	40	8,622	12,064
482	7	A	THE BOULDERS	1991	40	16,200	44,757
483	7	A	THE CROSSINGS COMMERCE CENTER UNIT 1	2002	40	38,996	79,673
484	7	A	THE CROSSINGS PHASE 1	2005	40	222,653	399,435
485	7	A	THE CROSSINGS PHASE 2	2006	40	222,653	383,717
486	7	A	THE PINNACLE 1 PHASE 1	2006	40	83,015	143,067
487	7	A	THE PRESERVE AT PRESCOTT	2008	40	264,430	425,061
488	7	A	THE RANCH @ PRC/UNIT 8	2009	40	114,208	178,015
489	7	A	THE RANCH IV	1988	40	850,326	2,513,533
490	7	A	THE RANCH V	1990	40	509,786	1,439,079
491	7	A	THE RANCH VI	1993	40	390,370	1,000,876
492	7	A	THE RIDGE AT IRON SPRINGS	2008	40	271,517	436,453
493	7	A	THUMB BUTTE MEADOWS	1989	40	27,600	79,887
494	7	A	THUMB BUTTE TOWNHOUSES	1984	40	121,143	390,311
495	7	A	TIMBER CREEK VILLAS PHASE 1	2006	40	30,060	51,805
496	7	A	TIMBER CREEK VILLAS PHASE 2	2008	40	55,000	88,410
497	7	A	TIMBER RIDGE	1987	40	233,517	707,971
498	7	A	TIMBER RIDGE II	1986	40	97,957	304,659
499	7	A	TIMBER RIDGE WEST	1990	40	72,900	205,790
500	7	A	TRAIL EASEMENT	2023	999	17,976	17,976
501	6	A	TRIMBLE GIS DATA COLLECTOR	2016	10	11,507	14,867
502	6	A	TRIMBLE R12I MODEL 60 GNSS RECEIVER	2022	10	10,494	10,777
503	4	A	TXT 815 DODGE AERATION ROTOR GEAR BOX	1995	10	5,089	12,424
504	7	A	VALLEY VIEW EST. & APTS.	1994	40	12,884	31,824
505	7	A	VILLAS AT SUNRISE TERRACE	1988	40	105,227	311,047
506	7	A	VIRGINIA STREET LAND	2000	999	35,153	35,153
507	7	A	VISTA DEL LAGO I	1990	40	22,109	62,412
508	7	A	VISTA DEL LAGO II	1991	40	56,935	157,298
509	7	A	VISTA DEL LAGO III	1992	40	33,092	88,675
510	7	A	VISTA VERDE	1994	40	58,794	145,224
511	7	A	VISTA VERDE - UNIT 2	2004	40	37,179	69,801
512	4	A	WACKER 6" PUMP & TRAILER	1993	5	11,448	29,352
513	1	A	WASHINGTON ST SEWER	1994	40	8,686	21,455

City of Prescott, AZ
Development Impact Fee Study
Full Wastewater Assets

Line No	Functional		Service Area	Description	Estimated		Purchase Cost	RCN
	Code				Year	Life		
514	3		A	WASTE WATER TREATMENT PLANT	1991	40	1,070,474	2,957,475
515	3		A	WASTE WATER TREATMENT PLANT	1991	40	3,079,631	8,508,317
516	6		A	WASTEWATER OPERATIONS BUILDING	2005	40	554,488	994,743
517	1		A	WATER & SEWER SYSTEM IMPROVEMENTS	1991	40	555,208	1,533,913
518	1		A	WATER MAIN REPLACEMENT PROJECTS	1999	40	185,064	408,002
519	5		A	WATER RECLAMATION FACILITY FENCE	2022	0	106,465	109,338
520	6		A	WATER SALESMAN	2002	10	5,134	10,490
521	1		A	WATSON LAKE SEWER FY89	1989	40	101,034	292,440
522	7		A	WCR PHASE IV	2005	40	129,456	232,243
523	7		A	WCR PHASE IV	2005	40	249,376	447,376
524	1		A	WEST A/P MASTER PLAN	2009	40	22,913	35,714
525	1		A	WESTERN AVE SEWER REPLACEMENT	2002	40	31,745	64,860
526	7		A	WHIPPLE STREET SEWER PROJECT	1998	40	141,861	320,097
527	7		A	WHISKEY ROW ALLEY REHAB	2006	40	8,574	14,776
528	7		A	WHISKEY ROW ALLEY REHAB	2006	40	214,033	368,862
529	7		A	WHISPER RIDGE	1990	40	18,575	52,436
530	1		A	WHITE SPAR SEWER REHAB PROJECT	1998	40	50,296	113,489
531	7		A	WILLAMSON VALLEY RD	2011	40	31,746	46,755
532	7		A	WILLIAMSON VALLEY RD	2009	40	16,502	25,722
533	7		A	WILLIAMSON VALLEY RD	2009	40	4,466	6,961
534	7		A	WILLIAMSON VALLEY RD	2009	40	72,783	113,447
535	7		A	WILLOW COVE	1998	40	19,690	44,429
536	7		A	WILLOW COVE-PHASE 2B/LOTS 12-23	2000	40	25,275	54,272
537	7		A	WILLOW COVE-PHASE 2D,LOTS 39-60	2000	40	36,575	78,535
538	7		A	WILLOW CREEK HEIGHTS	2009	40	15,000	23,380
539	1		A	WILLOW CREEK INTERCEPTOR SEWER	1983	40	19,927	65,466
540	7		A	WILLOW CREEK RD PHASE IV	2004	40	249,376	468,189
541	1		A	WILLOW CREEK SEWER	1991	40	237,844	657,109
542	1		A	WILLOW CREEK SEWER IMP 85-86	1986	40	227,219	706,680
543	1		A	WILLOW CREEK SEWER LINE UPGRADE	1991	40	30,429	84,068
544	1		A	WILLOW CREEK SEWER REHAB	2007	40	311,868	522,964
545	1		A	WILLOW CREEK UTIL PROT.	1994	40	17,825	44,029
546	1		A	WILLOW CRK SEWER UPGRADE	1997	40	596,107	1,366,768
547	7		A	WILLOW HILLS - PHASE 2	2004	40	303,172	569,188
548	7		A	WILLOW HILLS LOTS 1-13,39-64	2002	40	30,234	61,772
549	7		A	WILLOW HILLS PHASE 3 & 4	2006	40	172,802	297,805
550	7		A	WILLOW LAKE EST IV	1985	40	55,192	175,746
551	7		A	WILLOW LAKE VILLAS (EXCEPT LOT 1)	2004	40	115,664	217,152
552	1		A	WILLOW STREET SEWER	1994	40	13,928	34,404
553	7		A	WILLOW/WATSON LAKE ENHANCEMENT PROJECT	2015	40	35,707	47,527
554	7		A	WOODLAND PINES PARCEL H AT HASSAYAMPA	1998	40	18,752	42,312
555	1		A	WW COLLECTION MODEL UPDATE	2014	5	149,844	204,111
556	1		A	WW COLLECTION MODEL UPDATE	2014	5	93,120	126,844
557	3		A	WWTP	1984	40	9,558	30,795

City of Prescott, AZ
Development Impact Fee Study
Full Wastewater Assets

Line No	Functional		Description	Year	Estimated		Purchase Cost	RCN
	Code	Service Area			Life			
558	3	A	WWTP	1987	40		36,342	110,181
559	3	A	WWTP BELT FILTER	1997	40		194,947	446,980
560	3	A	WWTP EXPANSION & ADDITION	1991	40		4,517,166	12,479,897
561	3	A	WWTP EXPANSION & ADDITION	1991	40		79,029	218,339
562	3	A	WWTP EXPANSION & ADDITION	1992	40		131,737	353,008
563	3	A	WWTP GAS SERVICE LINE REPLACEMENT	2004	40		47,963	90,048
564	3	A	WWTP IMPROVEMENTS	1982	40		826,253	2,885,513
565	3	A	WWTP IMPROVEMENTS	1985	40		6,200	19,742
566	3	A	WWTP PHASE II C-04-0143-06	1983	40		1,069,728	3,514,370
567	3	A	WWTP PHASE II C-04-0143-06	1983	40		972,116	3,193,686
568	3	A	WWTP PHASE II C-04-0143-06	1983	40		54,759	179,899
569	3	A	WWTP UPGRADE FY89	1989	40		146,489	424,009
570	3	A	WWTP UV SYSTEM	2003	10		35,084	70,000
571	2	A	Y2K PREPAREDNESS FOR LIFT STATION	2000	40		33,740	72,448
572	2	A	YAV HILL, RANCH LIFT STATIONS	1989	40		137,239	397,235
573	7	A	YAVAPAI HILLS III	1991	40		108,624	300,103
574	1	A	YAVAPAI HILLS SEWER MAIN REPLACEMENT	2003	40		125,344	250,090
575	1	A	YAVAPAI HILLS SEWER MAIN REPLACEMENT	2003	40		305,106	608,754
576	1	A	YAVAPAI HILLS SEWER ROW	2013	999		7,576	7,576
577	7	A	YAVAPAI HILLS UNIT 8 PHASE1	1999	40		757,784	1,670,652
578	7	A	YAVAPAI HILLS UNIT 8/PHASE 2	2001	40		25,500	53,778
579	7	A	YAVAPAI HILLS UNIT 9 PHASE 3	2006	40		780,730	1,345,503
580	7	A	YAVAPAI HILLS VI	1994	40		328,726	811,968
581	7	A	YAVAPAI HILLS,UNIT 9,PHASE 4	2007	40		935,551	1,568,803
582	7	A	YAVAPAI HILLS-UNIT 9-PHASE 1&2	2004	40		327,366	614,610
583	7	A	YAVAPAI HILLS VII	1996	40		244,276	580,612
584	1	A	WILLOW CREEK GRAVITY SEWER	2023	40		506,989	506,989
585	1	A	UNSEWERED AREA SYSTEM EXPANSION	2023	40		49,564	49,564
586	1	A	RUGER ROAD TRUNK MAIN EXTENSION	2023	40		3,177,307	3,177,307
587	1	A	MULLEN WAY				0	0
588	2	A	YAVAPAI HILLS #1 LIFT STATION REHAB	2023	40		182,326	182,326
589	2	A	PRESCOTT LAKES PARKWAY LIFT STATION	2023	40		18,242	18,242
590	5	A	CENT-EFFLT TANK, PIPELINE & SR89	2023	40		45,541	45,541
591	1	A	SLAUGHTERHOUSE GULCH SEWER CORSSING	2023	40		8,224	8,224
592	1	A	ZONE 24/27 WATER PIPELINE UPSIZING	2023	40		6,083	6,083
593	1	A	PENN AVE - EAST DR PAVEMENT RECONSTRUCTION	2023	40		1,641,482	1,641,482
594	1	A	SUNDOG TRUNK MAIN PHASE C	2023	40		5,534,072	5,534,072
595	1	A	GARDEN/WESTERN ST IMPROVEMENTS	2023	40		5,745	5,745
596	1	A	PUSD AFFORDABLE HOUSING PROJECT	2023	40		5,582	5,582
597			Total				\$175,370,545	\$306,820,844

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Wastewater Debt Service Repaid by Rates

Lender Id #	910097-08F	910122-10F	910147-11F
Lender	WIFA	WIFA	WIFA
Description	Clean Water Projects	North Main Copperbasin AP	Virgina/Penn Wastewater
Munis Liability Account	720 4310 95102	720 4310 95103	720 4310 95104
Funded By	Wastewater Rates - 100%	Wastewater Rates - 83.8%	Wastewater Rates - 80%
Munis Org	7205850	7205850	7205850
6/30/23 Bal	\$1,528,238	\$2,134,400	\$568,370
Discount Rate	3.87%	3.14%	3.15%
	PrincipalInterest	PrincipalInterest	PrincipalInterest
FY 2023-24	282,90248,170	277,35358,358	66,92215,806
FY 2024-25	293,84436,804	286,06949,368	69,03113,630
FY 2025-26	305,20824,998	295,05940,096	71,20711,385
FY 2026-27	317,01212,736	304,33130,532	73,4519,070
FY 2027-28	329,2720	313,89520,668	75,7666,682
FY 2028-29	00	323,75910,494	78,1554,219
FY 2029-30	00	333,9330	80,6181,678
FY 2030-31	00	00	53,2200
FY 2031-32	00	00	00
FY 2032-33	00	00	00
FY 2033-34	00	00	00
FY 2034-35			
FY 2035-36			
FY 2036-37			
FY 2037-38			
FY 2038-39			
FY 2039-40			
FY 2040-41			
FY 2041-42			
FY 2042-43			
FY 2043-44			
FY 2044-45			
FY 2045-46			
FY 2046-47			
FY 2047-48			
FY 2048-49			
FY 2049-50			
Total	\$1,528,238\$122,708	\$2,134,400\$209,515	\$568,370\$62,469

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets

Wastewater Debt Service Repaid by Rates

Lender Id #	910148-11		910151-11		910170-18		910170-18	
Lender	WIFA		WIFA		WIFA		WIFA	
Description	Sundog Filter Replace/Denitrif		Airport WWTP Upgrade		Sundog Trunk Main		Airport Trunk Main	
Munis Liability Account	720 4310 95105		720 4310 95106					
Funded By	Wastewater Rates - 100%		Wastewater Rates - 20%		Wastewater Rates - 60%		Wastewater Rates - 50%	
Munis Org	7205850		7205850					
6/30/23 Bal	\$690,722		\$4,630,251		\$5,690,931		\$4,733,247	
Discount Rate	3.15%	3.15%	2.95%	2.95%	2.33%	2.33%	2.33%	2.33%
	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>
FY 2023-24	77,258	19,336	456,709	123,119	170,351	128,629	141,684	106,983
FY 2024-25	79,693	16,824	470,182	109,249	174,317	124,568	144,983	103,605
FY 2025-26	82,205	14,233	484,053	94,970	178,375	120,412	148,358	100,149
FY 2026-27	84,796	11,561	498,332	80,269	182,528	116,159	151,812	96,611
FY 2027-28	87,469	8,804	513,033	65,134	186,777	111,807	155,346	92,992
FY 2028-29	90,226	5,960	528,167	49,553	191,125	107,354	158,962	89,288
FY 2029-30	93,070	3,026	543,748	33,513	195,575	102,797	162,663	85,498
FY 2030-31	96,004	0	559,789	16,999	200,128	98,134	166,450	81,620
FY 2031-32	0	0	576,238	0	204,787	93,362	170,325	77,651
FY 2032-33	0	0	0	0	209,554	88,480	174,290	73,590
FY 2033-34	0	0	0	0	214,433	83,483	178,347	69,435
FY 2034-35					219,425	78,371	182,499	65,182
FY 2035-36					224,533	73,139	186,748	60,831
FY 2036-37					229,760	67,786	191,095	56,379
FY 2037-38					235,109	62,308	195,544	51,823
FY 2038-39					240,582	56,702	200,096	47,160
FY 2039-40					246,183	50,966	204,754	42,389
FY 2040-41					251,914	45,097	209,521	37,508
FY 2041-42					257,778	39,090	214,399	32,512
FY 2042-43					263,779	32,944	219,390	27,400
FY 2043-44					269,920	26,655	224,497	22,170
FY 2044-45					276,204	20,220	229,724	16,817
FY 2045-46					282,634	13,634	235,072	11,340
FY 2046-47					289,214	6,896	240,544	5,735
FY 2047-48					295,947	0	246,144	0
FY 2048-49					0	0	0	0
FY 2049-50					0	0	0	0
Total	\$690,722	\$79,744	\$4,630,251	\$572,806	\$5,690,931	\$1,748,993	\$4,733,247	\$1,454,668

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets
Wastewater Debt Service Repaid by DIFs

Lender Id #	910122-10F			910147-11F				910151-11			
Lender	WIFA			WIFA				WIFA			
Description	North Main Copperbasin AP 16.2%			Virginia/Penn Wastewater 20%				Airport WWTP Upgrade 80%			
Munis Liability Account	725 4310 95103			725 4310 95104				725 4310 95106			
Funded By	Wastewater Impact Fee - 16.2%			Wastewater Impact Fee - 20%				Wastewater Impact Fee - 80%			
Munis Org	7255850			7255850				7255850			
6/30/23 Bal	\$412,617			\$142,093				\$18,521,003			
Discount Rate	3.14%	3.14%		3.15%	3.15%			2.95%	2.95%		
	<i>Principal</i>	<i>Interest</i>		<i>Principal</i>	<i>Interest</i>			<i>Principal</i>	<i>Interest</i>		
FY 2023-24	53,617	11,282		16,730	3,951			1,826,837	492,478		
FY 2024-25	55,302	9,544		17,258	3,407			1,880,729	436,996		
FY 2025-26	57,040	7,751		17,802	2,846			1,936,210	379,878		
FY 2026-27	58,833	5,902		18,363	2,268			1,993,328	321,075		
FY 2027-28	60,681	3,995		18,942	1,671			2,052,131	260,537		
FY 2028-29	62,588	2,029		19,539	1,055			2,112,669	198,213		
FY 2029-30	64,555	0		20,155	419			2,174,993	134,051		
FY 2030-31	0	0		13,305	0			2,239,155	67,996		
FY 2031-32	0	0		0	0			2,304,950	0		
FY 2032-33											
FY 2033-34											
FY 2034-35											
FY 2035-36											
FY 2036-37											
FY 2037-38											
FY 2038-39											
FY 2039-40											
FY 2040-41											
FY 2041-42											
FY 2042-43											
FY 2043-44											
FY 2044-45											
FY 2045-46											
FY 2046-47											
FY 2047-48											
FY 2048-49											
FY 2049-50											
Net Present Value	\$363,879	\$37,295		\$123,914	\$14,273			\$15,970,205	\$2,079,677		

City of Prescott, Arizona
Development Impact Fee Study
Water and Wastewater Impact Fee Loan Offsets
Wastewater Debt Service Repaid by DIFs

Lender Id #	910170-18 Sundog		910170-18 Airport	
Lender	WIFA		WIFA	
Description	Sundog Trunk Main - 40%		Airport Trunk Main - 50%	
Munis Liability Account				
Funded By	Wastewater Impact Fee - 40%		Wastewater Impact Fee - 50%	
Munis Org	7205850		7205850	
6/30/23 Bal	\$3,793,954		\$4,733,247	
Discount Rate	2.33%	2.33%	2.33%	2.33%
	<i>Principal</i>	<i>Interest</i>	<i>Principal</i>	<i>Interest</i>
FY 2023-24	113,568	85,753	141,684	106,983
FY 2024-25	116,211	83,045	144,983	103,605
FY 2025-26	118,917	80,275	148,358	100,149
FY 2026-27	121,685	77,439	151,812	96,611
FY 2027-28	124,518	74,538	155,346	92,992
FY 2028-29	127,417	71,569	158,962	89,288
FY 2029-30	130,383	68,531	162,663	85,498
FY 2030-31	133,418	65,423	166,450	81,620
FY 2031-32	136,524	62,242	170,325	77,651
FY 2032-33	139,703	58,986	174,290	73,590
FY 2033-34	142,955	55,656	178,347	69,435
FY 2034-35	146,283	52,247	182,499	65,182
FY 2035-36	149,688	48,760	186,748	60,831
FY 2036-37	153,173	45,191	191,095	56,379
FY 2037-38	156,739	41,539	195,544	51,823
FY 2038-39	160,388	37,802	200,096	47,160
FY 2039-40	164,122	33,977	204,754	42,389
FY 2040-41	167,943	30,064	209,521	37,508
FY 2041-42	171,852	26,060	214,399	32,512
FY 2042-43	175,853	21,963	219,390	27,400
FY 2043-44	179,947	17,770	224,497	22,170
FY 2044-45	184,136	13,480	229,724	16,817
FY 2045-46	188,423	9,090	235,072	11,340
FY 2046-47	192,809	4,597	240,544	5,735
FY 2047-48	197,298	0	246,144	0
FY 2048-49	0	0	0	0
FY 2049-50	0	0	0	0
Net Present Value	\$2,773,893	\$955,429	\$3,460,643	\$1,191,971

City of Prescott, Arizona
Development Impact Fee Study
Wastewater - Future Debt

Fiscal Year	Principal	NPV of Interest
FY 2023-24	\$0	\$0
FY 2024-25	6,900,000	3,127,139
FY 2025-26	8,500,000	3,686,382
FY 2026-27	9,700,000	4,025,658
FY 2027-28	6,000,000	2,382,871
FY 2028-29	3,800,000	1,444,164
FY 2029-30	13,000,000	4,727,810
FY 2030-31	2,200,000	765,636
FY 2031-32	1,500,000	499,544
FY 2032-33	4,500,000	1,434,099
FY 2033-34	9,600,000	2,927,671
Total	\$65,700,000	\$25,020,973

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2024-25

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$465,329	
Principal Amount	\$6,900,000	NPV of
Fiscal Year of Issue	2	Interest Payments
		\$3,127,139

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25	\$6,822,586	\$77,415	\$155,250	\$232,665
FY 2025-26	6,664,273	158,313	307,016	465,329
FY 2026-27	6,498,836	165,437	299,892	465,329
FY 2027-28	6,325,955	172,881	292,448	465,329
FY 2028-29	6,145,294	180,661	284,668	465,329
FY 2029-30	5,956,503	188,791	276,538	465,329
FY 2030-31	5,759,217	197,286	268,043	465,329
FY 2031-32	5,553,053	206,164	259,165	465,329
FY 2032-33	5,337,611	215,442	249,887	465,329
FY 2033-34	5,112,474	225,137	240,192	465,329
FY 2034-35	4,877,206	235,268	230,061	465,329
FY 2035-36	4,631,351	245,855	219,474	465,329
FY 2036-37	4,374,433	256,918	208,411	465,329
FY 2037-38	4,105,953	268,480	196,849	465,329
FY 2038-39	3,825,392	280,561	184,768	465,329
FY 2039-40	3,532,206	293,186	172,143	465,329
FY 2040-41	3,225,826	306,380	158,949	465,329
FY 2042-43	2,905,659	320,167	145,162	465,329
FY 2043-44	2,571,085	334,574	130,755	465,329
FY 2044-45	2,221,455	349,630	115,699	465,329
FY 2045-46	1,856,091	365,364	99,965	465,329
FY 2046-47	1,474,286	381,805	83,524	465,329
FY 2047-48	1,075,300	398,986	66,343	465,329
FY 2048-49	658,359	416,941	48,388	465,329
FY 2049-50	222,656	435,703	29,626	465,329
FY 2050-51	10	222,646	10,019	232,665
FY 2051-52				
FY 2052-53				
FY 2053-54				
FY 2054-55				
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
FY 2059-60				
Total	\$6,899,990	\$4,733,235	\$11,633,225	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2025-26

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$573,232	
Principal Amount	\$8,500,000	NPV of
Fiscal Year of Issue	3	Interest Payments
		\$3,686,382

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26	\$8,404,634	\$95,366	\$191,250	\$286,616
FY 2026-27	8,209,611	195,023	378,209	573,232
FY 2027-28	8,005,811	203,800	369,432	573,232
FY 2028-29	7,792,840	212,971	360,261	573,232
FY 2029-30	7,570,286	222,554	350,678	573,232
FY 2030-31	7,337,717	232,569	340,663	573,232
FY 2031-32	7,094,682	243,035	330,197	573,232
FY 2032-33	6,840,711	253,971	319,261	573,232
FY 2033-34	6,575,311	265,400	307,832	573,232
FY 2034-35	6,297,968	277,343	295,889	573,232
FY 2035-36	6,008,145	289,823	283,409	573,232
FY 2036-37	5,705,280	302,865	270,367	573,232
FY 2037-38	5,388,786	316,494	256,738	573,232
FY 2038-39	5,058,049	330,737	242,495	573,232
FY 2039-40	4,712,429	345,620	227,612	573,232
FY 2040-41	4,351,256	361,173	212,059	573,232
FY 2042-43	3,973,831	377,425	195,807	573,232
FY 2043-44	3,579,421	394,410	178,822	573,232
FY 2044-45	3,167,263	412,158	161,074	573,232
FY 2045-46	2,736,558	430,705	142,527	573,232
FY 2046-47	2,286,471	450,087	123,145	573,232
FY 2047-48	1,816,130	470,341	102,891	573,232
FY 2048-49	1,324,624	491,506	81,726	573,232
FY 2049-50	811,000	513,624	59,608	573,232
FY 2050-51	274,263	536,737	36,495	573,232
FY 2051-52	0	274,272	12,342	286,614
FY 2052-53				
FY 2053-54				
FY 2054-55				
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
FY 2059-60				
Total	\$8,500,009	\$5,830,789	\$14,330,798	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2026-27

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$654,159	
Principal Amount	\$9,700,000	NPV of
Fiscal Year of Issue	4	Interest Payments
		\$4,025,658

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26			\$0	
FY 2026-27	\$9,591,171	\$108,830	\$218,250	\$327,080
FY 2027-28	9,368,615	222,556	431,603	654,159
FY 2028-29	9,136,044	232,571	421,588	654,159
FY 2029-30	8,893,007	243,037	411,122	654,159
FY 2030-31	8,639,033	253,974	400,185	654,159
FY 2031-32	8,373,630	265,403	388,756	654,159
FY 2032-33	8,096,284	277,346	376,813	654,159
FY 2033-34	7,806,458	289,826	364,333	654,159
FY 2034-35	7,503,590	302,868	351,291	654,159
FY 2035-36	7,187,093	316,497	337,662	654,159
FY 2036-37	6,856,353	330,740	323,419	654,159
FY 2037-38	6,510,730	345,623	308,536	654,159
FY 2038-39	6,149,554	361,176	292,983	654,159
FY 2039-40	5,772,125	377,429	276,730	654,159
FY 2040-41	5,377,712	394,413	259,746	654,159
FY 2042-43	4,965,550	412,162	241,997	654,159
FY 2043-44	4,534,841	430,709	223,450	654,159
FY 2044-45	4,084,750	450,091	204,068	654,159
FY 2045-46	3,614,405	470,345	183,814	654,159
FY 2046-47	3,122,894	491,511	162,648	654,159
FY 2047-48	2,609,265	513,629	140,530	654,159
FY 2048-49	2,072,523	536,742	117,417	654,159
FY 2049-50	1,511,628	560,895	93,264	654,159
FY 2050-51	925,492	586,136	68,023	654,159
FY 2051-52	312,980	612,512	41,647	654,159
FY 2052-53	0	312,996	14,084	327,080
FY 2053-54				
FY 2054-55				
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
FY 2059-60				
Total	\$9,700,016	\$6,653,959	\$16,353,975	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2027-28

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$404,634	
Principal Amount	\$6,000,000	NPV of
Fiscal Year of Issue	5	Interest Payments
		\$2,382,871

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26			\$0	
FY 2026-27			\$0	
FY 2027-28	\$5,932,683	\$67,317	\$135,000	\$202,317
FY 2028-29	5,795,020	137,663	266,971	404,634
FY 2029-30	5,651,162	143,858	260,776	404,634
FY 2030-31	5,500,830	150,332	254,302	404,634
FY 2031-32	5,343,733	157,097	247,537	404,634
FY 2032-33	5,179,567	164,166	240,468	404,634
FY 2033-34	5,008,014	171,553	233,081	404,634
FY 2034-35	4,828,741	179,273	225,361	404,634
FY 2035-36	4,641,400	187,341	217,293	404,634
FY 2036-37	4,445,629	195,771	208,863	404,634
FY 2037-38	4,241,048	204,581	200,053	404,634
FY 2038-39	4,027,261	213,787	190,847	404,634
FY 2039-40	3,803,854	223,407	181,227	404,634
FY 2040-41	3,570,393	233,461	171,173	404,634
FY 2042-43	3,326,427	243,966	160,668	404,634
FY 2043-44	3,071,482	254,945	149,689	404,634
FY 2044-45	2,805,065	266,417	138,217	404,634
FY 2045-46	2,526,659	278,406	126,228	404,634
FY 2046-47	2,235,725	290,934	113,700	404,634
FY 2047-48	1,931,699	304,026	100,608	404,634
FY 2048-49	1,613,991	317,708	86,926	404,634
FY 2049-50	1,281,987	332,004	72,630	404,634
FY 2050-51	935,042	346,945	57,689	404,634
FY 2051-52	572,485	362,557	42,077	404,634
FY 2052-53	193,613	378,872	25,762	404,634
FY 2053-54	22	193,591	8,713	202,304
FY 2054-55				
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
FY 2059-60				
Total	\$5,999,978	\$4,115,859	\$10,115,837	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2028-29

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$256,268	
Principal Amount	\$3,800,000	NPV of
Fiscal Year of Issue	6	Interest Payments
		\$1,444,164

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26			\$0	
FY 2026-27			\$0	
FY 2027-28			\$0	
FY 2028-29	\$3,757,366	\$42,634	\$85,500	\$128,134
FY 2029-30	3,670,179	87,187	169,081	256,268
FY 2030-31	3,579,069	91,110	165,158	256,268
FY 2031-32	3,483,859	95,210	161,058	256,268
FY 2032-33	3,384,365	99,494	156,774	256,268
FY 2033-34	3,280,393	103,972	152,296	256,268
FY 2034-35	3,171,743	108,650	147,618	256,268
FY 2035-36	3,058,203	113,540	142,728	256,268
FY 2036-37	2,939,554	118,649	137,619	256,268
FY 2037-38	2,815,566	123,988	132,280	256,268
FY 2038-39	2,685,998	129,568	126,700	256,268
FY 2039-40	2,550,600	135,398	120,870	256,268
FY 2040-41	2,409,109	141,491	114,777	256,268
FY 2042-43	2,261,251	147,858	108,410	256,268
FY 2043-44	2,106,739	154,512	101,756	256,268
FY 2044-45	1,945,274	161,465	94,803	256,268
FY 2045-46	1,776,543	168,731	87,537	256,268
FY 2046-47	1,600,219	176,324	79,944	256,268
FY 2047-48	1,415,961	184,258	72,010	256,268
FY 2048-49	1,223,411	192,550	63,718	256,268
FY 2049-50	1,022,196	201,215	55,053	256,268
FY 2050-51	811,927	210,269	45,999	256,268
FY 2051-52	592,196	219,731	36,537	256,268
FY 2052-53	362,577	229,619	26,649	256,268
FY 2053-54	122,625	239,952	16,316	256,268
FY 2054-55	9	122,616	5,518	128,134
FY 2055-56				
FY 2056-57				
FY 2057-58				
FY 2058-59				
FY 2059-60				
Total	\$3,799,991	\$2,606,709	\$6,406,700	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2029-30

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$876,707	
Principal Amount	\$13,000,000	NPV of
Fiscal Year of Issue	7	Interest Payments
		\$4,727,810

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26			\$0	
FY 2026-27			\$0	
FY 2027-28			\$0	
FY 2028-29			\$0	
FY 2029-30	\$12,854,147	\$145,854	\$292,500	438,354
FY 2030-31	12,555,877	298,270	578,437	876,707
FY 2031-32	12,244,184	311,693	565,014	876,707
FY 2032-33	11,918,465	325,719	550,988	876,707
FY 2033-34	11,578,089	340,376	536,331	876,707
FY 2034-35	11,222,396	355,693	521,014	876,707
FY 2035-36	10,850,697	371,699	505,008	876,707
FY 2036-37	10,462,271	388,426	488,281	876,707
FY 2037-38	10,056,366	405,905	470,802	876,707
FY 2038-39	9,632,195	424,171	452,536	876,707
FY 2039-40	9,188,937	443,258	433,449	876,707
FY 2040-41	8,725,732	463,205	413,502	876,707
FY 2042-43	8,241,683	484,049	392,658	876,707
FY 2043-44	7,735,852	505,831	370,876	876,707
FY 2044-45	7,207,258	528,594	348,113	876,707
FY 2045-46	6,654,878	552,380	324,327	876,707
FY 2046-47	6,077,640	577,238	299,469	876,707
FY 2047-48	5,474,427	603,213	273,494	876,707
FY 2048-49	4,844,069	630,358	246,349	876,707
FY 2049-50	4,185,345	658,724	217,983	876,707
FY 2050-51	3,496,979	688,366	188,341	876,707
FY 2051-52	2,777,636	719,343	157,364	876,707
FY 2052-53	2,025,923	751,713	124,994	876,707
FY 2053-54	1,240,383	785,540	91,167	876,707
FY 2054-55	419,493	820,890	55,817	876,707
FY 2055-56	16	419,477	18,877	438,354
FY 2056-57				
FY 2057-58				
FY 2058-59				
FY 2059-60				
Total	\$12,999,984	\$8,917,691	\$21,917,675	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2030-31

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$148,366	
Principal Amount	\$2,200,000	NPV of
Fiscal Year of Issue	8	Interest Payments
		\$765,636

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26			\$0	
FY 2026-27			\$0	
FY 2027-28			\$0	
FY 2028-29			\$0	
FY 2029-30			\$0	
FY 2030-31	\$2,175,317	\$24,683	\$49,500	\$74,183
FY 2031-32	2,124,840	50,477	97,889	148,366
FY 2032-33	2,072,092	52,748	95,618	148,366
FY 2033-34	2,016,970	55,122	93,244	148,366
FY 2034-35	1,959,368	57,602	90,764	148,366
FY 2035-36	1,899,174	60,194	88,172	148,366
FY 2036-37	1,836,271	62,903	85,463	148,366
FY 2037-38	1,770,537	65,734	82,632	148,366
FY 2038-39	1,701,845	68,692	79,674	148,366
FY 2039-40	1,630,062	71,783	76,583	148,366
FY 2040-41	1,555,049	75,013	73,353	148,366
FY 2042-43	1,476,660	78,389	69,977	148,366
FY 2043-44	1,394,744	81,916	66,450	148,366
FY 2044-45	1,309,141	85,603	62,763	148,366
FY 2045-46	1,219,686	89,455	58,911	148,366
FY 2046-47	1,126,206	93,480	54,886	148,366
FY 2047-48	1,028,519	97,687	50,679	148,366
FY 2048-49	926,436	102,083	46,283	148,366
FY 2049-50	819,760	106,676	41,690	148,366
FY 2050-51	708,283	111,477	36,889	148,366
FY 2051-52	591,790	116,493	31,873	148,366
FY 2052-53	470,055	121,735	26,631	148,366
FY 2053-54	342,841	127,214	21,152	148,366
FY 2054-55	209,903	132,938	15,428	148,366
FY 2055-56	70,983	138,920	9,446	148,366
FY 2056-57	0	70,989	3,194	74,183
FY 2057-58				
FY 2058-59				
FY 2059-60				
Total	\$2,200,006	\$1,509,144	\$3,709,150	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2031-32

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$101,159	
Principal Amount	\$1,500,000	NPV of
Fiscal Year of Issue	9	Interest Payments
		\$499,544

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26			\$0	
FY 2026-27			\$0	
FY 2027-28			\$0	
FY 2028-29			\$0	
FY 2029-30			\$0	
FY 2030-31			\$0	
FY 2031-32	\$1,483,171	\$16,830	\$33,750	\$50,580
FY 2032-33	1,448,755	34,416	66,743	101,159
FY 2033-34	1,412,790	35,965	65,194	101,159
FY 2034-35	1,375,207	37,583	63,576	101,159
FY 2035-36	1,335,932	39,275	61,884	101,159
FY 2036-37	1,294,890	41,042	60,117	101,159
FY 2037-38	1,252,001	42,889	58,270	101,159
FY 2038-39	1,207,182	44,819	56,340	101,159
FY 2039-40	1,160,346	46,836	54,323	101,159
FY 2040-41	1,111,403	48,943	52,216	101,159
FY 2042-43	1,060,257	51,146	50,013	101,159
FY 2043-44	1,006,810	53,447	47,712	101,159
FY 2044-45	950,957	55,853	45,306	101,159
FY 2045-46	892,591	58,366	42,793	101,159
FY 2046-47	831,599	60,992	40,167	101,159
FY 2047-48	767,862	63,737	37,422	101,159
FY 2048-49	701,257	66,605	34,554	101,159
FY 2049-50	631,655	69,602	31,557	101,159
FY 2050-51	558,920	72,735	28,424	101,159
FY 2051-52	482,912	76,008	25,151	101,159
FY 2052-53	403,484	79,428	21,731	101,159
FY 2053-54	320,482	83,002	18,157	101,159
FY 2054-55	233,745	86,737	14,422	101,159
FY 2055-56	143,105	90,640	10,519	101,159
FY 2056-57	48,386	94,719	6,440	101,159
FY 2057-58	0	48,403	2,177	50,580
FY 2058-59				
FY 2059-60				
Total	\$1,500,017	\$1,028,958	\$2,528,975	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2032-33

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$303,476	
Principal Amount	\$4,500,000	NPV of
Fiscal Year of Issue	10	Interest Payments
		\$1,434,099

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26			\$0	
FY 2026-27			\$0	
FY 2027-28			\$0	
FY 2028-29			\$0	
FY 2029-30			\$0	
FY 2030-31			\$0	
FY 2031-32			\$0	
FY 2032-33	\$4,449,512	\$50,488	\$101,250	\$151,738
FY 2033-34	4,346,264	103,248	200,228	303,476
FY 2034-35	4,238,370	107,894	195,582	303,476
FY 2035-36	4,125,621	112,749	190,727	303,476
FY 2036-37	4,007,798	117,823	185,653	303,476
FY 2037-38	3,884,673	123,125	180,351	303,476
FY 2038-39	3,756,007	128,666	174,810	303,476
FY 2039-40	3,621,551	134,456	169,020	303,476
FY 2040-41	3,481,045	140,506	162,970	303,476
FY 2042-43	3,334,216	146,829	156,647	303,476
FY 2043-44	3,180,780	153,436	150,040	303,476
FY 2044-45	3,020,439	160,341	143,135	303,476
FY 2045-46	2,852,883	167,556	135,920	303,476
FY 2046-47	2,677,787	175,096	128,380	303,476
FY 2047-48	2,494,811	182,976	120,500	303,476
FY 2048-49	2,303,601	191,210	112,266	303,476
FY 2049-50	2,103,787	199,814	103,662	303,476
FY 2050-51	1,894,981	208,806	94,670	303,476
FY 2051-52	1,676,779	218,202	85,274	303,476
FY 2052-53	1,448,758	228,021	75,455	303,476
FY 2053-54	1,210,476	238,282	65,194	303,476
FY 2054-55	961,471	249,005	54,471	303,476
FY 2055-56	701,261	260,210	43,266	303,476
FY 2056-57	429,342	271,919	31,557	303,476
FY 2057-58	145,186	284,156	19,320	303,476
FY 2058-59	0	145,205	6,533	151,738
FY 2059-60				
Total	\$4,500,019	\$3,086,881	\$7,586,900	

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Future Debt Issuances

Bond Amortization Schedule
FY 2033-34

Borrowing Rate	4.50%	Discount Rate
Years	25	4.50%
Annual Payment	\$647,415	
Principal Amount	\$9,600,000	NPV of
Fiscal Year of Issue	11	Interest Payments
		\$2,927,671

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2023-24				
FY 2024-25			\$0	
FY 2025-26			\$0	
FY 2026-27			\$0	
FY 2027-28			\$0	
FY 2028-29			\$0	
FY 2029-30			\$0	
FY 2030-31			\$0	
FY 2031-32			\$0	
FY 2032-33			\$0	
FY 2033-34	\$9,492,293	\$107,708	\$216,000	\$323,708
FY 2034-35	9,272,031	220,262	427,153	647,415
FY 2035-36	9,041,857	230,174	417,241	647,415
FY 2036-37	8,801,326	240,531	406,884	647,415
FY 2037-38	8,549,971	251,355	396,060	647,415
FY 2038-39	8,287,305	262,666	384,749	647,415
FY 2039-40	8,012,819	274,486	372,929	647,415
FY 2040-41	7,725,981	286,838	360,577	647,415
FY 2042-43	7,426,235	299,746	347,669	647,415
FY 2043-44	7,113,001	313,234	334,181	647,415
FY 2044-45	6,785,671	327,330	320,085	647,415
FY 2045-46	6,443,611	342,060	305,355	647,415
FY 2046-47	6,086,158	357,453	289,962	647,415
FY 2047-48	5,712,620	373,538	273,877	647,415
FY 2048-49	5,322,273	390,347	257,068	647,415
FY 2049-50	4,914,360	407,913	239,502	647,415
FY 2050-51	4,488,091	426,269	221,146	647,415
FY 2051-52	4,042,640	445,451	201,964	647,415
FY 2052-53	3,577,144	465,496	181,919	647,415
FY 2053-54	3,090,700	486,444	160,971	647,415
FY 2054-55	2,582,366	508,334	139,081	647,415
FY 2055-56	2,051,157	531,209	116,206	647,415
FY 2056-57	1,496,044	555,113	92,302	647,415
FY 2057-58	915,951	580,093	67,322	647,415
FY 2058-59	309,754	606,197	41,218	647,415
FY 2059-60	0	309,769	13,939	323,708
Total	\$9,600,015	\$6,585,360	\$16,185,375	

City of Prescott, AZ
Development Impact Fee Study
Wastewater EDU Inventory

Meter Size	Customer Accounts	Capacity Ratio (1)	EDUs
5/8"	17,683	1.00	17,683
3/4"	18	1.50	27
1"	2,233	1.67	3,722
1.5"	280	3.33	933
2"	392	5.33	2,091
3"	63	10.00	630
4"	23	16.67	383
6"	10	33.33	333
8"	3	53.33	160
	20,705		25,962

Average Day Demand (2)	4,457,578
Demand Factor Per EDU	171.69

1 Flow in gpm is based on meter capacity standards
published in the American Water Works Association
(AWWA) Manual M-6, Water Meters - Selecting, Testing,
Installation, and Maintenance

(2) Average daily flow in gallons.

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Total System Impact Fee Subfund (Service Area A) (1)

Line No.	DESCRIPTION	Current Year	Projected									
		FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34
1	Wastewater System Impact Fee (2)	\$3,020	\$3,020	\$3,020	\$6,036	\$6,036	\$6,036	\$6,036	\$6,036	\$6,036	\$6,036	\$6,036
2	Fee Escalation Factor		0.0%	0.0%	99.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
3	Annual Added EDUs	195	197	344	348	353	357	362	367	372	376	381
Sources of Funds												
4	System Impact Fees	\$588,900	\$594,940	\$1,038,880	\$2,100,528	\$2,130,708	\$2,154,852	\$2,185,032	\$2,215,212	\$2,245,392	\$2,269,536	\$2,299,716
5	Interest Income	0	0	0	0	0	0	0	0	0	0	0
6	Bond & Loan Proceeds	0	6,900,000	8,500,000	9,700,000	6,000,000	3,800,000	13,000,000	2,200,000	1,500,000	4,500,000	9,600,000
7	Grant / Developer / County Funded	0	0	0	0	0	0	0	0	0	0	0
8	Loans from Operations Subfund	21,943,825	6,100,486	3,792,166	3,052,601	5,096,908	6,595,179	4,760,208	4,828,897	4,071,163	2,267,090	2,996,369
9	Authorized WIFA Loan Disbursements	94,964	806,500	0	0	0	0	0	0	0	0	0
10	Total Sources of Funds	22,627,689	14,401,926	13,331,046	14,853,129	13,227,616	12,550,031	19,945,240	9,244,109	7,816,555	9,036,626	14,896,085
Uses of Funds												
11	System Infrastructure Growth-Related Pro	330,142	10,676,074	8,938,875	9,737,500	7,928,875	7,127,590	13,102,250	2,967,500	1,496,000	4,539,700	9,647,900
12	Bond Issuance Costs and Reserve Deposits	0	603,329	743,232	848,159	524,634	332,268	1,136,707	192,366	131,159	393,476	839,415
13	Debt Service - Existing	2,852,884	2,851,081	2,849,225	2,847,316	2,845,351	2,843,329	2,841,248	2,767,367	2,751,692	446,569	247,782
14	Debt Service - New	0	271,442	799,714	1,420,154	1,928,756	2,246,844	2,865,035	3,316,876	3,437,704	3,656,881	4,160,988
15	Loan Repayment	0	0	0	0	0	0	0	0	0	0	0
16	Total Uses of Funds	3,183,026	14,401,926	13,331,046	14,853,129	13,227,616	12,550,031	19,945,240	9,244,109	7,816,555	9,036,626	14,896,085
17	Increase/(Decrease) in Fund Balance	19,444,664	0	0	0	0	0	0	0	0	0	0
18	Beginning Subfund Balance	(19,444,664)	0	0	0	0	0	0	0	0	0	0
19	Ending Subfund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

(1) Summary for total service area impact fee subfund sources and uses in FY 2023-24 through FY 2032-33.

(2) Proposed increases to be effective January 1, 2025 and increased revenues anticipated starting July 1, 2026 following up to 24-months for increased fees to be assessed.

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Wastewater Development Impact Fee by Service Area

Line No.	DESCRIPTION	Current Year	Projected									
		FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34
1	Wastewater System DIF	\$3,020	\$3,020	\$3,020	\$6,036	\$6,036	\$6,036	\$6,036	\$6,036	\$6,036	\$6,036	\$6,036
2	Wastewater System EDUs	195	197	344	348	353	357	362	367	372	376	381
3	Wastewater System DIF Revenues	\$588,900	\$594,940	\$1,038,880	\$2,100,528	\$2,130,708	\$2,154,852	\$2,185,032	\$2,215,212	\$2,245,392	\$2,269,536	\$2,299,716
4	Total DIF Revenue	\$588,900	\$594,940	\$1,038,880	\$2,100,528	\$2,130,708	\$2,154,852	\$2,185,032	\$2,215,212	\$2,245,392	\$2,269,536	\$2,299,716

City of Prescott, Arizona
Wastewater Impact Fee and Rate Study
Wastewater Impact Fee EDU Distribution

Line No.	DESCRIPTION	Current Year	Projected									
		FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	FY 2031-32	FY 2032-33	FY 2033-34
1	EDU Distribution of Total Growth Service Area A	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2	Total Beginning EDUs Service Area A											
3	Beginning of Year EDUs	26,054	26,249	26,446	26,790	27,138	27,491	27,848	28,210	28,577	28,949	29,325
4	Growth Rate (System-Wide)	0.75%	0.75%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%
5	New EDUs	195	197	344	348	353	357	362	367	372	376	381
6	End of Year EDUs	26,249	26,446	26,790	27,138	27,491	27,848	28,210	28,577	28,949	29,325	29,706

APPENDIX D:

ENR-CCI

City of Prescott, AZ
Development Impact Fee Study
ENR Construction Index

Line No	Area	Year	Period	Index Source	ENR Index	Ratio to 2023
1	United States	2023	Annual	ENR Construction Cost Index	13358	1.000
2	United States	2022	Annual	ENR Construction Cost Index	13007	1.027
3	United States	2021	Annual	ENR Construction Cost Index	12134	1.101
4	United States	2020	Annual	ENR Construction Cost Index	11466	1.165
5	United States	2019	Annual	ENR Construction Cost Index	11281	1.184
6	United States	2018	Annual	ENR Construction Cost Index	11062	1.208
7	United States	2017	Annual	ENR Construction Cost Index	10736	1.244
8	United States	2016	Annual	ENR Construction Cost Index	10339	1.292
9	United States	2015	Annual	ENR Construction Cost Index	10036	1.331
10	United States	2014	Annual	ENR Construction Cost Index	9807	1.362
11	United States	2013	Annual	ENR Construction Cost Index	9547	1.399
12	United States	2012	Annual	ENR Construction Cost Index	9308	1.435
13	United States	2011	Annual	ENR Construction Cost Index	9070	1.473
14	United States	2010	Annual	ENR Construction Cost Index	8802	1.518
15	United States	2009	Annual	ENR Construction Cost Index	8570	1.559
16	United States	2008	Annual	ENR Construction Cost Index	8310	1.607
17	United States	2007	Annual	ENR Construction Cost Index	7966	1.677
18	United States	2006	Annual	ENR Construction Cost Index	7751	1.723
19	United States	2005	Annual	ENR Construction Cost Index	7446	1.794
20	United States	2004	Annual	ENR Construction Cost Index	7115	1.877
21	United States	2003	Annual	ENR Construction Cost Index	6695	1.995
22	United States	2002	Annual	ENR Construction Cost Index	6538	2.043
23	United States	2001	Annual	ENR Construction Cost Index	6334	2.109
24	United States	2000	Annual	ENR Construction Cost Index	6221	2.147
25	United States	1999	Annual	ENR Construction Cost Index	6059	2.205
26	United States	1998	Annual	ENR Construction Cost Index	5920	2.256
27	United States	1997	Annual	ENR Construction Cost Index	5826	2.293
28	United States	1996	Annual	ENR Construction Cost Index	5620	2.377
29	United States	1995	Annual	ENR Construction Cost Index	5471	2.442
30	United States	1994	Annual	ENR Construction Cost Index	5408	2.470
31	United States	1993	Annual	ENR Construction Cost Index	5210	2.564
32	United States	1992	Annual	ENR Construction Cost Index	4985	2.680
33	United States	1991	Annual	ENR Construction Cost Index	4835	2.763
34	United States	1990	Annual	ENR Construction Cost Index	4732	2.823
35	United States	1989	Annual	ENR Construction Cost Index	4615	2.894
36	United States	1988	Annual	ENR Construction Cost Index	4519	2.956
37	United States	1987	Annual	ENR Construction Cost Index	4406	3.032
38	United States	1986	Annual	ENR Construction Cost Index	4295	3.110
39	United States	1985	Annual	ENR Construction Cost Index	4195	3.184
40	United States	1984	Annual	ENR Construction Cost Index	4146	3.222
41	United States	1983	Annual	ENR Construction Cost Index	4066	3.285
42	United States	1982	Annual	ENR Construction Cost Index	3825	3.492
43	United States	1981	Annual	ENR Construction Cost Index	3535	3.779
44	United States	1980	Annual	ENR Construction Cost Index	3237	4.127

City of Prescott, AZ
Development Impact Fee Study
ENR Construction Index

Line No	Area	Year	Period	Index Source	ENR Index	Ratio to 2023
45	United States	1979	Annual	ENR Construction Cost Index	3003	4.448
46	United States	1978	Annual	ENR Construction Cost Index	2776	4.812
47	United States	1977	Annual	ENR Construction Cost Index	2576	5.186
48	United States	1976	Annual	ENR Construction Cost Index	2401	5.564
49	United States	1975	Annual	ENR Construction Cost Index	2212	6.039
50	United States	1974	Annual	ENR Construction Cost Index	2020	6.613
51	United States	1973	Annual	ENR Construction Cost Index	1895	7.049
52	United States	1972	Annual	ENR Construction Cost Index	1753	7.620
53	United States	1971	Annual	ENR Construction Cost Index	1581	8.449
54	United States	1970	Annual	ENR Construction Cost Index	1381	9.673
55	United States	1969	Annual	ENR Construction Cost Index	1269	10.526
56	United States	1968	Annual	ENR Construction Cost Index	1155	11.565
57	United States	1967	Annual	ENR Construction Cost Index	1074	12.438
58	United States	1966	Annual	ENR Construction Cost Index	1019	13.109
59	United States	1965	Annual	ENR Construction Cost Index	971	13.757
60	United States	1964	Annual	ENR Construction Cost Index	936	14.271
61	United States	1963	Annual	ENR Construction Cost Index	901	14.826
62	United States	1962	Annual	ENR Construction Cost Index	872	15.319
63	United States	1961	Annual	ENR Construction Cost Index	847	15.771
64	United States	1960	Annual	ENR Construction Cost Index	824	16.211
65	United States	1959	Annual	ENR Construction Cost Index	797	16.760
66	United States	1958	Annual	ENR Construction Cost Index	759	17.599
67	United States	1957	Annual	ENR Construction Cost Index	724	18.450
68	United States	1956	Annual	ENR Construction Cost Index	692	19.303
69	United States	1955	Annual	ENR Construction Cost Index	660	20.239
70	United States	1954	Annual	ENR Construction Cost Index	628	21.271
71	United States	1953	Annual	ENR Construction Cost Index	600	22.263
72	United States	1952	Annual	ENR Construction Cost Index	569	23.476
73	United States	1951	Annual	ENR Construction Cost Index	543	24.600



TO: MAYOR AND CITY COUNCIL
AGENDA: October 8 Voting Meeting
DATE: October 8, 2024
DEPT: City Manager
ITEM #: 9.B
SUBJECT: Presentation, Discussion, & Possible Action Regarding a Dedicated Workforce Housing Position. Funding is Available Through Grant Funding.

ITEM SUMMARY

The Workforce Housing Committee recommends that the Council approve a full time employee dedicated to workforce housing utilizing the remaining grant funds from the Arizona State Housing Trust Fund. Per the funding agreement, "The City will hire a Workforce Housing Program Manager to oversee all aspects of the Affordable Housing Plan. This role may be filled by either a permanent City employee or a contracted position." This position would focus on the housing needs assessment, plan, and implementation along with finding additional grant funding to continue to fund their position and other workforce housing initiatives. This position would receive support from existing City staff. With the housing assessment expected to cost under \$50,000, the remaining \$150,000 from the State Housing Trust Fund grant could go to a dedicated position.

BACKGROUND

The City of Prescott was awarded a grant from the Arizona Department of Housing (ADOH) State Housing Trust Fund (SHTF) in the amount of \$200,000 to assist local jurisdictions in the development of a housing plan. This grant will be used to conduct a housing needs assessment and, using that assessment, to create a housing plan and implementation strategy for the plan and any associated costs with housing plan creation, including an position to assist with managing the creation and implementation of a plan.

FINANCIAL IMPACT

Approximately \$150,000. Funding is available through grant funding.

RECOMMENDED ACTION

MOVE to approve the Workforce Housing Committee recommendation for a full-time employee OR alternatively, MOVE to approve hiring a contract employee or consulting firm

ATTACHMENTS

1. Workforce Funding Agreement Attachment

ATTACHMENT A
SCOPE OF WORK

The State Housing Trust Fund award will allow the City of Prescott (recipient) to develop a Local Jurisdiction Affordable Housing Plan for the City of Prescott, Yavapai County, Arizona.

This contract award is contingent upon:

- A. Procurement of a qualified planning consultant to conduct a comprehensive housing needs assessment including:
 - a. Evaluation of housing supply/demand across the affordability spectrum;
 - b. Breakdown of cost burdened populations by income levels;
 - c. Inventory available housing stock and types;
 - d. Assessment of future population and job growth projections; and
 - e. Identification of key housing indicators and metrics relevant to local context.
- B. The City will hire a Workforce Housing Program Manager to oversee all aspects of the Affordable Housing Plan. This role may be filled by either a permanent City employee or a contracted position to conduct the following:
 - a. Coordinate with department leaders on housing strategy;
 - b. Facilitate regular meetings with city management staff and elected officials to provide status updates and solicit feedback;
 - c. Manage procurement of planning consultant throughout, review deliverables, data accuracy, and timelines;
 - d. Lead stakeholder engagement through planning process and development initiatives;
 - e. Foster relationships with major employers and chambers to address workforce housing barriers;
 - f. Build community organization coalitions to promote support for affordable housing;
 - g. Direct implementation activities for housing development incentives, zoning modifications, new funding programs and other initiatives identified in the adopted housing plan; and
 - h. Monitor and report on key metrics of program success including housing approvals, affordability ratios, jobs/housing balance and progress updates to city leadership and elected officials.
- C. Using the completed housing needs assessment the City will develop a comprehensive housing plan through the following:
 - a. Strategy Development including:
 - 1. Identification of 3-5 year targets for housing approvals across affordability bands;
 - 2. Recommend localized policy/zoning modifications to incentivize affordable development; and
 - 3. Outline 2-3 year action plan with roles/responsibilities for implementation.
 - b. Community Engagement including:
 - 1. Conduct focus groups and interviews with housing stakeholders;
 - 2. Facilitate public meetings to gather broad qualitative input; and
 - 3. Solicit feedback from major employers on employee housing barrier.
 - c. Final Plan Delivery including:
 - 1. Compile findings and recommendations into a cohesive Housing Action Plan report; and
 - 2. Present final plan to City Council for adoption.
 - d. Plan Implementation including:
 - 1. Conduct public outreach campaign with established Communications Outreach Plan; and
 - 2. Actively engage and involve stakeholders to finalize plan initiatives.