



CITY OF SURPRISE
Regular City Council Meeting Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, November 21, 2017 @ 6:00 PM
COUNCIL CHAMBERS

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A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

District Citywide [A proclamation designating November 25, 2017 as Small Business Saturday.](#) None
Mayor
Wolcott

E. City Manager Report:

F. City Attorney Report:

G. City Clerk Report:

H. Call To The Public:

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires [Adobe Acrobat Reader](#))

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

I. Regular City Council Meeting Agenda:

Consent Agenda:

1. District Citywide [Consideration and action on the minutes of November 7, 2017 Regular City Council Work Session and Regular City Council Meeting.](#) None
Sherry Ann Aguilar,

			City Clerk
2.	District 5	<u>Consideration and action accepting the donation from the Surprise Pickleball Association and amending the Fiscal Year 2018 budget by reallocating appropriations of \$34,000 from Contingency within the Grants Fund to the Donations Fund within Project P54070 for the installation of bleachers and shade structures due to the donation; Resolution # 2017-136.</u>	None Donna Miller, Community and Recreation Services Director
3.	District Internal	<u>Consideration and action pertaining to an amendment to the Fiscal Year 2018 Capital and Operating list of items over \$50,000 by an additional \$50,000 for increased landscaping projects; Resolution #2017-139.</u>	None Donna Miller, Community and Recreation Services Director
4.	District Internal	<u>Consideration and action pertaining to approval of a Fiscal Year 2018 budget amendment of the Capital and Operating List of Items Over \$50,000 to include the additional cost of up fit equipment along with the cost of the vehicles; Resolution #2017-137.</u>	None Christine DeSanti, Commander
5.	District Internal	<u>Consideration and action pertaining to an amendment to fiscal year 2018 Capital and Operating list of Items Over \$50,000 for Federal Lobbying Services; Resolution #2017-142.</u>	None Paul Bernardo, Government and Community Partnerships Director
6.	District Internal	<u>Consideration and action pertaining to approval of the Intergovernmental Agreement for the Regional Metropolitan Phoenix Fire Service Automatic Aid between participating cities, towns fire districts, and governmental jurisdictions for automatic assistance for an all hazards response throughout the automatic aid response area; Resolution # 2017-79.</u>	None Tom Abbott, Chief
7.	District 1	<u>Consideration and action pertaining to approval of the Final Plat entitled, "Surprise Pointe Amended" dated October 17, 2017, a property located North of Sweetwater Ave, East of 137th Ave, and West of the Burlington Northern Santa Fe Railroad Enis Spur, within the Surprise Pointe Planned Area Development.</u>	None Eric Fitzer - Community Development
8.	District 2	<u>Consideration and action to enlarge an existing lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Sun City Grand Lighting Improvement District No. 2; Resolution # 2017-105.</u>	None Karl Zook, Public Works Department
9.	District 1	<u>Consideration and action on declaring its intention to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public</u>	None Karl Zook, Public

streets and parks for the Desert Oasis Parcel B10 #168 Street Lighting Improvement District; Resolution # 2017-106.

Works
Department

Regular Agenda Item - Public Hearing:

- | | | |
|----------------|--|--|
| 10. District 1 | <u>Consideration and action pertaining to approval of the Preliminary Plat entitled, "Desert Oasis- Parcel B10" dated August 28, 2017, to allow for the development of a single-family residential subdivision in parcel B10 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis.</u> | None
Sergio
Angulo -
Community
Development |
|----------------|--|--|

Regular Agenda Item - Non-Public Hearing:

- | | | |
|-----------------------|---|--|
| 11. District 1 | <u>Consideration and action pertaining to approval of the Final Plat entitled, "Desert Oasis-Baer Parcel B10" dated October 25, 2017, to allow for the development of a single-family residential subdivision in parcel B10 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis; Resolution # 2017-144.</u> | None
Sergio
Angulo -
Community
Development |
| 12. District Internal | <u>Consideration and action authorizing the transition of one Utility Billing Customer Service Representative position to two part-time positions and amending the FY2018 adopted budget by reallocating appropriations in the amount of \$8,400 within the Water Operations Fund, \$11,200 within the Sewer Operations Fund, \$5,000 within the Solid Waste Operations Fund, and \$1,600 within the Stormwater Operations Fund from full-time salaries to part-time salaries; Resolution # 2017-143.</u> | None
Lindsey
Duncan,
Finance
Director |
| 13. District Citywide | <u>Consideration and action on adopting the results of the General Election held on November 7, 2017 and ordering the recording of such resolution; Resolution 2017-134.</u> | None
Sherry Ann
Aguilar,
City Clerk |

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

For information Purposes; 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, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A) (2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- 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 or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position

and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or

- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, 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 or town. A.R.S. §38-401.03 (A)(6)).

- discussing or consulting with designated representatives of the city in order 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)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

The council may vote to hold an executive session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED:

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

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Council Meeting Date: November 21, 2017 Contact Person: Sherry Ann Aguilar, City Clerk
Submitting Department: District: Citywide
Staff Recommendations: None

Consent x Regular Public Hearing Report/Discussion

Agenda Wording:

Consideration and action on the minutes of November 7, 2017 Regular City Council Work Session and Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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CITY OF SURPRISE
Regular City Council Work Session Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, November 7, 2017 @ 04:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Work Session** to order at 04:00 p.m. at Surprise City Hall Council Chamber 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, November 7, 2017**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Remley, Council Member Duffy, Council Member Hall, and Council Member Hayden (excused).

Staff City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City
Present: Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Call to the Public

David Dobler - Issues with Community Development Services Department - Building Inspector findings. General Contractor issues with air conditioning in his home.

Regular Agenda Item - Non-Public Hearing

1 – Presentation and discussion pertaining to the Library Feasibility Study - NO ACTION

Donna Miller, CRS Director gave a powerpoint presentation on this item.

Tom O'Neil with Orcutt Winslow spoke of the process and recommendations.

Council Member Hall - Have you looked at the study to start at a low level impact to start the process? Lighting, organization, security, etc.,

Regular City Council Work Session Minutes – November 7, 2017 – Page 2

Ms. Miller - We do not need the security, there are things we can do to minimize the costs.

Ms. Duncan - We would need to look at the development impact fees.

Council Member Hall - With limited resources you do what you can to maximize what you have. What do you mean by SCRIM?

Mr. O'Neil - It's a screening. Page 50 to use as a tickler.

Council Member Hall - Maybe place this in the FY19 budget.

Council Member Remley - Current funding in the budget? We need to have expended it by 2020, correct? We need a decision very soon of where we are going to spend this money. Questioned the library manager salary, why is the salary so high compared to other cities.

Vice Mayor Tande - Clarification questions. You mentioned we paid 10% overhead, is this indirect costs?

Cindy Kolanowski, Director of Maricopa County Libraries. HR, Tech services, Finance, collections, etc., All centralized and all of this is overhead in the 10%.

Vice Mayor Tande - Inter library loans, could we contract with the library services for loaners? Not feasible due to wear and tear, the cost is more to the library than what can be retrieved. What other footprints in creativity can we add to our existing services.

Council Member Duffy - #3 the remodel I understand and to possibly expand, but in #5 needs clarification.

Council Member Winters - Clarification on why we cannot use the money from the Friends of the Library. The money would be coming to the City, not the Library.

Council Member Remley - the 4.5 million would build 10,000 sq. ft. facility, earlier it was said the operating costs would be approx. \$1,000,000. per year. So would it be fair to say that if we spent the money we already have, we would need to increase our budgets by another million to cover? Correct.

Regular City Council Work Session Minutes – November 7, 2017 – Page 2

Alyson Cline - President of the Friends of the Library - We have donated funds paid to Maricopa County each year except for one year in transition. Topic for our group, better use of the large Surprise room. It could be divided into 3 sections, that might be a possibility, more usage, study groups, etc., Shared use grant opportunity. Friends is dedicated to supporting whatever you decide, we would like to be included in your decisions.

Ed Hanzel - Former network engineer, extensive library on technical networking. My wife got tired of looking at these a few years ago, and so I gathered up 6 or 7 and brought them to our library to donate and I was told, take them home, we don't want your donation. I thought this was rude, and could have been helpful for someone's career.

2 – Presentation and discussion by Citygate Associates on their draft report for the City of Surprise Public Safety Master Plan which was conducted in Fiscal Year 2017 - NO ACTION

ACM Frazier, made the introduction for this item.

Council Member Hall - When was the last time the Police did a Master Plan? No record for Police Department and Fire over 10 years ago.

Mr. Stuart, consultant for Citygate Associates, reviewed the study presentation.

Discussed deployment recommendations with Council.

Council Member Hall - Great job on the study, a lot to absorb. Medical, are welfare checks include on the medical calls? Welfare and checks are included.

Council Member Hall - Page 33 & 34, 90% calls currently, correct? Station 304 really stands out on time. Why? It's the amount of travel north and have a lot of calls to the south and west up grand avenue. The travel there is lengthy.

Council Member Remley - 10 years ago and did the previous Fire master plan. How do you compare today from 2007? Healthy evolution of a healthy organization.

Council Member Duffy - Is there a timeframe for station 309? What are the future plans for this station?

Mayor Wolcott - Targeting certain key areas, identifying key areas in the EMS & Rescue Hot Spots.

Regular City Council Work Session Minutes – November 7, 2017 – Page 3

Sam Spiegel, for Police Department Master Plan report. Introduction and project scope of work.

Council Member Remley - Contributions of the Citizens Patrol as it adds to our policing of the City. How has this impacted our needs for officers?

Council Member Remley - One person as a park ranger, polices all of the parks in the City. Possibly this role could be expanded?

Executive Session

Adjournment

Mayor Wolcott adjourned the Regular City Council Work Session of November 7, 2017.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, November 7, 2017.**

Sherry Ann Aguilar, City Clerk

CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, November 7, 2017 @ 06:24 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:24 p.m. Surprise at City Hall Council Chamber 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, November 7, 2017**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Duffy, Council Member Remley, Council Member Hall, and Council Member Hayden (excused).

Staff Present: City Attorney, Robert Wingo, City Clerk, Sherry Ann Aguilar, and City Manager, Bob Wingenroth.

Pledge of Allegiance

Proclamation and Community Acknowledgements

A proclamation recognizing the City of Surprise as a Purple Heart City will be presented to members of the Military Order of the Purple Heart.

City Manager Report

City Manager Wingenroth on behalf of the Mayor and Council for providing information to the community on the bond election.

City Attorney Report

City Clerk Report

Call to the Public

Cheri Nelson - Read a letter from a resident at the Colonnade that supports the rezone (a letter was submitted for the record).

Consent Agenda

1 – Consideration and action accepting maintenance of paving and sidewalk improvements at N Avenue of the Arts, adjacent to South Gate at Canyon Ridge West; Resolution # 2017-120 - APPROVED

2 – Consideration and action pertaining to a FY2018 budget amendment by reallocating appropriations from the City Hall Reclaim Connections Project #P71040 to the Booster Station Bell Road Lake Project #P61090 in the amount of \$42,000; Resolution # 2017-130 - APPROVED

3 – Consideration and action to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Austin Ranch West Parcel 6 #143 Lighting Improvement District; Resolution # 2017-121 - APPROVED

4 – Consideration and action pertaining to a FY2018 budget amendment by reallocating appropriations and an actual transfer of funds associated with the Dewatering Centrifuge No 1 Project #P71090 project in the amount of \$11,000; Resolution # 2017-129 - APPROVED

5 – Consideration and action pertaining to the Fourth Amendment to the Intergovernmental Agreement (IGA) Between the City of Surprise and The Regional Public Transportation Authority for the City's FY2018 transit services and amending the FY2018 Capital and Operating List of Items Over \$50,000; Resolution # 2017-108 - APPROVED

6 – Consideration and action on the meeting minutes of October 17, 2017 Regular City Council Meeting - APPROVED

7 – Consideration and action pertaining to approval of an amendment to the fiscal year 2018 budget by reallocating appropriations of \$60,000 within the Grants and Contingency for the acceptance of grant funding from the Arizona Department of Homeland Security to the Surprise Police Department; Resolution # 2017-127 - APPROVED

8 – Consideration and action to amend the Fiscal Year 2018 budget by reallocating appropriations of \$130,600 from Contingency to Grants Fund for acceptance of seven grant awards from the Arizona Governor's Office of Highway Safety: 1) DUI/Impaired Driving Enforcement; 2) Know Your Limit Program; 3) Selective Traffic Enforcement Program (STEP)/Speed Enforcement 4) STEP Enforcement Equipment; 5) Pedestrian & Bicycle Safety Enforcement; 6) Pedestrian & Bicycle Safety Enforcement materials and supplies; and 7) Occupant Protection Enforcement; Resolution # 2017-123 - APPROVED

9 – Consideration and action pertaining to approval of an amendment to the FY2018 budget by reallocating appropriations of \$15,700 within the Grants and Contingency Fund to accept a Firehouse Subs Public Safety Foundation Inc. Grant in the amount of \$14,400 and use Ground Ambulance Fund monies for the estimated sales tax in the amount of \$1,200; Resolution # 2017-125 - APPROVED

10 – Consideration and action pertaining to approval of an amendment to the FY2018 budget by reallocating appropriations of \$70,000 within the Grants and Contingency Fund in order to accept two grants from the State of Arizona Department of Homeland Security (AZDOHS) to support the Fire-Medical Department's CBRNE (Chemical, Biological, Radiological, Nuclear and Explosives) Sustainment initiatives and CERT (Community Emergency Response Team) Program; Resolution # 2017-127 - APPROVED

11 – Consideration and action pertaining to an amendment to the fiscal year 2018 budget by reallocating appropriations of \$26,800 within the Ground Ambulance Service Fund in order to cover increased expenses associated with the Fire Station 303 remodel and purchase of Medic Unit 303; Resolution # 2017-131 - APPROVED

Council Member Remley made the motion to approve the consent agenda items 1-11. Council Member Hall seconded the motion. Six yes votes, one excused (Hayden), motion carried.

12 – Consideration and action pertaining to approval of the Final Plat entitled, "Austin Ranch West Parcel 6" dated September 13, 2017, a property generally located on the northern side of West Deer Valley Road, approximately 1.6 miles west of Grand Avenue - APPROVED

Council Member Winters made the motion to approve Final Plat Austin Ranch West Parcel 6. Vice Mayor Tande seconded the motion. Six yes votes, one excused (Hayden), motion carried.

Regular Agenda Item - Public Hearing

13 – Consideration and action pertaining to approval of a rezone of the Colonnade portion of the Sun City Grand PAD from Rural Residential (RR/R1-43), Multifamily (R3-PAD), and Commercial (C2-PAD) to Mixed-Use (MU-21-PAD), an approximately 45.32 acre property generally located northwest of the corner of West Grand Avenue and North Reems Road; Ordinance # 2017-20 - APPROVED

City Planner. Hobart Wingard gave a presentation for this item.

Mayor Wolcott commented that she is very pleased with this development and knows many residents from Sun City Grand who lives here now and absolutely love it.

Council Member Hall made the motion to approve Ordinance 2017-20. Council Member Remley seconded the motion. Six yes votes, one excused (Hayden), motion carried.

Regular Agenda Item - Non-Public Hearing

14 – Consideration and action pertaining to approval of the Plat entitled, "The Colonnade - Lot 1" dated July 21, 2017, a property generally located northwest of the corner of West Grand Avenue and North Reems Road, within the Sun City Grand Planned Area Development - APPROVED

City Planner Wingard reported on this project.

Council Member Hall made the motion to approve the Plat entitled the Colonnade - Lot 1. Council Member Duffy seconded the motion. Six yes votes, one excused (Hayden), motion carried.

15 – Consideration and possible adoption of a Resolution Ordering and Calling a Special Election to be Held on May 15, 2018, on the Question of Purchasing and Acquiring All Plant and Property of Circle City Water Company; Resolution # 2017-138 - APPROVED

Water Resource Management Director, Terry Lowe gave a presentation on this item.

Council Member Remley - What does CAP stand for? Should the river or dam have low water levels, we are going to have some valuable rights there, correct?

Central Arizona Project.

Regular City Council Meeting Minutes – November 7, 2017 – Page 5

Mayor Wolcott - Thank you for putting this together. Water is a fighting issue in the state of Arizona. This is an issue that requires diligence and now can put this before the voters.

Council Member Hall made the motion to approve Resolution 2017-138. Council Member Remley seconded the motion. Six yes votes, one excused (Hayden), motion carried.

16 – Consideration and action pertaining to a FY2018 budget amendment by reallocating appropriations of \$500,000 from grant fund contingency to project #P71260 - Circle City Acquisition project; Resolution # 2017-140 - APPROVED

Water Resource Management Director, Terry Lowe spoke on this item.

Council Member Hall made the motion to approve Resolution 2017-140. Vice Mayor Tande seconded the motion. Six yes votes, one excused (Hayden), motion carried.

17 – Consideration and action pertaining to approval of an amendment to the FY2018 budget by reallocating appropriations in the amount of \$21,900 within the ground ambulance service fund related to the Part Time Administrative Technician Position in the Fire-Medical Department; Resolution # 2017-128.

Chief Abbott reported on the budget amendment.

Council Member Hall made the motion to approve Resolution 2017-128. Vice Mayor Tande seconded the motion. Six yes votes, one excused (Hayden), motion carried.

18 – Consideration and action pertaining to approval of a fiscal year 2017 budget amendment reallocating appropriations from various funds required to close the fiscal year 2017 budget; Resolution # 2017-133 - APPROVED

Finance Director, Lindsey Duncan reported on Resolution 2017-133.

Vice Mayor Tande made the motion to approve Resolution 2017-133. Council Member Duffy seconded the motion. Six yes votes, one excused (Hayden), motion carried.

19 – Consideration and action regarding inter-fund cash transfers and loans for FY2017; Resolution # 2017-132 - APPROVED

Finance Director, Lindsey Duncan reported on Resolution 2017-132.

Council Member Hall made the motion to approve Resolution 2017-132. Vice Mayor Tande seconded the motion. Six yes votes, one excused (Hayden), motion carried.

20 – Consideration and action pertaining to amending the City Council Policies and Procedures Manual - POSTPONED TO THE FIRST MEETING IN JANUARY OF 2018

Mayor Wolcott opened the discussion with an explanation of why this document is being presented for review and action. Mayor Wolcott then turned the presentation over to Vice Mayor Tande.

Vice Mayor Tande commented that he asked the City Attorney to write up proposed changes and the first was to clarify what Council rights are.

Council Member Duffy - When I first saw this item, I wanted time for discussion and input.

Council Member Duffy made the motion to table.

City Attorney Wingo - spoke of tabling and postponing to a definite time. He also commented that because it's not a work session item that is troublesome and that a motion to postpone to a definite time would require a second.

Council Member Hall seconded the motion to postpone to the first meeting in January.

Council Member Duffy concurred with the first meeting in January 2018.

Four yes votes, one no vote (Wolcott) and one excused (Hayden). Motion carried.

21 – Consideration and action pertaining to amendments to Surprise Municipal Code, Chapter 2, Article II, Section 2-22 (c) District Vacancy, and Article VIII, Sections 2-293, 295, and 296 pertaining to Boards and Commissions; Ordinance # 2017-21 - TABLED TO THE FIRST MEETING IN JANUARY OF 2018

* Please see item #20, para #5 for City Attorney advice.

Council Member Hall made the motion to "table" this item also until the first meeting in January of 2018. Council Member Remley seconded the motion. Five yes votes, one excused (Hayden), motion carried.

Other Business

Council Member Remley - work session regarding invocation at the beginning of meetings. Council Member Hall seconded.

Regular City Council Meeting Minutes – November 7, 2017 – Page 7

Council Member Winters - contracts for Ride Choice and Regional Paratransit by Transdev. Council Member Remley seconded.

Mayor/Council Report

Mayor and Council reported on the events that they attended.

Executive Session

Adjournment

Council Member Winters made the motion to adjourn the Regular Council Meeting of November 7, 2018 at 7:56 PM. Vice Mayor Tande seconded the motion. Six yes votes, one vacant (Hayden), motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, November 7, 2017.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

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Council Meeting Date:	November 21, 2017	Contact Person:	Donna Miller, Community and Recreation Services Director
Submitting Department:	CRS	District:	5
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action accepting the donation from the Surprise Pickleball Association and amending the Fiscal Year 2018 budget by reallocating appropriations of \$34,000 from Contingency within the Grants Fund to the Donations Fund within Project P54070 for the installation of bleachers and shade structures due to the donation; Resolution # 2017-136.

Motion:

I move to approve Resolution #2017-136.

Background:

On February 21, 2017, the City Council approved a Capital Improvement Project to construct eight additional pickleball courts adjacent to the existing courts at Community Park. The Surprise Pickleball Association has been highly supportive of this project and has offered to donate \$34,000 to add four (4) sets of bleachers and two (2) shade structures around the new courts.

Objective Analysis:

The bleachers and shade structures will be a beneficial enhancement to the courts.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

The City will maintain the improvements upon acceptance.

Budget Impact:

This action reallocates appropriation in the amount of \$34,000 from Contingency within the Grants Fund to the Donation Fund without exceeding the approved total annual budget for FY2018.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

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☐ [Resolution 2017-136](#)

RESOLUTION # 2017-136

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ACCEPTING A DONATION FOR IMPROVEMENTS AT THE PICKLEBALL COURTS IN COMMUNITY PARK FROM THE SURPRISE PICKLEBALL ASSOCIATION, AND AMENDING THE FISCAL YEAR 2018 BUDGET BY REALLOCATING APPROPRIATIONS OF \$34,000 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE DONATIONS FUND WITHIN PROJECT P54070 FOR THE INSTALLATION OF BLEACHERS AND SHADE STRUCTURES DUE TO THE DONATION FROM THE SURPRISE PICKLEBALL ASSOCIATION.

WHEREAS, the Mayor and City Council of the City of Surprise approved a Capital Improvement Project to construct eight additional lighted pickleball courts adjacent to the existing pickleball courts at Community Park;

WHEREAS, the Surprise Pickleball Association wishes to donate \$34,000 to install two shade structures and four sets of bleachers for the new pickleball courts;

WHEREAS, the City of Surprise Community and Recreation Services Department conditionally accepts the improvements described in this resolution;

WHEREAS, the City of Surprise will maintain the improvements upon final acceptance;

WHEREAS, the FY2018 budget was adopted by Council Resolution #2017-64 on June 6, 2017;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and the Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The City Council accepts the donation for park improvements from the Surprise Pickleball Association as described in Exhibit A.

Section 2. The City Council hereby directs the City Manager or his designee to execute the construction and acceptance of the park improvements.

Section 3. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this _____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

Memo listing improvements and costs



**Community & Recreation
Services Department**

Memorandum

To: Lindsey Duncan, Finance Director
From: Donna Miller, Community and Recreation Services Director
Date: 10/26/2017
Re: Surprise Pickleball Association Donation

On February 21, 2017, the City Council approved a Capital Improvement Project to construct eight additional lighted pickleball courts adjacent to the existing courts at Community Park. The Surprise Pickleball Association has been highly supportive of this project and has offered to donate \$34,000 to add bleachers and shade structures around the new courts.

1. The bleachers will include four (4) sets of 15' three-row portable bleachers. Each set will accommodate seating for approximately 30 people. The approximate cost for the four sets of bleachers is \$4,700.00
2. The shade structures will include two (2) 12' x 20' structures secured into the concrete with an approximate cost of \$28,400.

Per the Donations policy, approval by the Finance Director is required prior to the acceptance of a restricted donation if the donation creates an expenditure of \$5,000 or more which was not previously budgeted.

CRS will be taking the budget amendment/resolution to the City Council for approval at the November 21, 2017 meeting to accept the donation and to amend the budget to increase the project budget.

Donna Miller
CRS Director

Lindsey Duncan
Finance Director

EXHIBIT B

1. Appropriation - The allocation below represents a reallocation of appropriation in the amount of \$34,000 from Contingency with the Grants Fund to the Donation Fund within Project P54070 Fund due to the acceptance of a donation. Acceptance of a donation from the Surprise Pickleball Association for \$34,000 to install bleachers and shade structures with the construction of the eight new Pickleball Courts. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	General Operations	Contingency	E	12,387,800	(34,000)	12,353,800
Donations	Community and Recreation Svcs	#P54070 Pickleball Courts	E	-	34,000	34,000
Grants	General Operations	Other	R	12,726,700	(34,000)	12,692,700
Donations	Community and Recreation Svcs	#P54070 Pickleball Courts	R	-	34,000	34,000



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

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Council Meeting Date:	November 21, 2017	Contact Person:	Donna Miller, Community and Recreation Services Director
Submitting Department:	CRS	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to an amendment to the Fiscal Year 2018 Capital and Operating list of items over \$50,000 by an additional \$50,000 for increased landscaping projects; Resolution #2017-139.

Motion:

I move to approve Resolution #2017-139.

Background:

Council approved the Fiscal Year 2018 Capital and Operating list of items over \$50,000 which included the Department's contracted landscape services. Additional landscape projects have been identified and are being completed by this same vendor requiring an increase to their approved amount on the list.

Objective Analysis:

This is a request to amend the list with no impact to the budget.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

There is no financial impact. The funding for additional landscape projects is currently budgeted.

Budget Impact:

This action increases the funding listed on the Fiscal Year 2018 Capital and Operating List of items over \$50,000 for Landscape Services.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

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☐ [Resolution 2017-139](#)

RESOLUTION # 2017-139

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 BY AN ADDITIONAL \$50,000 FOR INCREASED LANDSCAPING PROJECTS TO BE COMPLETED BY GOTHIC GROUNDS MANAGEMENT, INC.

WHEREAS, the FY2018 budget was adopted included funding for landscape projects;

WHEREAS, additional landscape projects have been identified and per contract must be completed by same vendor of the landscape services contract;

WHEREAS, the FY2018 budget, including the FY2018 Capital and Operating List of items over \$50,000 was adopted by Council Resolution #2017-64 on June 6, 2017; and

WHEREAS, the City of Surprise Procurement code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2017-139
Exhibit A

1. List of Operating Items Over \$50,000 – Council approved \$70,000 for the landscaping contract with Gothic Grounds Management, Inc. in the CRS Department. The Department is utilizing the vendor for several additional landscaping projects which will require an increase to the contract amount with the vendor.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
18066	Landscaping Services	\$70,000	\$50,000	\$120,000



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

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Council Meeting Date: November 21, 2017 Contact Person: Christine DeSanti, Commander
Submitting Department: Police District: Internal
Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2018 budget amendment of the Capital and Operating List of Items Over \$50,000 to include the additional cost of up fit equipment along with the cost of the vehicles; Resolution #2017-137.

Motion:

I move to approve Resolution# 2017-137.

Background:

The procurement of two Community Oriented Policing Services (COPS) grant vehicles was approved in the Fiscal Year 2018 Capital and Operating List of Items over \$50,000. It was anticipated that one vendor would provide the vehicles while another vendor would provide the up fit equipment. However, because both are being provided by the same vendor, it is necessary to increase the Capital and Operating List of Items over \$50,000 by \$10,000 to include the procurement of up fit equipment.

Objective Analysis:

Amending the budget spending authority will allow the Police Department to purchase from the same vendor two COPS grant vehicles and to purchase equipment for the up fit.

Policy Compliant:

An amendment to authorize spending authority is consistent with City and Council policy.

Financial Impact:

The one-time purchase of two vehicles was included in the Fiscal Year 2018 Capital and Operating List of Items over \$50,000 in the amount of \$54,000. This action will increase this line item by \$10,000 for the one-time purchase of the associated equipment for a total of \$64,000.

Budget Impact:

The FY2018 adopted budget includes \$64,000 within the Police Department General Fund Operating

Budget for the purchase of two vehicles and the associated equipment.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

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☐ [Resolution 2017-137](#)

RESOLUTION # 2017-137

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 FOR THE PURCHASE AND IMPROVEMENT OF TWO POLICE VEHICLES.

WHEREAS, the FY2018 budget was adopted included funding of \$54,000 for the procurement of two police vehicles and \$10,000 in up fit equipment in support of the Community Oriented Policing Services (COPS) Grant;

WHEREAS, the procurement of the two police vehicles was included on the Capital and Operating List of Items Over \$50,000 in the amount of \$54,000;

WHEREAS, one vendor is both supplying the vehicles and the upfit equipment for the vehicles making it necessary to increase the amount on the Capital and Operating List of Items Over \$50,000 by \$10,000 to include the cost of up fit equipment;

WHEREAS, the FY2018 budget, including the FY2018 Capital and Operating List of Items Over \$50,000, was adopted by Council Resolution #2017-64 on June 6, 2017; and

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the Fiscal Year 2018 Capital and Operating List of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2017-137
Exhibit A

1. List of Operating Items Over \$50,000 – City Council approved the purchase of two COPS grant vehicles that were included in the Fiscal Year 2018 Capital and Operating list of items over \$50,000. This line item must be increased by \$10,000 to include the procurement of up fit equipment.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
18039	Office of Community Oriented Policing Services (COPS) Grant vehicles	\$54,000	\$10,000	\$64,000



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

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Council Meeting Date:	November 21, 2017	Contact Person:	Paul Bernardo, Government and Community Partnerships Director
Submitting Department:	City Mgr	District:	Internal
Staff Recommendations:	None		

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to an amendment to fiscal year 2018 Capital and Operating list of Items Over \$50,000 for Federal Lobbying Services; Resolution #2017-142.

Motion:

I move to approve Resolution #2017-142.

Background:

During the budget process Government & Community Partnerships department budgeted monies for lobbying services but never included it in the fiscal year 2018 Capital and Operating list of Item Over \$50,000. Would like to rectify this at this time.

Objective Analysis:

Policy Compliant:

This action assures compliance with City of Surprise Procurement Code 2-338 (d) which requires the authority of the Mayor and Council when the cost to the City is greater than \$50,000.

Financial Impact:

This action allows for the procurement of \$78,000 for federal lobbying services and will add a new line item to the FY2018 Capital and Operating List of Items over \$50,000.

Budget Impact:

The FY2018 adopted budget includes \$160,200 within the City Manager's Office Government and Community Partnerships program for professional and outside services.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this action.

ATTACHMENTS:

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☐ [Resolution 2017-142](#)

RESOLUTION # 2017-142

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 FOR FEDERAL LOBBYING SERVICES.

WHEREAS, the FY2018 budget was adopted included funding to enter into an agreement for lobbying services;

WHEREAS, the City of Surprise Procurement Code §2-338(d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000; and

WHEREAS, the FY2018 budget, including the FY2018 Capital and Operating List of Items Over \$50,0000, was adopted by Council Resolution #2017-64 on June 6, 2017.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the Fiscal Year 2018 Capital and Operating List of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

1. List of Operating Items Over \$50,000 – The FY2018 adopted budget includes appropriation for federal lobbying services and it is necessary to add this procurement to the Fiscal Year 2018 Capital and Operating List of Items over \$50,000.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
NEW	Lobbying Services	\$0	\$78,000	\$78,000



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

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Council Meeting Date:	November 21, 2017	Contact Person:	Tom Abbott, Chief
Submitting Department:	Fire	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the Intergovernmental Agreement for the Regional Metropolitan Phoenix Fire Service Automatic Aid between participating cities, towns fire districts, and governmental jurisdictions for automatic assistance for an all hazards response throughout the automatic aid response area; Resolution # 2017-79.

Motion:

I move to approve Resolution 2017-79.

Background:

The automatic aid system has been in existence since 1976 providing the highest level of service with the most appropriate resources available to the general public. The Computer Aided Dispatch (CAD) system and Automatic Vehicle Locator (AVL) system automatically determine the closest available, most appropriate unit(s) regardless of jurisdictional boundaries. Each participating agency agrees to respond to fires, medical emergencies, hazardous material incidents, rescue and extrication situations and other types of emergency incidents that are within the standard scope of services SFMD provides.

Objective Analysis:

By participating in this agreement, the City of Surprise gains greater access to resources in time sensitive situations where SFMD resources might otherwise be deployed elsewhere in the city. This agreement helps to minimize response times on incidents and improve overall patient/incident outcomes. This agreement provides for participating agencies to maintain mutually agreed upon equipment, response criteria, staffing levels, training requirements, and standard operating procedures that meet NFPA safety standards thus ensuring safety of first responders and patients on any incident. By virtue of this agreement, SFMD units/apparatus could also be dispatched to respond to calls outside the city within the automatic aid response area thus rendering them unavailable in their respective first due area. Automatic aid is reciprocal.

Policy Compliant:

This action is compliant with City and Council policy.

Financial Impact:

Each participating agency retains ownership of their respective equipment according to the automatic aid agreement. Any future communications and operational infrastructure will be a shared responsibility of all participating agencies. Each participant also serves as a representing member on the Central Arizona Life Safety Response System Council. There is no foreseeable financial impact at the current time.

Budget Impact:

There is no budget impact at this time. Any costs associated with this agreement will be absorbed in current and future budgets.

FTE Impact:

There will be no impact to current FTE.

ATTACHMENTS:

Click to download

- ☐ [Res 2017-79 Automatic Aid Agreement](#)
 - ☐ [171115 Automatic Aid Agreement](#)
-

RESOLUTION # 2017-79

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH OTHER MARICOPA COUNTY ENTITIES TO CONTINUE PARTICIPATION IN THE AUTOMATIC AID SYSTEM.

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.*, the City of Surprise has the authority to enter into intergovernmental agreement with other governmental entities for the purposes set forth within;

WHEREAS, the Automatic Aid System seeks to provide the most efficient, safe, and effective method of delivering fire-rescue-medical services to its participating communities by dispatching the closest available resource regardless of which jurisdiction the resource belongs to;

WHEREAS, Maricopa County Fire and Medical agencies have assisted in other in providing emergency fire-rescue-medical services since as long ago as 1976 through the Automatic Aid System;

WHEREAS, the parties desire to enter into an intergovernmental agreement in order to facilitate the continuation of the Automatic Aid System in Maricopa County; and

WHEREAS, City of Surprise desires to continue its participation in the Automatic Aid System.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. The City is hereby authorized to enter into an intergovernmental agreement with other Maricopa County, Arizona, entities to participate in the Automatic Aid System and that agreement is attached as Exhibit A. Those other entities are listed on Attachment A, which is a part of and attached to Exhibit A.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

SIGNATURES APPEAR ON THE NEXT PAGE

APPROVED AND ADOPTED this_____day of_____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND *SEVERAL MARICOPA COUNTY ENTITIES*

INTERGOVERNMENTAL AGREEMENT FOR THE REGIONAL METROPOLITAN PHOENIX FIRE SERVICE AUTOMATIC AID

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into by and between the Cities, Towns, Fire Districts, and governmental jurisdictions (hereinafter collectively referred to either as "Participants," or "Parties," and sometimes referred to individually as "Participant" or "Party"), to provide for automatic assistance for fires and other types of emergency incidents as described under the terms of this Agreement (the "Automatic Aid System"). The initial Participants are listed in Attachment A to this Agreement, which Attachment shall be amended upon the addition of new members as set forth herein.

RECITALS

WHEREAS, agreements for automatic assistance in fire protection and response to other emergencies have existed between specific municipalities and governmental jurisdictions; and

WHEREAS, the Automatic Aid System has been in existence since 1976 to provide the highest levels of service in conjunction with the most effective use of local fire department/district resources working collaboratively through intergovernmental cooperation; and

WHEREAS, the Participants in the Automatic Aid System seek to provide the most efficient, safe, and effective fire-rescue-emergency medical services to their respective communities; and

WHEREAS, the safety of the employees of each Participant is paramount; and

WHEREAS, this Agreement shall encourage the development of cooperative procedures and protocols, including, but not limited to, the possibility of joint purchasing, coordination of communications, training, health and safety, fire prevention, public education, fire investigations and other activities that will enhance each Participant's ability to fulfill its mission; and

WHEREAS, the Participants are committed to demonstrate public equity through reasonable commitment and distribution of resources within their jurisdictions to ensure that no Participant unfairly benefits at the expense of other Participants and that jurisdictional equity and autonomy is maintained; and

WHEREAS, it is the desire of the Participants to continue and improve the nature and coordination of emergency assistance to incidents that threaten loss of life or property within the geographic boundaries of their respective jurisdictions; and

WHEREAS, it is further the determination of each of the Participants that the decision to enter into this Agreement constitutes a fundamental governmental policy of the Parties hereto and, by entering this Agreement each Participant has made the determination that the policies and procedures set forth in this Agreement constitute the proper use of the resources available with respect to the provision of governmental services and the utilization of existing resources of each of the Parties hereto, including the use of equipment and personnel; and

WHEREAS, it is the desire of the Participants to initiate and/or renew their support for an Automatic Aid System for fire department/district services.

AGREEMENT

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

ARTICLE 1 - PURPOSE AND AUTHORITY

- 1.1 Purpose.** All Parties to this Agreement agree that its purpose is to provide a highly efficient, effective and mutually beneficial relationship among multiple regional jurisdictions to provide for the overall public safety of the region through an Automatic Aid System. This Agreement will continue to allow for an automatic response of the closest, most appropriate fire department/district resources.
- 1.2 Authority.** The Parties acknowledge that this Agreement is being entered into pursuant to the Intergovernmental Agreement Statute, Section 11-952, Arizona Revised Statutes ("A.R.S.")
- 1.3 Effect on Prior Agreements.** The Parties further understand that this Agreement supersedes any previous automatic aid agreements between any of the Parties hereto.

ARTICLE 2-AUTOMATIC AID ELIGIBILITY STANDARDS AND REQUIREMENTS

To be eligible to participate in the Automatic Aid System, a Participant shall meet the standards and requirements set forth in this Article at all times during the Term of this Agreement. Any Participant failing to meet these eligibility standards and requirements is subject to removal from the Automatic Aid System as prescribed herein.

- 2.1 Allocation of Resources.** It is agreed that the scope of this Agreement includes automatic assistance in responding to fires, medical emergencies, hazardous materials incidents, rescue and extrication situations and other types of emergency incidents that are within the standard scope of services provided by fire departments/districts in the Automatic Aid System.

- A. **Standard Automatic Dispatch.** The Participants executing this Agreement agree to dispatch their respective assigned fire department/district units on an automatic basis. The Computer Aided Dispatch and Automatic Vehicle Locator system will automatically determine the closest available, most appropriate unit(s) regardless of jurisdictional boundaries. Each jurisdiction agrees that such unit(s) will respond.
- B. **Specialized Unit Dispatch.** Participants agree the assignment of a specialized unit to an incident relies on predefined response levels (as predefined by Volume II Standard Operating Procedure Phoenix Fire Department) to specific types of incidents, the closest specialized unit to the call, and/or any special call for resources that may be made by an incident commander and is not pre-programmed in the CAD system. This includes, but is not limited to, hazardous materials support, technical rescue support, loss control, rehab, command, utility, brush, and water tenders. Members assigned to a specialized unit will be required to complete all initial training and continuing education requirements of the specialty. The current recognized regional Special Operations training program is the Phoenix Fire Department Special Operations training program. The inclusion of other recognized training programs will be approved by the Life Safety Council.

2.2 **Standard Service Requirements.** Participants in this Agreement agree to the following standard service requirements as the primary response system elements:

- A. **Communications and Dispatch.** All Participants must be part of the Phoenix Fire Regional Dispatch System or the Mesa Fire Regional Dispatch System. All Participants must also be a member of either the Phoenix Regional Wireless Cooperative ("PRWC") or the Topaz Regional Wireless Cooperative ("TRWC"). Departments/Districts that enter the system that are not members of PRWC or TRWC shall have an active plan to become members within one (1) year of entry. For a Participant(s) that does not meet this requirement, any Party can request a vote of the Central Life Safety Response System Council for a determination as to whether the Participant(s) not meeting this requirement will remain eligible for automatic aid response, or if that Participant(s) will then default to a mutual aid response. These Regional Dispatch Systems will use a Computer Aided Dispatch ("CAD") system that automatically selects the closest, most appropriate Participants' unit(s) for dispatch. The CAD system shall be a centralized, totally integrated unit dispatch/status keeping system.
- (1) The CAD system will allow the most appropriate emergency response unit closest to an emergency to be dispatched

automatically— regardless of the jurisdiction where the emergency occurs or the jurisdictional affiliation of the response unit. The CAD system utilizes Automatic Vehicle Location (“AVL”) equipment to discern the location of emergency response units and a computerized Geographic Information System (“GIS”) to discern the location of the emergency call. The AVL and GIS systems allow the CAD system to match the closest response unit to the emergency and recommend it for dispatch within the Automatic Aid System boundaries. Each Automatic Aid System Participant shall ensure that its respective emergency response apparatus and vehicles are equipped with AVLs.

- (2) The Regional Dispatch System relies on a consistent and preplanned system of communications. Communications support for Participants includes a comprehensive radio system with multiple tactical radio frequencies. Participants are required to provide for their individual needs to ensure consistent, interoperable and safe communications not only within their jurisdictional areas, but within the entire Automatic Aid System.
- (3) If the Life Safety Council decides at any time that additional communications infrastructure is necessary to meet the operational requirements of the Automatic Aid System, each Participant will be responsible for all costs, authorizations and/or agreements to maintain interoperable communications within its jurisdictional boundaries.

B. Command Procedures. All Participants will use standard command procedures. A standardized Incident Management System (“IMS”) provides for efficient management of the emergency and for the safety of firefighters through the use of standard terminology, reporting relationships, and support structures. The IMS and associated standard operating procedures adopted for use by all Automatic Aid Participants is the Phoenix Fire Department’s Standard Operating Procedures in the Phoenix Volume II Manual (which can be obtained by sending an e-mail to firechief.pfd@phoenix.gov), or the Mesa Fire and Medical Department Standard Operating Procedures 200 Series available at fireinfo@mesaaz.gov.

C. Incident Management and Minimum Company Standards. Participants shall use the same set of procedures for Incident Management and Minimum Company Standards according to Volume II, Standard Operating Procedures Phoenix Fire Department (basic evolutions used by the fire service) or the Mesa Fire and Medical Department Standard Operations Procedures 200 Series. It is required that Command Officers that function in an Operational response capacity, attend at least 50% of the Command

Officer training curriculum offered at the Phoenix Fire Department Command Training Center, or as determined by the Central Arizona Life Safety Response System Council. Participants that do not meet this requirement are subject to removal from the Automatic Aid System, as determined and voted on by the Central Arizona Life Safety Response System Council.

- D. **Incident Safety Officer.** To ensure safety, all Participants agree that their standard operating procedures and command procedures shall match those adopted by the Life Safety Council. To do this, Participants shall use an Incident Safety Officer System (“ISOS”) that will follow NFPA Standard 1521.
- E. **Compatible Equipment.** To ensure compatibility of equipment, Participants shall maintain an inventory of equipment (based on National Fire Protection Association (“NFPA”) standards), including hoses, couplings, pump capacity, communications equipment, and will maintain the minimum standard amount of equipment on each type of apparatus (as recommended by all applicable NFPA standards).
- F. **Standardized Numbering and Terminology.** Participants shall utilize the Valley-wide apparatus numbering system and standardized terminology for apparatus and fire stations as established and maintained by the Life Safety Council.
- G. **Standardized Response Criteria.** Participants shall use standardized response criteria (*i.e.*, pre-established type and number of apparatus that will be automatically dispatched based on type of call as per standard NFPA and International Organization for Standardization (“ISO”) recommendations). The CAD system can tailor the response to specific types of incidents by jurisdiction, or part of a jurisdiction, upon request by the jurisdiction needing the tailored response. This includes the capability to automatically dispatch selected specialty units.
- H. **Staffing Levels.** Full staffing as described in NFPA 1710 on engines and ladders provides the most efficient and effective personnel safety and service delivery to the public. System Participants recognize the importance of service delivery and personnel safety issues. The minimum daily staffing level for all engines and ladders shall be four (4) members which is “full staffing” under NFPA 1710.
 - **Temporary Reduction in Staffing.** Full staffing may be temporarily reduced to three (3) trained personnel for up to a total of 8 hours in any 24-hour shift period. Departments/Districts that enter the system with a staffing level of three (3) members on any engine and/or ladder shall have an active plan to accomplish full staffing within one (1) year of entry. For a Participant(s) that does not meet

this requirement, any Party can request a vote of the Central Life Safety Response System Council for a determination as to whether the Participant(s) not meeting this requirement will remain eligible for automatic aid response, or if that Participant(s) will then default to a mutual aid response.

☐ **Other Reductions in Staffing: Changes to Deployment Model.**

Any Participants that have reached full staffing, that then subsequently reduce staffing below full staffing, or make significant changes to their deployment model, shall be subject to removal from the Automatic Aid System, as determined and voted on by the Central Arizona Life Safety Response System Council.

- I. **Minimum Firefighter Training Standards.** To ensure safety, baseline knowledge and a consistent approach to performing tactical operations, all participants agree to require that all emergency response employees receive initial firefighter recruit training through a recognized regional fire training academy or through an alternative method, as approved by the Life Safety Council, which meets the published curriculum. The four-currently recognized regional fire training academies are Phoenix, Mesa, Glendale and Chandler.

- 2.3 **Reciprocity: No Guaranty of Perfect Equity.** Participants agree that automatic aid is reciprocal. While this does not ensure that a Participant's jurisdiction will receive the exact amount of assistance it gives, it does mean that all Participants will provide assistance outside their jurisdictional boundaries and that the level of service delivered, and decisions made within the Automatic Aid System will be mutually beneficial to all Participants in the system and will maintain general equity among all Participants to the greatest degree possible.
- 2.4 **Ownership of Property and Equipment.** Each Participant shall retain ownership of any equipment or property it brings to the performance of this Agreement and shall retain ultimate control of its employees.
- 2.5 **No Reimbursement for Services.** Except as specifically agreed to by the Parties involved in a specific incident, none of the involved Parties shall be reimbursed by any of the others for any costs incurred in responding pursuant to this Agreement. In the event of formally declared disasters, however, Participants may directly apply for reimbursements from County, State and/or Federal agencies as appropriate.

ARTICLE 3-LIFE SAFETY COUNCIL: VOTING

- 3.1 **Life Safety Council.** The Participants shall be jointly responsible for administering this Agreement through the Central Arizona Life Safety Response

System Council (the "Life Safety Council"). The purpose of the Life Safety Council is to ensure the effective and efficient operation of the Automatic Aid System. Each Participant is a member of the Life Safety Council and is expected to participate in scheduled meetings.

A. **Composition.** The Fire Chief from each Participant shall serve as the official representative to the Life Safety Council from that jurisdiction. The Fire Chief may appoint an alternate to attend Life Safety Council meetings.

B. **Responsibilities.** The responsibilities of the Life Safety Council shall be as follows:

- (1) Evaluate requests to participate in this Automatic Aid Agreement from other fire departments/districts that are dispatched by the Phoenix Dispatch Center or Mesa Dispatch Center. Requests for participation will be evaluated to ensure compliance with the Automatic Aid Eligibility Standards and Requirements prescribed herein and to determine impact upon existing Participants.
- (2) Evaluate proposed modifications to a Participant's service delivery model for compliance with the criteria established herein and for impact on other Participants.
- (3) Establish such technical committees or working groups as may be necessary for the efficient and effective operation of the Automatic Aid System.
- (4) Develop, approve or modify such technical documents as may be necessary for the efficient and effective operation of the Automatic Aid System.
- (5) Develop, within the first year of this Agreement, Life Safety Council bylaws establishing Life Safety Council procedure, such as and without limitation, notice of meetings, the taking of meeting minutes, the distribution of minutes, etc.
- (6) Evaluate and consider for adoption national benchmarks as may be appropriate for implementation within the Automatic Aid System.
- (7) Develop, approve or modify alternative response models as appropriate based on the area served by the Participants (i.e. urban, suburban, rural), which may be subsequently implemented by Participants.
- (8) Establish methods for service measurement, provided that:
 - (a) "Time of dispatch" will be measured from the point in time at

which the Dispatch and Deployment Center has notified the station, or the responding unit out of the station, of the call through the station alert system, radio, or Mobile Computer Terminal ("MCT").

(b) "Response time" will be measured from the Time of Dispatch to the time of arrival on-scene.

(9) Vote on all actions that will significantly or materially impact or change the responsibilities of the Life Safety Council and/or the automatic aid eligibility standards and requirements for the Participants', as prescribed in this Agreement, utilizing the voting process set forth below.

3.2 Voting Process. For matters pertaining to this Agreement that require voting by the Life Safety Council, the voting process shall incorporate tiered voting. The initial vote (Tier 1) will utilize a single, non-weighted vote per Participant. After the initial vote has been conducted, any Participant shall have the right to request a second vote that will utilize weighted voting (Tier 2). For the weighted vote, each individual Participant's vote will be formed by assigning a percentage to that Participant. The percentage to be assigned will be calculated based upon that individual Participant's total calls for service within that Participant's geographical boundaries, compared to the total number of calls for service within the geographical boundaries of all Participants to this Agreement combined (see Attachment B). This calculation will be based on the reported call volumes as determined by the Regional Computer Aided Dispatch centers. Any members' voting weight exceeding forty percent (40%) shall be reduced and will be weighted to no more and to no less than 40%. Such reduction shall not affect the weighted vote of any other member. The percentages assigned to Participants will be reviewed, recalculated and reassigned every five (5) years at the time this Agreement is renewed.

3.3 Passage. In order to pass, all matters to be voted on by the Life Safety Council will require a simple majority vote for Tier 1 voting, and for Tier 2 voting, a majority vote of at least fifty-one (51) percent is required.

ARTICLE 4-SERVICE AREA CHANGES

4.1 Service Area Changes. Certain changes to a Participant's operations within its service area have the potential to negatively affect its neighboring Participants and ultimately negatively affect the Automatic Aid System in its entirety. The occurrence of the following events is subject to review by the Life Safety Council.

A. Reduction in Service Levels. If at any time while this Agreement is in effect, an Automatic Aid System Participant desires to, close a fire station and/or increase its geographical/jurisdictional boundaries to include an area more than five (5) square miles, or reduce its level of fire, medical or emergency services provided within its municipal or jurisdictional

boundaries, the Automatic Aid System Participant desiring to initiate the change and prior to initiating the change, will give a minimum of 120 day notice to all Parties for a 30 day review period for any potential impacts to the system. This notice shall include a proposed plan on how the notifying party will maintain the requirements and standards set forth in Article 2 of this Agreement. If after review, it is determined by any Participant that the change will result in a change to the response order of another jurisdiction's primary response units or any other negative impact to any jurisdiction or to the system as a whole, any Party can request a vote of the Central Life Safety Response System Council for a determination as to whether the proposed newly modified area will remain eligible for automatic aid response or if the proposed newly modified area will then default to a mutual aid response. The Council will utilize the voting process set forth in this Agreement.

ARTICLE 5–MUTUAL AID AND OTHER AGREEMENTS

- 5.1 **Mutual Aid Areas.** Calls to response areas outside of the jurisdictional boundaries of the Participants in the Automatic Aid System will be considered mutual aid when such written agreements between relevant parties exist or when a Participant has been defaulted from the Automatic Aid System and deemed a Mutual Aid Member (as set forth in Article 4, Service Area Changes). Requests for and responses to mutual aid will be at the sole discretion of the parties involved. Any response to a mutual aid jurisdiction by a Participant will not bind any other Participant to respond. Under these circumstances, a mutual aid request may require approval by the highest ranking on-duty fire officer of the Participant asked to provide the resources.
- 5.2 **Other Agreements.** Nothing in this Agreement shall limit the ability of any or all the Parties from continuing to perform under existing agreements (other than any previous automatic aid agreements between any of the Parties, hereto, which upon execution of this Agreement are superseded), entering into future agreements, or agreeing to participate in more specific contracts for services, mutual assistance or automatic response(s) or prohibit any of the Parties from providing emergency assistance to another jurisdiction that is not a Participant in this Agreement. Such agreements will not be binding on or commit any other Participants to provide automatic aid or mutual aid to the other jurisdiction; such other future agreements also do not extend any rights associated with this Agreement to any other entity that is not a Party.

ARTICLE 6–TERM OF THE AGREEMENT

- 6.1 **Term: Renewal.** This Agreement shall be recorded by each Party with the Maricopa County Recorder's Office, shall commence on December 19, 2017, regardless of the date of recordation, and shall continue in force through December 19, 2022, or until terminated by formal act of the Parties. This

Agreement shall automatically renew for successive five-year terms, unless terminated earlier by formal act of the Parties.

- 6.2 **Termination.** If an individual Party wishes to terminate its participation in this Agreement, it shall provide all Participants 120 days' formal notice, in writing, of intention to terminate. That terminating party's termination will then be effective on the 121st day after notice has been provided, unless the notice to terminate has been withdrawn.

ARTICLE 7-GENERAL TERMS AND CONDITIONS

- 7.1 **No Third-Party Beneficiaries.** No term or provision of this Agreement is intended to, or shall, create any rights in any person, firm, corporation or other entity not a party hereto, and no such person or entity shall have any cause of action hereunder.
- 7.2 **Workers' Compensation.** The Parties agree that it is the responsibility of each Party to ensure that its employees are notified in accordance with the provision of Arizona Workers' Compensation Law, specifically, A.R.S. § 23-1022, or any amendment thereto, and that all such notices, as required by such laws, shall be posted accordingly. That by signing this Agreement and to ensure compliance with the notice posting requirements, each Party grants consent to all other Parties to inspect that Party's respective premises and work places upon request of any of the other Parties. However, nothing in this Agreement should be construed as imposing a duty to inspect another Party's respective premises and work places, and this agreement does not create a joint or employer/employee relationship between a Party and another Party's employees.
- 7.3 **Immigration Requirements.** The Parties will comply with the Immigration Reform and Control Act of 1986 ("IRCA") and will permit inspection of its personnel records to verify such compliance. To the extent applicable under A.R.S. § 41-4401, each Party warrants compliance with all federal immigration laws and regulations that relate to its employees and compliance with the E-verify requirements under A.R.S. § 23-214(A). Each Party has the right to inspect the papers of the other Parties participating in this Agreement to ensure compliance with this paragraph. A Party's breach of the above-mentioned warranty shall be deemed a material breach of the Agreement and may result in the termination of the Agreement by the Life Safety Council under the terms of this Agreement.
- 7.4 **No Joint Venture.** No term or provision in this Agreement is intended to create a partnership, joint venture or agency arrangement between any of the Parties.
- 7.5 **Notices.** Any notice to be provided to a Party or Parties to this Agreement shall be satisfied by sending a written letter by U.S. mail, certified, return receipt to the current fire chief of each respective Participant. Notice shall be deemed effective five days after mailing.

CITY OF SURPRISE, a municipal corporation

Bob Wingenroth
City Manager

DATE

ATTEST:

Sherry Aguilar
City Clerk

CERTIFICATION BY LEGAL COUNSEL

In accordance with the requirements of ARIZ. REV. STAT. § 11-952(D), the undersigned Attorney acknowledges that (i) he/she has reviewed the above agreement on behalf of his/her client and (ii) as to only his/her client, has determined that the Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Robert Wingo
City Attorney for Surprise

ATTACHMENT A

AUTOMATIC AID SYSTEM PARTICIPANTS

	PARTICIPANT	DATE ENTERED INTO AGREEMENT
1	Phoenix Fire Department	
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ATTACHMENT B

VOTING PROCESS and WEIGHTED VOTE PERCENTAGE

For matters pertaining to this Agreement that require voting by the Life Safety Council, the voting process shall incorporate tiered voting. The initial vote (Tier 1) will utilize a single, non-weighted vote per Participant. After the initial vote has been conducted, any Participant shall have the right to request a second vote that will utilize weighted voting (Tier 2). For the weighted vote, each individual Participant's vote will be formed by assigning a percentage to that Participant. The percentage to be assigned will be calculated based upon that individual Participant's total calls for service within that Participant's geographical boundaries, compared to the total number of calls for service within the geographical boundaries of all Participants to this Agreement combined. This calculation will be based on the reported call volumes as determined by the Regional Computer Aided Dispatch centers. Any members' voting weight exceeding forty percent (40%) shall be reduced and will be weighted to no more and to no less than 40%. Such reduction shall not affect the weighted vote of any other member. The percentages assigned to Participants will be reviewed, recalculated and reassigned every five (5) years at the time this Agreement is renewed.

Jurisdiction	Incident Totals	Weight	Vote	Yes	No
Phoenix Fire Department	210,372	40%			
Total Calls For Service	210,372				

INTERGOVERNMENTAL AGREEMENT FOR THE REGIONAL METROPOLITAN PHOENIX FIRE SERVICE AUTOMATIC AID

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into by and between the Cities, Towns, Fire Districts, and governmental jurisdictions (hereinafter collectively referred to either as "Participants," or "Parties," and sometimes referred to individually as "Participant" or "Party"), to provide for automatic assistance for fires and other types of emergency incidents as described under the terms of this Agreement (the "Automatic Aid System"). The initial Participants are listed in Attachment A to this Agreement, which Attachment shall be amended upon the addition of new members as set forth herein.

RECITALS

WHEREAS, agreements for automatic assistance in fire protection and response to other emergencies have existed between specific municipalities and governmental jurisdictions; and

WHEREAS, the Automatic Aid System has been in existence since 1976 to provide the highest levels of service in conjunction with the most effective use of local fire department/district resources working collaboratively through intergovernmental cooperation; and

WHEREAS, the Participants in the Automatic Aid System seek to provide the most efficient, safe, and effective fire-rescue-emergency medical services to their respective communities; and

WHEREAS, the safety of the employees of each Participant is paramount; and

WHEREAS, this Agreement shall encourage the development of cooperative procedures and protocols, including, but not limited to, the possibility of joint purchasing, coordination of communications, training, health and safety, fire prevention, public education, fire investigations and other activities that will enhance each Participant's ability to fulfill its mission; and

WHEREAS, the Participants are committed to demonstrate public equity through reasonable commitment and distribution of resources within their jurisdictions to ensure that no Participant unfairly benefits at the expense of other Participants and that jurisdictional equity and autonomy is maintained; and

WHEREAS, it is the desire of the Participants to continue and improve the nature and coordination of emergency assistance to incidents that threaten loss of life or property within the geographic boundaries of their respective jurisdictions; and

WHEREAS, it is further the determination of each of the Participants that the decision to enter into this Agreement constitutes a fundamental governmental policy of the Parties hereto and, by entering this Agreement each Participant has made the determination that the policies and procedures set forth in this Agreement constitute the proper use of the resources available with respect to the provision of governmental services and the utilization of existing resources of each of the Parties hereto, including the use of equipment and personnel; and

WHEREAS, it is the desire of the Participants to initiate and/or renew their support for an Automatic Aid System for fire department/district services.

AGREEMENT

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

ARTICLE 1 - PURPOSE AND AUTHORITY

- 1.1 Purpose.** All Parties to this Agreement agree that its purpose is to provide a highly efficient, effective and mutually beneficial relationship among multiple regional jurisdictions to provide for the overall public safety of the region through an Automatic Aid System. This Agreement will continue to allow for an automatic response of the closest, most appropriate fire department/district resources.
- 1.2 Authority.** The Parties acknowledge that this Agreement is being entered into pursuant to the Intergovernmental Agreement Statute, Section 11-952, Arizona Revised Statutes ("A.R.S.")
- 1.3 Effect on Prior Agreements.** The Parties further understand that this Agreement supersedes any previous automatic aid agreements between any of the Parties hereto.

ARTICLE 2-AUTOMATIC AID ELIGIBILITY STANDARDS AND REQUIREMENTS

To be eligible to participate in the Automatic Aid System, a Participant shall meet the standards and requirements set forth in this Article at all times during the Term of this Agreement. Any Participant failing to meet these eligibility standards and requirements is subject to removal from the Automatic Aid System as prescribed herein.

- 2.1 Allocation of Resources.** It is agreed that the scope of this Agreement includes automatic assistance in responding to fires, medical emergencies, hazardous materials incidents, rescue and extrication situations and other types of emergency incidents that are within the standard scope of services provided by fire departments/districts in the Automatic Aid System.

- A. **Standard Automatic Dispatch.** The Participants executing this Agreement agree to dispatch their respective assigned fire department/district units on an automatic basis. The Computer Aided Dispatch and Automatic Vehicle Locator system will automatically determine the closest available, most appropriate unit(s) regardless of jurisdictional boundaries. Each jurisdiction agrees that such unit(s) will respond.
- B. **Specialized Unit Dispatch.** Participants agree the assignment of a specialized unit to an incident relies on predefined response levels (as predefined by Volume II Standard Operating Procedure Phoenix Fire Department) to specific types of incidents, the closest specialized unit to the call, and/or any special call for resources that may be made by an incident commander and is not pre-programmed in the CAD system. This includes, but is not limited to, hazardous materials support, technical rescue support, loss control, rehab, command, utility, brush, and water tenders. Members assigned to a specialized unit will be required to complete all initial training and continuing education requirements of the specialty. The current recognized regional Special Operations training program is the Phoenix Fire Department Special Operations training program. The inclusion of other recognized training programs will be approved by the Life Safety Council.

2.2 **Standard Service Requirements.** Participants in this Agreement agree to the following standard service requirements as the primary response system elements:

- A. **Communications and Dispatch.** All Participants must be part of the Phoenix Fire Regional Dispatch System or the Mesa Fire Regional Dispatch System. All Participants must also be a member of either the Phoenix Regional Wireless Cooperative ("PRWC") or the Topaz Regional Wireless Cooperative ("TRWC"). Departments/Districts that enter the system that are not members of PRWC or TRWC shall have an active plan to become members within one (1) year of entry. For a Participant(s) that does not meet this requirement, any Party can request a vote of the Central Life Safety Response System Council for a determination as to whether the Participant(s) not meeting this requirement will remain eligible for automatic aid response, or if that Participant(s) will then default to a mutual aid response. These Regional Dispatch Systems will use a Computer Aided Dispatch ("CAD") system that automatically selects the closest, most appropriate Participants' unit(s) for dispatch. The CAD system shall be a centralized, totally integrated unit dispatch/status keeping system.
 - (1) The CAD system will allow the most appropriate emergency response unit closest to an emergency to be dispatched

automatically— regardless of the jurisdiction where the emergency occurs or the jurisdictional affiliation of the response unit. The CAD system utilizes Automatic Vehicle Location (“AVL”) equipment to discern the location of emergency response units and a computerized Geographic Information System (“GIS”) to discern the location of the emergency call. The AVL and GIS systems allow the CAD system to match the closest response unit to the emergency and recommend it for dispatch within the Automatic Aid System boundaries. Each Automatic Aid System Participant shall ensure that its respective emergency response apparatus and vehicles are equipped with AVLs.

- (2) The Regional Dispatch System relies on a consistent and preplanned system of communications. Communications support for Participants includes a comprehensive radio system with multiple tactical radio frequencies. Participants are required to provide for their individual needs to ensure consistent, interoperable and safe communications not only within their jurisdictional areas, but within the entire Automatic Aid System.
- (3) If the Life Safety Council decides at any time that additional communications infrastructure is necessary to meet the operational requirements of the Automatic Aid System, each Participant will be responsible for all costs, authorizations and/or agreements to maintain interoperable communications within its jurisdictional boundaries.

B. Command Procedures. All Participants will use standard command procedures. A standardized Incident Management System (“IMS”) provides for efficient management of the emergency and for the safety of firefighters through the use of standard terminology, reporting relationships, and support structures. The IMS and associated standard operating procedures adopted for use by all Automatic Aid Participants is the Phoenix Fire Department’s Standard Operating Procedures in the Phoenix Volume II Manual (which can be obtained by sending an e-mail to firechief.pfd@phoenix.gov), or the Mesa Fire and Medical Department Standard Operating Procedures 200 Series available at fireinfo@mesaaz.gov.

C. Incident Management and Minimum Company Standards. Participants shall use the same set of procedures for Incident Management and Minimum Company Standards according to Volume II, Standard Operating Procedures Phoenix Fire Department (basic evolutions used by the fire service) or the Mesa Fire and Medical Department Standard Operations Procedures 200 Series. It is required that Command Officers that function in an Operational response capacity, attend at least 50% of the Command

Officer training curriculum offered at the Phoenix Fire Department Command Training Center, or as determined by the Central Arizona Life Safety Response System Council. Participants that do not meet this requirement are subject to removal from the Automatic Aid System, as determined and voted on by the Central Arizona Life Safety Response System Council.

- D. **Incident Safety Officer.** To ensure safety, all Participants agree that their standard operating procedures and command procedures shall match those adopted by the Life Safety Council. To do this, Participants shall use an Incident Safety Officer System (“ISOS”) that will follow NFPA Standard 1521.
- E. **Compatible Equipment.** To ensure compatibility of equipment, Participants shall maintain an inventory of equipment (based on National Fire Protection Association (“NFPA”) standards), including hoses, couplings, pump capacity, communications equipment, and will maintain the minimum standard amount of equipment on each type of apparatus (as recommended by all applicable NFPA standards).
- F. **Standardized Numbering and Terminology.** Participants shall utilize the Valley-wide apparatus numbering system and standardized terminology for apparatus and fire stations as established and maintained by the Life Safety Council.
- G. **Standardized Response Criteria.** Participants shall use standardized response criteria (*i.e.*, pre-established type and number of apparatus that will be automatically dispatched based on type of call as per standard NFPA and International Organization for Standardization (“ISO”) recommendations). The CAD system can tailor the response to specific types of incidents by jurisdiction, or part of a jurisdiction, upon request by the jurisdiction needing the tailored response. This includes the capability to automatically dispatch selected specialty units.
- H. **Staffing Levels.** Full staffing as described in NFPA 1710 on engines and ladders provides the most efficient and effective personnel safety and service delivery to the public. System Participants recognize the importance of service delivery and personnel safety issues. The minimum daily staffing level for all engines and ladders shall be four (4) members which is “full staffing” under NFPA 1710.
 - **Temporary Reduction in Staffing.** Full staffing may be temporarily reduced to three (3) trained personnel for up to a total of 8 hours in any 24-hour shift period. Departments/Districts that enter the system with a staffing level of three (3) members on any engine and/or ladder shall have an active plan to accomplish full staffing within one (1) year of entry. For a Participant(s) that does not meet

this requirement, any Party can request a vote of the Central Life Safety Response System Council for a determination as to whether the Participant(s) not meeting this requirement will remain eligible for automatic aid response, or if that Participant(s) will then default to a mutual aid response.

☐ **Other Reductions in Staffing: Changes to Deployment Model.**

Any Participants that have reached full staffing, that then subsequently reduce staffing below full staffing, or make significant changes to their deployment model, shall be subject to removal from the Automatic Aid System, as determined and voted on by the Central Arizona Life Safety Response System Council.

- I. **Minimum Firefighter Training Standards.** To ensure safety, baseline knowledge and a consistent approach to performing tactical operations, all participants agree to require that all emergency response employees receive initial firefighter recruit training through a recognized regional fire training academy or through an alternative method, as approved by the Life Safety Council, which meets the published curriculum. The four-currently recognized regional fire training academies are Phoenix, Mesa, Glendale and Chandler.

- 2.3 **Reciprocity: No Guaranty of Perfect Equity.** Participants agree that automatic aid is reciprocal. While this does not ensure that a Participant's jurisdiction will receive the exact amount of assistance it gives, it does mean that all Participants will provide assistance outside their jurisdictional boundaries and that the level of service delivered, and decisions made within the Automatic Aid System will be mutually beneficial to all Participants in the system and will maintain general equity among all Participants to the greatest degree possible.
- 2.4 **Ownership of Property and Equipment.** Each Participant shall retain ownership of any equipment or property it brings to the performance of this Agreement and shall retain ultimate control of its employees.
- 2.5 **No Reimbursement for Services.** Except as specifically agreed to by the Parties involved in a specific incident, none of the involved Parties shall be reimbursed by any of the others for any costs incurred in responding pursuant to this Agreement. In the event of formally declared disasters, however, Participants may directly apply for reimbursements from County, State and/or Federal agencies as appropriate.

ARTICLE 3-LIFE SAFETY COUNCIL: VOTING

- 3.1 **Life Safety Council.** The Participants shall be jointly responsible for administering this Agreement through the Central Arizona Life Safety Response

System Council (the "Life Safety Council"). The purpose of the Life Safety Council is to ensure the effective and efficient operation of the Automatic Aid System. Each Participant is a member of the Life Safety Council and is expected to participate in scheduled meetings.

A. **Composition.** The Fire Chief from each Participant shall serve as the official representative to the Life Safety Council from that jurisdiction. The Fire Chief may appoint an alternate to attend Life Safety Council meetings.

B. **Responsibilities.** The responsibilities of the Life Safety Council shall be as follows:

- (1) Evaluate requests to participate in this Automatic Aid Agreement from other fire departments/districts that are dispatched by the Phoenix Dispatch Center or Mesa Dispatch Center. Requests for participation will be evaluated to ensure compliance with the Automatic Aid Eligibility Standards and Requirements prescribed herein and to determine impact upon existing Participants.
- (2) Evaluate proposed modifications to a Participant's service delivery model for compliance with the criteria established herein and for impact on other Participants.
- (3) Establish such technical committees or working groups as may be necessary for the efficient and effective operation of the Automatic Aid System.
- (4) Develop, approve or modify such technical documents as may be necessary for the efficient and effective operation of the Automatic Aid System.
- (5) Develop, within the first year of this Agreement, Life Safety Council bylaws establishing Life Safety Council procedure, such as and without limitation, notice of meetings, the taking of meeting minutes, the distribution of minutes, etc.
- (6) Evaluate and consider for adoption national benchmarks as may be appropriate for implementation within the Automatic Aid System.
- (7) Develop, approve or modify alternative response models as appropriate based on the area served by the Participants (i.e. urban, suburban, rural), which may be subsequently implemented by Participants.
- (8) Establish methods for service measurement, provided that:
 - (a) "Time of dispatch" will be measured from the point in time at

which the Dispatch and Deployment Center has notified the station, or the responding unit out of the station, of the call through the station alert system, radio, or Mobile Computer Terminal ("MCT").

(b) "Response time" will be measured from the Time of Dispatch to the time of arrival on-scene.

(9) Vote on all actions that will significantly or materially impact or change the responsibilities of the Life Safety Council and/or the automatic aid eligibility standards and requirements for the Participants', as prescribed in this Agreement, utilizing the voting process set forth below.

3.2 Voting Process. For matters pertaining to this Agreement that require voting by the Life Safety Council, the voting process shall incorporate tiered voting. The initial vote (Tier 1) will utilize a single, non-weighted vote per Participant. After the initial vote has been conducted, any Participant shall have the right to request a second vote that will utilize weighted voting (Tier 2). For the weighted vote, each individual Participant's vote will be formed by assigning a percentage to that Participant. The percentage to be assigned will be calculated based upon that individual Participant's total calls for service within that Participant's geographical boundaries, compared to the total number of calls for service within the geographical boundaries of all Participants to this Agreement combined (see Attachment B). This calculation will be based on the reported call volumes as determined by the Regional Computer Aided Dispatch centers. Any members' voting weight exceeding forty percent (40%) shall be reduced and will be weighted to no more and to no less than 40%. Such reduction shall not affect the weighted vote of any other member. The percentages assigned to Participants will be reviewed, recalculated and reassigned every five (5) years at the time this Agreement is renewed.

3.3 Passage. In order to pass, all matters to be voted on by the Life Safety Council will require a simple majority vote for Tier 1 voting, and for Tier 2 voting, a majority vote of at least fifty-one (51) percent is required.

ARTICLE 4-SERVICE AREA CHANGES

4.1 Service Area Changes. Certain changes to a Participant's operations within its service area have the potential to negatively affect its neighboring Participants and ultimately negatively affect the Automatic Aid System in its entirety. The occurrence of the following events is subject to review by the Life Safety Council.

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boundaries, the Automatic Aid System Participant desiring to initiate the change and prior to initiating the change, will give a minimum of 120 day notice to all Parties for a 30 day review period for any potential impacts to the system. This notice shall include a proposed plan on how the notifying party will maintain the requirements and standards set forth in Article 2 of this Agreement. If after review, it is determined by any Participant that the change will result in a change to the response order of another jurisdiction's primary response units or any other negative impact to any jurisdiction or to the system as a whole, any Party can request a vote of the Central Life Safety Response System Council for a determination as to whether the proposed newly modified area will remain eligible for automatic aid response or if the proposed newly modified area will then default to a mutual aid response. The Council will utilize the voting process set forth in this Agreement.

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- 5.1 **Mutual Aid Areas.** Calls to response areas outside of the jurisdictional boundaries of the Participants in the Automatic Aid System will be considered mutual aid when such written agreements between relevant parties exist or when a Participant has been defaulted from the Automatic Aid System and deemed a Mutual Aid Member (as set forth in Article 4, Service Area Changes). Requests for and responses to mutual aid will be at the sole discretion of the parties involved. Any response to a mutual aid jurisdiction by a Participant will not bind any other Participant to respond. Under these circumstances, a mutual aid request may require approval by the highest ranking on-duty fire officer of the Participant asked to provide the resources.
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- 7.2 **Workers' Compensation.** The Parties agree that it is the responsibility of each Party to ensure that its employees are notified in accordance with the provision of Arizona Workers' Compensation Law, specifically, A.R.S. § 23-1022, or any amendment thereto, and that all such notices, as required by such laws, shall be posted accordingly. That by signing this Agreement and to ensure compliance with the notice posting requirements, each Party grants consent to all other Parties to inspect that Party's respective premises and work places upon request of any of the other Parties. However, nothing in this Agreement should be construed as imposing a duty to inspect another Party's respective premises and work places, and this agreement does not create a joint or employer/employee relationship between a Party and another Party's employees.
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CITY OF SURPRISE, a municipal corporation

Bob Wingenroth
City Manager

DATE

ATTEST:

Sherry Aguilar
City Clerk

CERTIFICATION BY LEGAL COUNSEL

In accordance with the requirements of ARIZ. REV. STAT. § 11-952(D), the undersigned Attorney acknowledges that (i) he/she has reviewed the above agreement on behalf of his/her client and (ii) as to only his/her client, has determined that the Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Robert Wingo
City Attorney for Surprise

ATTACHMENT A

AUTOMATIC AID SYSTEM PARTICIPANTS

	PARTICIPANT	DATE ENTERED INTO AGREEMENT
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2		
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Jurisdiction	Incident Totals	Weight	Vote	Yes	No
Phoenix Fire Department	210,372	40%			
Total Calls For Service	210,372				



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

Back Print

Council Meeting Date:	November 21, 2017	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Surprise Pointe Amended" dated October 17, 2017, a property located North of Sweetwater Ave, East of 137th Ave, and West of the Burlington Northern Santa Fe Railroad Enis Spur, within the Surprise Pointe Planned Area Development.

Motion:

I move to approve the Final Plat entitled, "Surprise Pointe Amended" dated October 17, 2017.

Background:

Hunter Engineering, on behalf of Surprise Holdings LLC, seeks approval to Amend a Final Plat of Surprise Pointe to replat Lots 10, 11 and 12.

The owner desires to re-configure Lots 10 – 12 of the existing Final Plat of Amended Surprise Pointe, the new configuration will consist of 2 Lots as depicted on the Amended Final Plat.

No property address has been assigned to the current lots. The current A.P.N.s are as follows: Lot 10: 501-36-910, Lot 11: 501-36-911, Lot 12" 501-36-912. The site is located on the northeast corner of 137th Avenue and Sweetwater Ave.

This parcel was previously platted by Hunter Engineering Inc., June of 2007 as Surprise Pointe, Bk. 935 of Maps, Page 21 and in April of 2008 an Amended final plat for Surprise Pointe was recorded in Book 984 of Maps, Page 20, which is how it exists today.

The Street infrastructure and utilities are developed, as reflected in the current A.L.T.A. provided with this submittal. The lots are currently vacant.

This re-plat will facilitate future Industrial development of this site.

Objective Analysis:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, the site will be able to be developed in accordance with the requirements of the City of Surprise.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

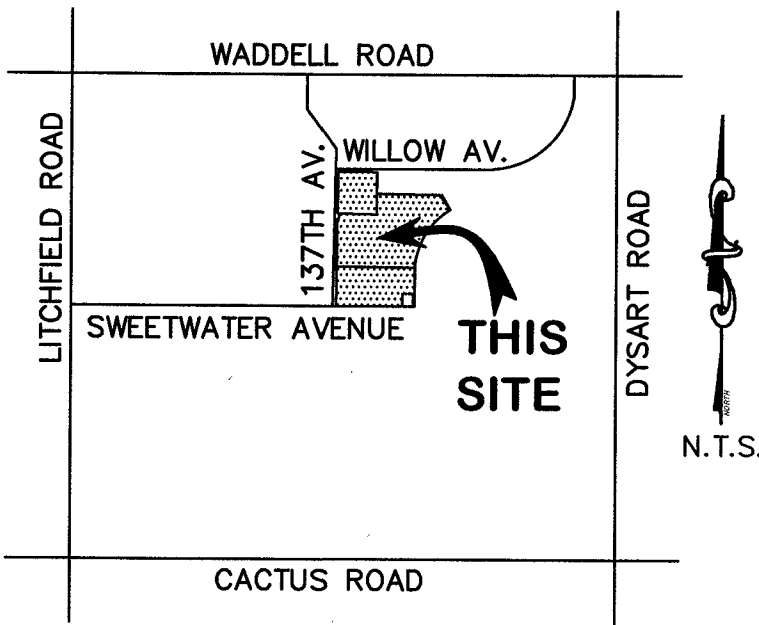
ATTACHMENTS:

Click to download

☐ [Surprise Pointe Amended Final Plat](#)

FINAL PLAT
"SURPRISE POINTE AMENDED"
A RE-PLAT IN THE CITY OF SURPRISE, ARIZONA

LOTS 10, 11 AND 12, AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 20080388669, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

SECTION 15
T.3N., R.3W.

SHEET INDEX:

SHEET 1.....DEDICATION & APPROVALS
SHEET 2.....RE-PLAT MAP (SOUTH PORTION)
SHEET 3.....RE-PLAT MAP (NORTH PORTION)

OWNER:

SURPRISE HOLDINGS, LLC.
7801 HAYVENHURST
VAN NUYS, CA. 91406
PHONE: (602) 505-5671
CONTACT: NATHAN THINNES

SURVEYOR:

HUNTER ENGINEERING INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JERRY D HEATH JR.

LEGAL DESCRIPTION:

LOTS 10, 11 AND 12, AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 20080388669, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT AREAS:

LOT 1: 43.480 AC.±, 1,893,989 SQ.FT.±
LOT 2: 3.735 AC.±, 162,696 SQ.FT.±
TOTAL GROSS: 47.215 AC.±, 2,056,685 SQ.FT.±

CERTIFICATION:

I, JERRY D. HEATH, JR., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MAP PREPARED ON OCTOBER 17, 2017

JERRY D. HEATH, JR., R.P.L.S. #45835
HUNTER ENGINEERING, INC.



APPROVALS:

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF

_____, 2017 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____ CITY ENGINEER _____ DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS

_____ DAY OF _____, 2017.

MAYOR _____ DATE

ATTEST: _____ CITY CLERK _____ DATE

COUNTY RECORDER:

DEDICATION:

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS:

THAT SURPRISE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "SURPRISE POINTE AMENDED", A SUBDIVISION RE-PLAT OF LOTS 10, 11 AND 12, AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 20080388669, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE RE-PLAT OF "SURPRISE POINTE AMENDED" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNERS HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, AND RETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS

_____ DAY OF _____, 2017.

BY: SURPRISE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NATHAN THINNES

ITS _____
(TITLE)

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ON _____, 2017, BEFORE ME _____

PERSONALLY APPEARED NATHAN THINNES, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

NOTARY SEAL

NOTES:

- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF SURPRISE.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- THIS SUBDIVISION IS LOCATED WITHIN CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR, TWO-HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX (36) HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- ALL COMMERCIAL/INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.
- ZONING FOR THIS PROPERTY IS P.A.D. (PLANNED AREA DEVELOPMENT).
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 1680L, WITH A DATE OF OCTOBER 16, 2013 FOR COMMUNITY NO. 04013C, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- BASIS OF BEARING FOR THIS SURVEY IS A MEASURED BEARING OF NORTH 00°02'32" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF SURPRISE POINTE, RECORDED IN BOOK 923, PAGE 18, MARICOPA COUNTY RECORDS, ARIZONA.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

NOTICE OF INTERGOVERNMENTAL AGREEMENT:

THE CITY OF SURPRISE ("CITY") AND MWD ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZATION OF URBANIZATION AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

SOUND ATTENUATION AND OVERFLIGHT LANGUAGE

PUBLIC NOTICE
THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY
SURPRISE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.

CITY OF SURPRISE CASE NO. PRJ16-110

NO.	DATE	REVISION	BY

PURPOSE:
RE-PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

"SURPRISE POINTE AMENDED"
A RE-PLAT IN THE CITY OF SURPRISE, ARIZONA

LOTS 10, 11 AND 12, AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 20080388669, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TNSHP: 3N
RANGE: 1W

JOB NO.:
ESIV001-SP

SCALE
N.T.S.

SHEET
1 OF 3

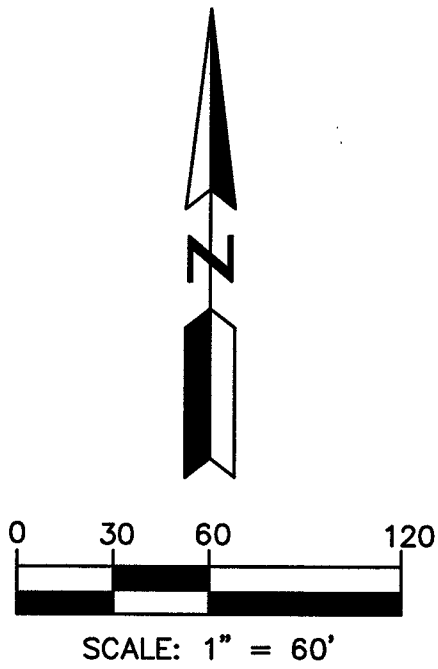
"SURPRISE POINTE AMENDED"
A RE-PLAT IN THE CITY OF SURPRISE, ARIZONA

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	$\Delta = 57^{\circ}46'25''$	51.50'	51.93'	S41°53'29"W	49.76'
C2	$\Delta = 36^{\circ}13'48''$	40.00'	25.29'	S31°07'10"W	24.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°47'18"W	50.57'
L2	N19°13'19"W	51.50'
L3	N00°01'40"E	7.34'
L4	S89°12'42"E	73.01'
L5	N44°14'27"W	35.37'
L6	S45°43'47"W	17.68'
L7	S89°16'13"E	8.00'
L8	N00°43'47"E	60.00'
L9	N89°16'13"W	8.00'
L10	N44°16'13"W	17.68'
L11	N45°43'47"E	17.68'

LEGEND:

- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- SET 1/2" REBAR & CAP "RLS 45835"
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- (R1) RECORDED DATA PER THE AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 20080388669, RECORDS OF MARICOPA COUNTY, ARIZONA.
- (R2) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 935, PG. 21, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- RECORDED DOCUMENT HEX
- FOUND 1/2" REBAR & CAP STAMPED "RLS 45835"
- FOUND 1/2" REBAR W/ NO TAG
- FOUND 1/2" REBAR & CAP STAMPED "RLS 29863"
- NO MONUMENT FOUND



MATCH LINE SEE SHEET 3

WADDELL ROAD
N.W. CORNER SEC. 15, T.3N., R.1W.
FOUND BRASS CAP IN HANDHOLE
STAMPED "CITY OF SURPRISE"

SOLEDAD STREET
FOUND BRASS CAP IN HANDHOLE
STAMPED "CITY OF SURPRISE LS 27230"

SEE SHEET 3

RECORDED DOCUMENTS:

- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED FINAL PLAT SURPRISE POINTE, RECORDED JULY 13, 2007 IN BOOK 935 OF MAPS, PAGE 21 AND CERTIFICATE OF CORRECTION RECORDED JUNE 2, 2008 IN RECORDING NO. 2008-0482022.
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE AMENDED FINAL PLAT SURPRISE POINTE, RECORDED APRIL 25, 2008 IN BOOK 984 OF MAPS, PAGE 20 AND AFFIDAVIT OF CORRECTION RECORDED MY 1, 2008 IN RECORDING NO. 20080388669.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ARIZONA PUBLIC SERVICE COMPANY
PURPOSE: ELECTRICAL LINES AND APPURTENANT FACILITIES AND FIXTURES
RECORDING DATE: JANUARY 5, 2009
RECORDING NO: 20090002803
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (LOT 10)

8.00' PUE (1)(2)
30.00' RIGHT OF WAY (1)(2)

TEMPORARY RETENTION EASEMENT

8.00' PUE (1)(2)
30.00' RIGHT OF WAY (1)(2)

TEMPORARY RETENTION EASEMENT

8.00' PUE (1)(2)
8.00' ELECTRIC EASEMENT (1)(2)
1.00' VNAE (1)(2)
40' R/W (1)(2)

LOT 1
43.480 AC.±
1,893,989 SQ.FT.±

TEMPORARY RETENTION EASEMENT
45.00' DRAINAGE EASEMENT (1)(2)

8.00' ELECTRIC EASEMENT (1)(2)
8.00' PUE (1)(2)
1.00' VNAE (1)(2)

TEMPORARY RETENTION EASEMENT (1)(2)

20' SANITARY SEWER EASEMENT (1)(2)

TRACT "A"
"NOT A PART"
501-36-936
SURPRISE HOLDINGS
13528 W SWEETWATER
DEED: 080365034 M.C.R.

TRACT "B"
"NOT A PART"
501-36-937
SURPRISE HOLDINGS
13528 W SWEETWATER
DEED: 080365034 M.C.R.

1320.12'(R1) 1320.11'(M)
1313.70'(M)
1313.44'(R1)

89°12'42"E 1393.80'(R1) 1393.86'(M)

W. 1/4 CORNER SEC. 15, T.3N., R.1W.
FOUND PUNCHED BRASS CAP FLUSH
WITH NO STAMP

FOUND PUNCHED BRASS CAP FLUSH
STAMPED "CITY OF SURPRISE"

SWEETWATER AVENUE
N89°12'42"W 922.35'(R1) 922.42'(M)
S89°12'42"E 1220.97'(R1) 1220.90'(M)

20' SANITARY SEWER EASEMENT

B.N.S.F. RAILROAD

100' B.N.S.F. RAILROAD
DEED #00325-0225
"NOT A PART"

S89°57'23"E
100.01'(M)

299.46'(R1) 299.43'(M)

S00°15'55"W

N89°12'42"W 170.10'(R1)

150.10'

S00°14'40"W 150.01'(R1)

N00°15'55"E 150.01'

"SURPRISE POINTE AMENDED"
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LOTS 10, 11 AND 12, AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 20080388669, RECORDS OF MARICOPA COUNTY, ARIZONA. LOCATED WITHIN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TOWNSHIP: 3N
RANGE: 1W

JOB NO.:
ESIV001-SP

SCALE
1"=60'

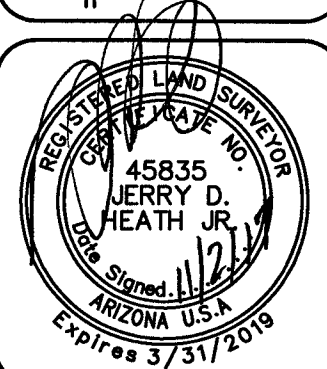
SHEET
2 OF 3

NO.	DATE	REVISION	BY

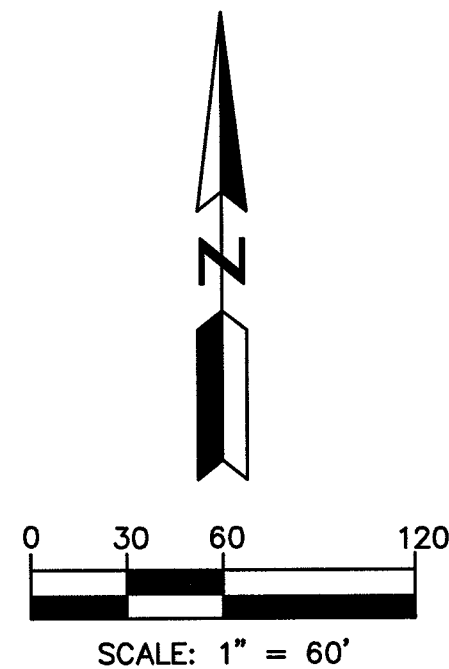
PURPOSE:
RE-PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY
45835 JERRY D. HEATH JR.
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



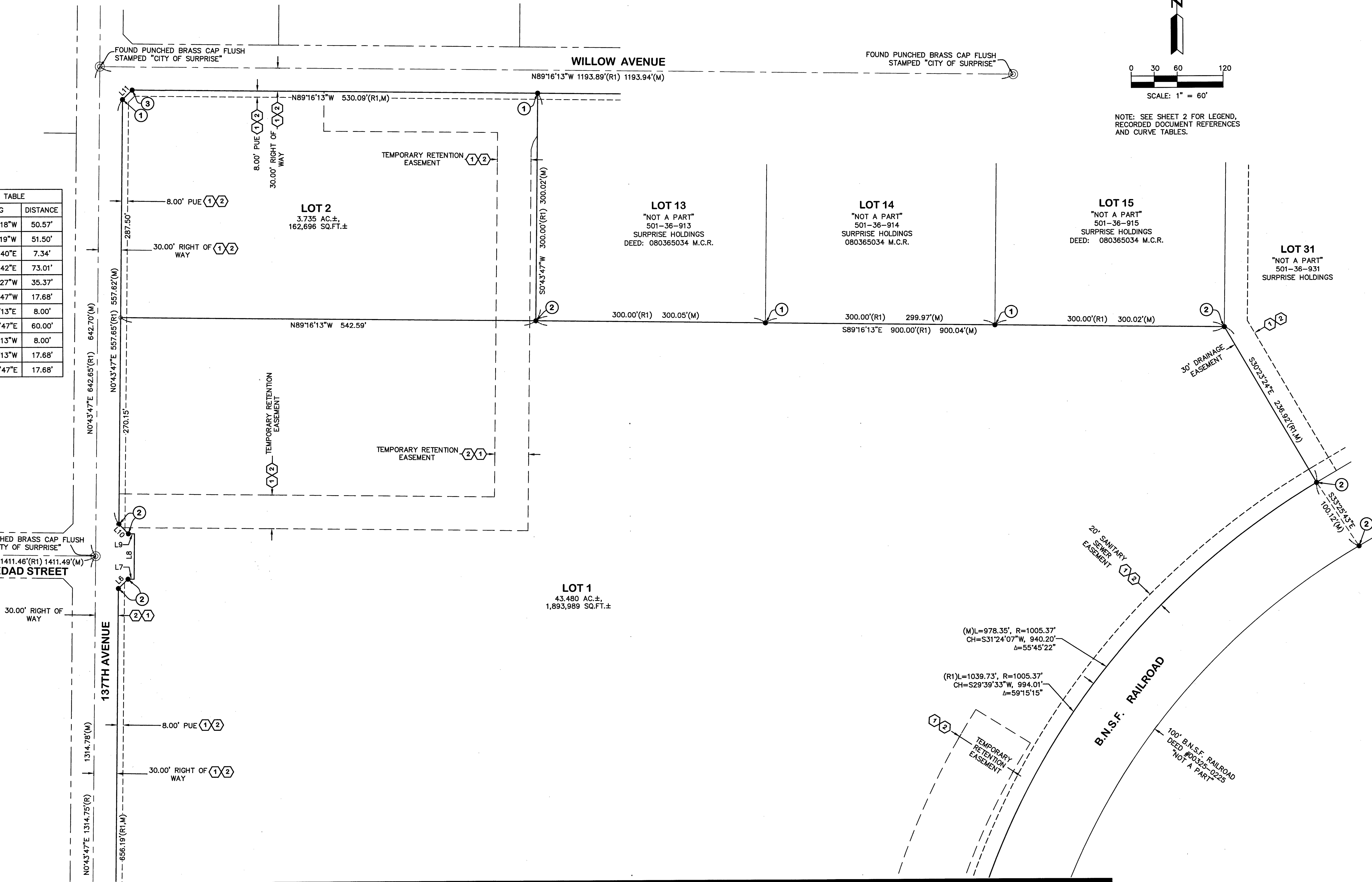
"SURPRISE POINTE AMENDED"
A RE-PLAT IN THE CITY OF SURPRISE, ARIZONA



NOTE: SEE SHEET 2 FOR LEGEND,
RECORDED DOCUMENT REFERENCES
AND CURVE TABLES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°47'18"W	50.57'
L2	N19°13'19"W	51.50'
L3	N00°01'40"E	7.34'
L4	S89°12'42"E	73.01'
L5	N44°14'27"W	35.37'
L6	S45°43'47"W	17.68'
L7	S89°16'13"E	8.00'
L8	N00°43'47"E	60.00'
L9	N89°16'13"W	8.00'
L10	N44°16'13"W	17.68'
L11	N45°43'47"E	17.68'

SEE SHEET 2



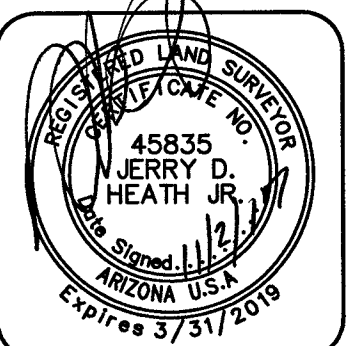
NO.	DATE	REVISION	BY

PURPOSE:
RE-PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



"SURPRISE POINTE AMENDED"
A RE-PLAT IN THE CITY OF SURPRISE, ARIZONA

LOTS 10, 11 AND 12, AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2008038869, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TOWNSHIP: 3N
RANGE: 1W

JOB NO.:
ESI0001-SP

SCALE
1"=60'

SHEET
3 OF 3

MATCH LINE SEE SHEET 2



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

Back Print

Council Meeting Date:	November 21, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	2
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to enlarge an existing lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Sun City Grand Lighting Improvement District No. 2; Resolution # 2017-105.

Motion:

I move to approve Resolution # 2017-105.

Background:

The Sun City Grand Lighting Improvement District No. 2 was formed in 1998 (Resolution 98-07). Since the time of formation, new parcels have been formed in and around the original SLID boundary. The existing boundary line now splits one parcel. Because the boundary line splits the parcel, Maricopa County must assign the parcel two different APN's for tax purposes. It has been requested by Maricopa County and the parcel owner to revise the original SLID boundary to incorporate the remaining piece of the parcel and the adjacent roadways. This will enable the County to create one APN for the parcel.

The city has verified that the Petition for the proposed street light improvement district enlargement

contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders. All collector roadway lighting is existing and is currently billed to the Sun City Grand Improvement District No. 2. No new lights are proposed.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will enlarge an existing SLID boundary to include the remainder of a parcel that is currently split by the boundary. The District is paid for by the levy and collection of ad valorem taxes based upon the assessed valuation of the property. The enlargement of the SLID will only affect the parcel joining into the District, as the valuation of the property may be increased.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities

Budget Impact:

No new lights will be added to the existing District boundary, therefore no impact to the budget is anticipated. A separate fund for this District is currently in place to track the revenue and expenses

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Res 2017-105](#)
 - ☐ [SLID Petition](#)
 - ☐ [Original SLID Res 98-07](#)
-

RESOLUTION # 2017-105

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ENLARGE "CITY OF SURPRISE, ARIZONA SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2" DESCRIBED ON EXHIBIT A, ATTACHED HERETO.

WHEREAS, on January 22, 1998, the Mayor and City Council of the City of Surprise passed and adopted Resolution No. 98-07, ordering the formation of the "City of Surprise, Arizona Sun City Grand Lighting Improvement District No. 2", for the purpose of purchasing electricity for the lighting of the public streets and parks within the District;

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of a parcel of property which adjoins the District (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to enlarge the District to include said property legally described in Exhibit A with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property added to the boundary of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to enlarge the District by annexing the property shown in Exhibit A and B into the District and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. District Enlargement. The City of Surprise, Arizona Sun City Grand Lighting Improvement District No. 2 shall be enlarged by the addition of the property described in Exhibit A and Exhibit B, which are incorporated by reference thereto into this Resolution. The annual tax levied upon the District will remain in full force and effect, and, commencing in fiscal year 2018/2019 will apply to the District as enlarged by this Resolution.

Section 2. Recording and Filing of this Resolution. A certified copy of this Resolution shall be recorded in the office of the Maricopa County Recorder. Certified copies of this Resolution shall also be filed with the Arizona Department of Revenue and the Maricopa County Assessor's office pursuant to Arizona Revised Statutes 42-17257.

Section 3. Further Annexation. In order that all of the District lies adjacent to the existing District, this Governing Board includes the portion of Reems Road and Mountain View Boulevard, as shown in Exhibit C.

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"

DESCRIPTION

ADDITION TO CITY OF SURPRISE SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2

A portion of the southwest quarter of Section 28 Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at southwest corner of said Section 28;

Thence North $00^{\circ}06'31''$ West 653.33 feet to a point on a non-tangent curve, concave southwesterly, the center of which lies South $33^{\circ}36'23''$ West 555.00 feet;

Thence southeasterly along the arc of said curve through a central angle of $10^{\circ}05'42''$ a distance of 97.79 feet;

Thence South $46^{\circ}17'55''$ East 351.68 feet to a point on a non-tangent curve, concave northwesterly, the center of which lies North $50^{\circ}11'41''$ West 1435.00 feet;

Thence southwesterly along the arc of said curve through a central angle of $03^{\circ}53'46''$ a distance of 97.58 feet;

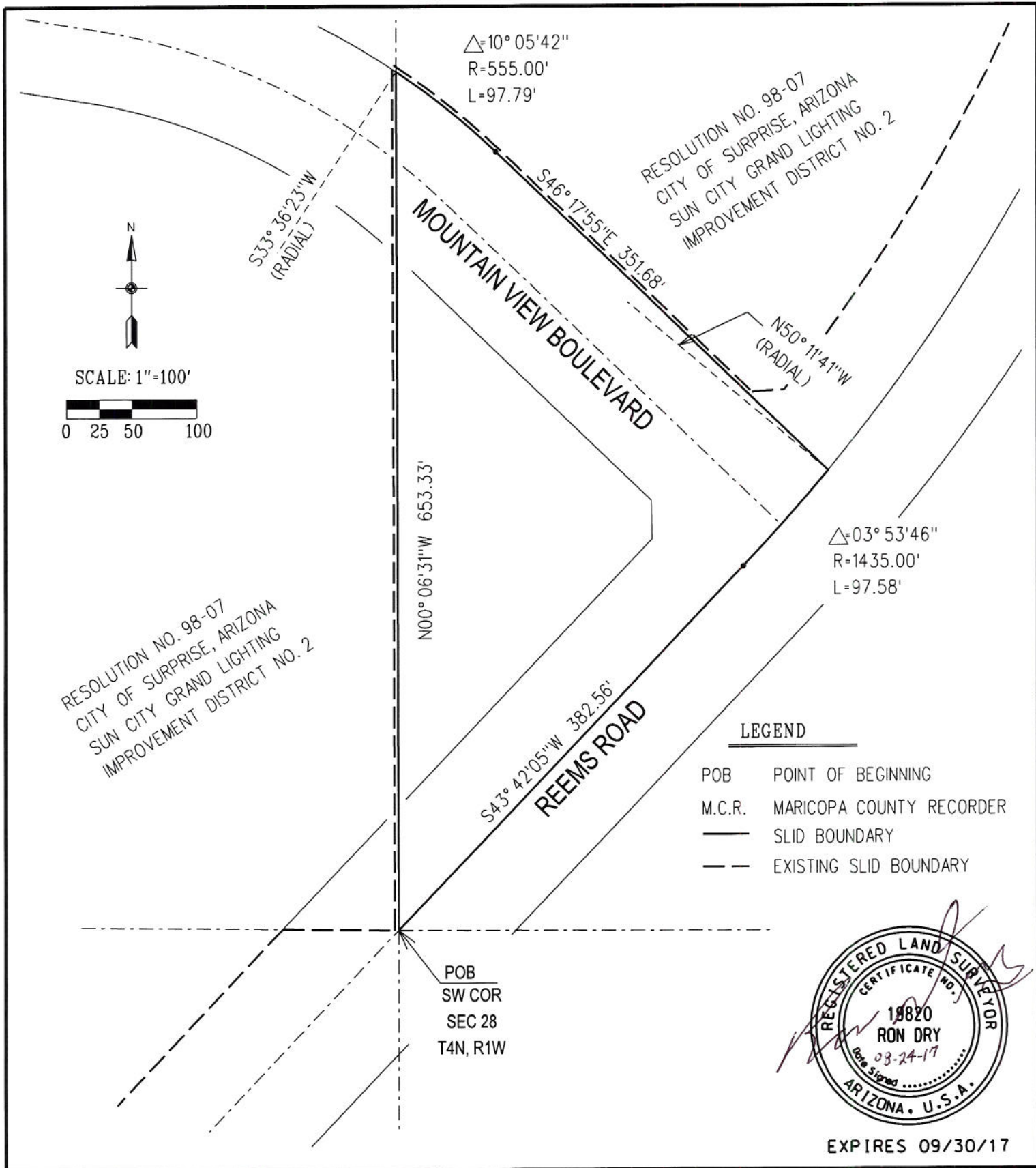
Thence South $43^{\circ}42'05''$ West 382.56 feet to the POINT OF BEGINNING.

Attached is EXHIBIT "B" and by this reference is made a part hereof.

End of description



EXPIRES 09-30-2017



ADDITION TO CITY OF SURPRISE SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2		 CITY OF SURPRISE LAND SURVEY DEPARTMENT	
PROJECT #	17025	DRAWN BY	RCD
		DATE	08-24-17
		SHEET 1 OF 1	

EXHIBIT C

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, adjoining the district named below. We petition the City Council of the City of Surprise, Arizona, to enlarge the District to include said property legally described in Exhibit A with such boundaries as shown in the map in Exhibit B attached hereto. This petition includes a charge for maintaining the lighting facilities.

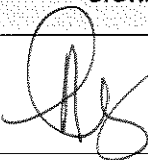
It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to enlarge the existing District, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to enlarge the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the existing street light improvements district to be enlarged:
City of Surprise, Arizona Sun City Grand Lighting Improvement District No. 2

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
SKI Surprise Partners, LLC	W. Mountain View Blvd & N. Reems Rd	223-41- 498A and 503-59-896	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is available in those portions of cities, towns and unincorporated communities in which Company does a general retail electric business and where Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

APPLICATION

This rate schedule is applicable to service for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities where such service for the entire area is contracted for from the Company by the city, town, other governmental agencies, or a responsible individual for unincorporated communities. Dusk is defined as the time between sunset and full night when a photocontrol senses the lack of sufficient sunlight and turns on the lights. Dawn is defined as the time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

RATES

The bill shall be computed at the following rates for each type of standard facility and/or service utilized to provide street lighting, plus any adjustments incorporated in this schedule:

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	RATES	
				Investment by Company	Investment by Others
A. Acorn	9,500 HPS	100	41	\$ 27.06	\$9.22
	16,000 HPS	150	69	30.04	11.65
	6000 IND	85	29	17.87	4.77
B. Architectural	9,500 HPS	100	41	15.38	7.34
	16,000 HPS	150	69	17.96	9.82
	30,000 HPS	250	99	21.31	12.60
	50,000 HPS	400	153	26.29	18.13
	14,000 MH	175	72	21.51	11.79
	21,000 MH	250	101	24.42	14.54
	36,000 MH	400	159	30.54	20.00
	8,000 LPS	55	30	22.35	9.82
	13,500 LPS	90	50	26.36	11.84
	22,500 LPS	135	72	30.11	14.45
	33,000 LPS	180	90	36.22	17.02
	6,200 IND	85	29	9.40	3.65
	8,400 IND	100	34	9.93	4.05
	10,200 IND	120	41	10.91	4.63
	13,000 IND	150	52	12.05	5.50
	20,500 IND	200	69	13.72	6.84
	22,500 IND	265	91	16.37	8.62
	5,800 LED	94	32	16.53	4.79
	7,400 LED	127	44	18.96	5.89
	12,300 LED	203	70	23.66	8.22



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

				RATES	
	Lumen	Watts	kWh	Investment by Company	Investment by Others
B. Architectural	9,200 LED	139	48	\$23.77	\$6.78
	13,620 LED	202	70	26.45	8.58
	6,400 LED	89	31	16.61	4.73
C. Cobra/Roadway	5,800 HPS	70	29	8.73	5.16
	9,500 HPS	100	41	10.28	6.32
	16,000 HPS	150	69	12.87	8.82
	30,000 HPS	250	99	15.52	11.46
	50,000 HPS	400	153	21.06	16.37
	14,000 MH	175	72	14.97	10.20
	21,000 MH	250	101	17.49	12.69
	36,000 MH	400	159	23.03	17.63
	8,000 FL	100	38	17.20	5.04
	6,200 IND	75	26	9.78	3.50
	6,400 IND	85	29	8.33	3.51
	8,000 IND	88	30	9.72	3.75
	8,400 IND	100	34	9.01	3.93
	10,200 IND	120	41	9.69	4.47
	13,000 IND	150	52	10.67	5.32
	15,250 IND	200	69	12.87	6.73
	22,500 IND	250	86	17.22	8.41
	Gray/Bronze 3,500 IND	55	19	9.75	3.03
	6,000 LED	95	33	15.83	4.76
	8,700 LED	142	49	17.80	6.06
	9,600 LED	157	54	18.94	6.54
	11,600 B-LED	181	62	17.67	6.90
	Gray/Bronze 3,300 LED	43	15	8.36	2.59
	Gray/Bronze 5,300 LED	67	23	9.70	3.29
	Gray/Bronze 8,300 LED	106	37	12.58	4.59
	Gray/Bronze 10,500 LED	130	45	14.00	5.29
	Gray/Bronze 20,000 LED	258	89	24.33	9.54
D. Decorative Transit	9,500 HPS	100	41	37.09	11.11
	16,000 HPS	150	69	36.88	12.41
	30,000 HPS	250	99	42.46	16.02
	5,300 LED	75	26	26.40	5.69
	8,300 LED	100	34	28.27	6.47
	10,500 LED	150	52	30.35	7.91
E. Flood	30,000 HPS	250	99	20.61	12.81
	50,000 HPS	400	153	25.56	17.77
	21,000 MH	250	101	22.00	13.53
	36,000 MH	400	159	26.82	18.35



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

					Rates	
		Lumens	Watts	kWh	Investment By Company	Investment By Others
F. Post Top	Colonial Gray	8,000 FL	100	38	\$18.54	\$5.23
		9,500 HPS	100	41	10.60	6.65
	Colonial Black	9,500 HPS	100	41	12.21	6.88
	Decorative Transit	9,500 HPS	100	41	32.47	10.24
	Copper Square	6,000 IND	85	29	17.52	4.72
	Gray/Black	8,000 IND	88	30	13.80	4.29
	Gray/Black	4,350 LED	86	30	12.52	4.12
G. FROZEN						
	4,000 INC	295	103		\$9.78	\$5.47
	7,000 MV	175	73		12.67	7.27
	11,000 MV	250	96		15.87	9.68
	20,000 MV	400	150		24.92	14.12

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II. POLES

			RATES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$12.17	\$1.68
			22 ft.	13.70	1.88
			25 ft.	14.82	2.05
			30 ft.	17.03	2.34
			32 ft.	17.89	2.37
		2 Simplex Adapters	12 ft.	12.98	1.79
			22 ft.	14.91	2.06
			25 ft.	15.55	2.14
			30 ft.	18.07	2.49
			32 ft.	19.28	2.66
	Square Steel	5"	13 ft.	13.95	1.92
			15 ft.	12.47	1.72
			23 ft.	14.79	2.03
			25 ft.	16.26	2.23
			28 ft.	18.05	2.48
			32 ft.	17.95	2.47
Concrete		12 ft.	41.58	5.73	
Fiberglass		12 ft.	35.21	4.85	
Decorative Transit Pedestrian	4"	16 ft.	34.33	4.73	
Decorative Transit	6"	30 ft.	66.28	9.13	
Hinged Poles	Square	15 ft.	13.20	1.08	
	Round	19 ft.	11.93	.97	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	11.71	1.61
			22 ft.	13.24	1.82
			25 ft.	14.35	1.98
			30 ft.	16.58	2.29
			32 ft.	17.41	2.40
		2 Simplex Adapters	12 ft.	12.51	1.72
			22 ft.	13.97	1.92
			25 ft.	15.08	2.07
			30 ft.	17.61	2.42
			32 ft.	18.81	2.59
		3 Bolt Arm	32 ft.	21.62	2.97
		Square Steel	5"	13 ft.	13.50
	15 ft.			13.80	1.89
	23 ft.			14.32	1.98
	25 ft.			15.80	2.19
	28 ft.			17.56	2.42
	32 ft.			18.23	2.50



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II POLES (cont)

		RATES		
		Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel	19 ft.	\$18.42	\$2.54
		30 ft.	14.38	2.66
		38 ft.	17.55	2.73
		Self Support 40 ft.	21.62	3.42
		Stepped	25 ft.	49.72
			32 ft.	52.36
			49 ft.	64.99
	Square Steel	4" 34 ft.	15.87	2.75
		5" 20 ft.	15.07	2.49
			30 ft.	15.71
			38 ft.	17.05
		8" 28 ft.	28.45	2.32
			32 ft.	29.74
	Decorative Transit	41 ft 6 in	20.47	3.01
	Decorative Transit	47 ft.	25.50	3.75
	Steel Distribution Pole (for lighting only)	35 ft.	23.54	3.10
D. Post Top	Decorative Transit Anchor Base	16 ft.	35.07	4.82
	Gray Steel/Fiberglass	23 ft.	12.16	2.00
	Black Steel	23 ft.	13.41	2.21
E. Existing distribution pole suitable for streetlight use			1.48	--
F. FROZEN	Wood Poles	30 ft.	\$8.95	\$1.55
		35 ft.	8.95	1.48

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

		RATES		
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	\$9.91	\$1.36
		6 ft.	11.82	2.05
B. Pedestal		8 ft.	13.54	2.36
	For 32' Round Steel Pole only	4 ft. 6"	9.39	1.63



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		RATES
		Company Owned
Underground Circuit Charges:		
a.	Per foot of cable, installed under paving	\$0.15716
b.	Per foot of cable, not installed under paving	0.05589

V. DETERMINATION OF RATES FOR NEW EQUIPMENT

Monthly rates for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above shall be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type								Monthly Fixed Charge Rate
Charge Type	Monthly Charge	=	Cost Inputs		PV Factor			
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x		1.533%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x		1.449%
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.132	x		1.533%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.082	x		1.449%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.381	x		1.533%
Charge Type	Monthly Charge		kWh Input		\$/kWh			
6	Generation	=	kWh per month	x	0.04023			
7	T&D, RCS, SB	=	kWh per month	x	0.03516			

Step 2 Determination of Total Monthly Charge		
The total monthly charge shall be the summation of the charges for each applicable charge type		
<u>Equipment</u>	<u>Charge Type</u>	
Fixture - IBC	1,5,6,7	
Fixture - IBO	3,5,6,7	
Pole, Anchor Base - IBC	2	
Pole, Anchor Base - IBO	4	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

TRIP CHARGE

When Company is not the responsible party contracted for the regular maintenance of a street lighting system owned by a city, town or other governmental entity, a \$100.00 trip charge per light will be charged when Customer requests a disconnect and/or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street light equipment. The trip charge will also apply when Customer request disconnect or reconnect for non-maintenance purposes.

ADJUSTMENTS

1. The bill is subject to the Renewable Energy Standard as set forth in the Company's Adjustment Schedule REAC-1 pursuant to Arizona Corporation Commission Decision No. 70313.
2. The bill is subject to the Power Supply Adjustment factor as set forth in the Company's Adjustment Schedule PSA-1 pursuant to Arizona Corporation Commission Decision No. 67744 Arizona Corporation Commission Decision No. 69663, and Arizona Corporation Commission No. 71448, and 73183.
3. The bill is subject to the Transmission Cost Adjustment factor as set forth in the Company's Adjustment Schedule TCA-1 pursuant to Arizona Corporation Commission Decision No. 67744.
4. The bill is subject to the Environmental Improvement Surcharge as set forth in the Company's Adjustment Schedule EIS pursuant to Arizona Corporation Commission Decision No. 69663 and Arizona Corporation Commission Decision No. 73183.
5. Direct Access customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge as set forth in the Company's Adjustment Schedule RCDAC-1 pursuant to Arizona Corporation Commission Decision No. 67744.
6. The bill is subject to the Demand Side Management Adjustment Charge as set forth in the Company's Adjustment Schedule DSMAC-1 pursuant to Arizona Corporation Commission Decision No. 71448.
7. The bill is subject to the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of APS and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.
2. The Company cannot guarantee that streetlighting facilities will always operate as intended. Therefore, the customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by customer; however, if the maintenance requires cable replacement or repairs, the Company shall use reasonable efforts to complete said repairs within twenty (20) working days.
3. The customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

NON-STANDARD FACILITIES

Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.

EXTENSION OF STREET LIGHTING SYSTEM

The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the customer. When the extension is underground the customer will provide earthwork as specified in of the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.

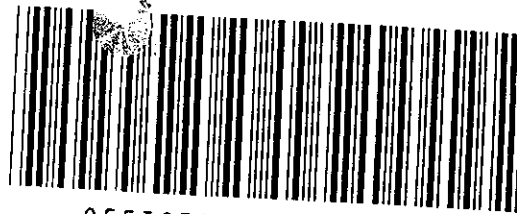
Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.

TERMS AND CONDITIONS

Service under this rate schedule is subject to the Company's Schedule 1, Terms and Conditions for Standard Offer and Direct Access Services and the Company's Schedule 10, Terms and Conditions for Direct Access. These schedules have provisions that may affect the customer's bill. In addition, service may be subject to special terms and conditions as provided for in a customer contract or service agreement.

When recorded mail to:

City of Surprise
City Clerks Office
12425W. Bell Rd
Surprise, AZ 85374



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-0339761 04/28/98 10:13
TONY 1 OF 1

CAPTION HEADING: Resolution No. 98-07

DO NOT REMOVE

This is part of the official document.

Received 6/17/98
A. Aguilera

RESOLUTION NO. 98- 07

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO PURCHASE ELECTRICITY FOR THE LIGHTING OF THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2"; AND PROVIDING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES, AS AMENDED

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to collectively as the "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as the "City"), to adopt a resolution of intention (hereinafter referred to as this "Resolution") ordering the purchase of electricity for the lighting of the public streets and parks (hereinafter referred to as the "Improvement") for the real property described on Exhibit A attached hereto (such area hereinafter referred to as the "District") pursuant to the provisions of Section 48-576, Arizona Revised Statutes, as amended, and Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, giving the City immediate jurisdiction to order the Improvement pursuant to the provisions of Section 48-581, Arizona Revised Statutes, as amended, without the necessity of the publication or posting of this Resolution provided for in Section 48-578, Arizona Revised Statutes, as amended;

WHEREAS, the City has verified that the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District; and

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, as amended, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, as amended, without the necessity of publication and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, that:

Section 1. The City, after verifying their ownership of the real property included within the boundaries of the District hereby finds that the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2".

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended, and Section 48-616, Arizona Revised Statutes, as amended.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvement as so described above.

Section 5. The Improvement, in the opinion of the Mayor and Council of the City, is of more than local or ordinary public benefit and is of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvement payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as "City of Surprise, Arizona Sun City Grand Lighting Improvement District No. 2" and hereby declare that the District is as described on Exhibit A attached hereto. Attached hereto as Exhibit A-1 is a map of the District which shows the locations where the lighting facilities will be installed.

Section 6. The Superintendent of Streets of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the District, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District, is to publish notice thereof, shall have hearings thereon and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Sections 42-302 and 42-303, Arizona Revised Statutes, as amended, the Mayor and Council of the City shall, on or before

the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City, and all statutes providing for the levy and collection of State of Arizona (the "State") and County taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, is to be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes, as amended.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property with the District shall exceed twelve (12) mills upon each dollar of taxable valuation thereof in any year.

Section 9. The District shall not be authorized to engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, as amended, i.e., contracting for and purchasing of electricity for street and public park lighting.

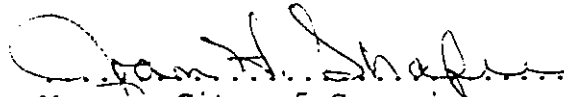
Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of constructing street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District shall consist of those lighting facilities described on Exhibit B attached hereto.

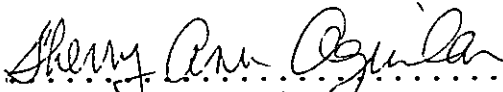
Section 12. The rate to be paid for purchasing the electricity for the District shall be the rate described on Exhibit C attached hereto under "Investment Cost Provided By - Company".

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

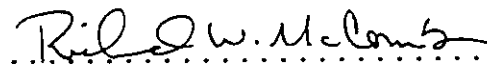
PASSED, ADOPTED, AND APPROVED by the Mayor and Council of
the City of Surprise, Arizona, this 22nd of January, 1998.


Mayor, City of Surprise,
Arizona

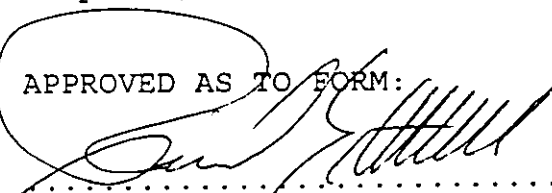
ATTEST:


Clerk, City of Surprise,
Arizona

REVIEWED BY:


Superintendent of Streets, City of
Surprise, Arizona

APPROVED AS TO FORM:


O'Connor, Cavanagh, Anderson,
Killingsworth & Beshears, P.A.
Special Counsel to the
City of Surprise, Arizona

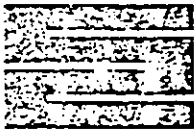
CERTIFICATION

I hereby certify that the foregoing Resolution No. 98-07 was duly passed and adopted by the Mayor and Council of the City of Surprise, Arizona, at a meeting held on January 22, 1998, that the vote thereon was 7 ayes, 0 nays, and that the Mayor and 6 Council members were present thereat.

Sherry Ann Aguilar
.....
Clerk, City of Surprise,
Arizona

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY
INCLUDED WITHIN THE CITY OF SURPRISE, ARIZONA
SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2



October 27, 1997

LEGAL DESCRIPTION

A portion of land lying within Sections 20, 28, 29, 30, 31 and 32 of Township 4 North, Range 1 West, and Sections 25 and 36 of Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 36, also being the southwest corner of said Section 31;

thence N 00°20'31" E along the east line of said Section 36 a distance of 65.00 feet to the north right of way line of Bell Road and to the POINT OF BEGINNING;

thence N 89°23'37" W along said north right of way line 2332.91 feet to the east right of way line of the Estrella Freeway;

thence N 00°16'03" E along said east right of way line 334.74 feet;

thence N 06°04'03" W along said east right of way line 1359.20 feet;

thence N 00°16'06" E along said right of way line 3514.10 feet to the north line of said Section 36;

thence N 00°20'08" E along said right of way line 384.37 feet;

thence N 10°16'24" E along said right of way line 677.64 feet to the beginning of a non-tangent curve, concave northerly, to which point a radial line bears S 02°22'02" W, said curve also being the south right of way line of Clearview Boulevard, as shown on the Plat of Sun City Grand - Desert Horizon, Book 432 of Maps, page 25, Maricopa County records;

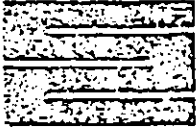
thence easterly 342.74 feet along the arc of said curve, and along said south right of way line, having a radius of 3055.00 feet, through a central angle of 06°25'41";

thence N 85°56'21" E along said right of way line 572.00 feet to the beginning of a curve, concave southerly, having a radius of 2945.00 feet;

thence easterly 310.74 feet along the arc of said curve, and along said right of way line, through a central angle of 06°02'44";

thence S 42°16'34" E along said right of way line 29.31 feet;

thence S 86°32'13" E along said right of way line 110.00 feet;



Page 2

thence N 49°12'09" E along said right of way line 29.31 feet to a point on a non-tangent curve, concave southerly, to which point a radial line bears N 04°56'30" E;

thence easterly 661.93 feet along the arc of said curve, and along said right of way line, having a radius of 2945.00 feet, through a central angle of 12°52'41";

thence S 72°10'49" E along said right of way line 1317.82 feet to the beginning of a curve, concave northerly, having a radius of 2155.00 feet;

thence easterly 131.69 feet along the arc of said curve, and along said right of way line, through a central angle of 03°30'05";

thence S 75°40'53" E along said right of way line 369.82 feet;

thence S 30°40'53" E along said right of way line 29.70 feet;

thence S 75°40'53" E along said right of way line 120.00 feet;

thence N 59°19'07" E along said right of way line 29.70 feet;

thence S 75°40'53" E along said right of way line 1020.32 feet to the beginning of a curve, concave northerly, having a radius of 1555.00 feet;

thence easterly 105.99 feet along the arc of said curve, and along said right of way line, through a central angle of 03°54'19";

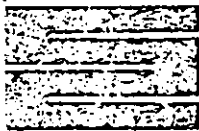
thence S 79°35'12" E along said right of way line 200.00 feet;

thence N 10°24'48" E 110.00 feet to a point on a non-tangent curve, concave southerly, to which point a radial line bears N 10°24'48" E, said point being on the north right of way line of Clearview Boulevard;

thence N 79°35'12" W along said north right of way line 54.60 feet to the easterly boundary line of Tract "B" of the Plat of Sun City Grand - Vacation Getaways, Book 414 of Maps, Page 10, Maricopa County records;

thence N 10°24'48" E along said boundary line 437.76 feet to the northeast corner of said Tract "B";

thence N 74°14'08" W along the north line of said Tract "B" 378.32 feet to the northwest corner of said Tract "B";



Page 3

thence N 13°17'49" E along the east boundary of said Plat of Vacation Getaways 102.00 feet;

thence N 19°27'56" E along said boundary line 182.00 feet;

thence N 26°16'25" E along said boundary line 187.00 feet;

thence N 32°29'16" E along said boundary line 50.13 feet;

thence N 28°26'03" E along said boundary line 110.00 feet;

thence N 61°33'57" W along said boundary line 631.00 feet;

thence N 48°45'42" W along said boundary line 22.56 feet;

thence N 61°33'57" W along said boundary line 178.59 feet to a point on the southeasterly right of way line of Sunrise Boulevard, as shown on the Plat of Sun City Grand - Desert Oasis, Book 420 of Maps, Page 4, Maricopa County records, said point being on a non-tangent curve, concave southeasterly, to which point a radial line bears N 59°42'55" W;

thence northeasterly 1694.96 feet along the arc of said curve, and along said right of way line, having a radius of 4335.00 feet, through a central angle of 22°24'08";

thence N 52°41'13" E along said right of way line 1675.98 feet to the beginning of a curve, concave northwesterly, having a radius of 2065.00 feet;

thence northeasterly 628.28 feet along the arc of said curve, and along said right of way line, through a central angle of 17°25'56";

thence N 35°15'17" E along said right of way line 104.43 feet;

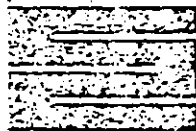
thence N 80°15'17" E along the boundary line of said Plat of Desert Oasis 29.70 feet;

thence S 54°44'43" E along said boundary line 61.45 feet;

thence N 35°15'17" E along said boundary line 110.00 feet;

thence N 54°44'43" W along said boundary line 61.12 feet;

thence N 10°39'24" W along said boundary line 30.17 feet to a point on the south right of way line of said Sunrise Boulevard, said point being the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears S 56°34'04" E;



Page 4

thence northeasterly 204.05 feet along the arc of said curve, and along said right of way line, having a radius of 660.00 feet, through a central angle of 17°42'51"

thence N 15°43'05" E along said right of way line 166.37 feet to the beginning of a curve, concave southeasterly, having a radius of 1280.00 feet;

thence northeasterly 617.87 feet along the arc of said curve, and along said right of way line, through a central angle of 27°39'26";

thence N 43°22'31" E along said right of way line 193.22 feet;

thence N 58°22'31" E along said right of way line 86.74 feet;

thence S 83°32'05" E along said right of way line 62.96 feet to a point on the southwesterly right of way line of Grand Ave, said point being on a non-tangent curve, concave northeasterly, to which point a radial line bears S 44°33'19" W;

thence southeasterly 659.20 feet along the arc of said curve, and along said southwesterly right of way line, having a radius of 11555.24 feet, through a central angle of 03°16'07";

thence S 18°05'49" W 27.87 feet;

thence S 89°18'59" E along a line parallel with and 33.00 feet northerly of the north line of said Section 29 a distance of 39.48 feet to a point on the southwesterly right of way line of Grand Avenue, said point being on a non-tangent curve, concave northeasterly, to which point a radial line bears S 41°05'01" W;

thence southeasterly 511.57 feet along the arc of said curve, and along said right of way line, having a radius of 11555.24 feet, through a central angle of 02°32'12";

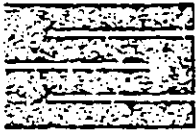
thence S 46°31'28" E along said right of way line 926.26 feet;

thence leaving said right of way line S 43°08'19" W 208.70 feet;

thence S 46°31'28" E 208.70 feet;

thence N 43°08'19" E 208.70 feet to said right of way line;

thence S 46°31'28" E along said right of way line 13.80 feet to the beginning of a curve, concave northeasterly, having a radius of 1482.50 feet;



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thence southeasterly 416.58 feet along the arc of said curve and along said right of way line, through a central angle of $16^{\circ}06'00''$;

thence $S 62^{\circ}37'28'' E$ along said right of way line 321.40 feet to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears $N 29^{\circ}24'00'' E$;

thence southeasterly 26.78 feet along the arc of said curve and along said right of way line, having a radius of 1382.70 feet, through a central angle of $01^{\circ}06'34''$ to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears $N 42^{\circ}53'15'' E$;

thence southeasterly 96.74 feet along the arc of said curve and along said right of way line, having a radius of 11363.08 feet, through a central angle of $00^{\circ}29'16''$;

thence $S 46^{\circ}37'29'' E$ along said right of way line 320.45 feet to the beginning of a non-tangent curve, concave westerly, to which point a radial line bears $N 79^{\circ}31'43'' E$;

thence leaving said right of way line in a southerly direction 423.79 feet along the arc of said curve, having a radius of 578.80 feet, through a central angle of $41^{\circ}57'03''$ to the point of intersection with a non-tangent line;

thence $N 43^{\circ}21'50'' W$ 130.36 feet;

thence $S 46^{\circ}38'10'' W$ 200.00 feet;

thence $S 43^{\circ}21'50'' E$ 152.84 feet;

thence $S 45^{\circ}37'41'' W$ 459.54 feet to the east-west midsection line of said Section 29;

thence $N 89^{\circ}21'12'' W$ along said midsection line 662.34 feet to the center of said Section 29;

thence $S 00^{\circ}05'10'' E$ along the north-south midsection line of said Section 29 a distance of 724.90 feet;

thence $N 45^{\circ}36'09'' E$ 92.75 feet;

thence $S 89^{\circ}21'33'' E$ 93.28 feet to the southwest corner of Lot 29 of the Plat of BEARDSLEY according to Book 28 of Maps, page 6, Maricopa County records;

thence $N 45^{\circ}36'09'' E$ along the westerly line of Lots 1, 27, 28, and 29 of said Plat 754.01 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears $N 43^{\circ}33'35'' W$;



Page 6

thence northeasterly 105.97 feet along the arc of said curve and along the northerly line of said Lot 1, having a radius of 140.00 feet, through a central angle of $43^{\circ}22'07''$;

thence $S 89^{\circ}21'12'' E$ along the north line of Lots 2, 3, 4, 5, and 6 of said Plat 490.45 feet;

thence $S 00^{\circ}06'31'' E$ along the west line of the east 10.00 feet of said Lot 6 a distance of 267.06 feet to the north right of way line of Beardsley Drive, as shown on said Plat;

thence $S 89^{\circ}21'34'' E$ along said north right of way line 243.18 feet;

thence $S 00^{\circ}06'31'' E$ 28.00 feet to the centerline of said Beardsley Drive;

thence $S 89^{\circ}21'34'' E$ along said centerline 502.32 feet to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears $S 00^{\circ}14'50'' W$;

thence northeasterly 128.44 feet along the arc of said curve and along said center line, having a radius of 157.00 feet, through a central angle of $46^{\circ}52'19''$;

thence $N 43^{\circ}22'31'' E$ along said center line 241.22 feet to the southwesterly right of way line of Grand Avenue;

thence $S 46^{\circ}37'29'' E$ along said right of way line 2023.89 feet;

thence leaving said right of way line $S 43^{\circ}22'31'' W$ 110.57 feet;

thence $N 89^{\circ}49'06'' W$ along a line parallel with the south line of the Southwest quarter of said Section 28 a distance of 414.43 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears $N 57^{\circ}45'51'' W$;

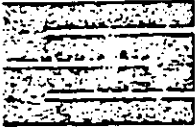
thence southwesterly 188.56 feet along the arc of said curve, having a radius of 1500.00 feet, through a central angle of $07^{\circ}12'09''$;

thence $S 25^{\circ}02'00'' W$ 201.71 feet to the beginning of a curve, concave northwesterly, having a radius of 1370.00 feet;

thence southwesterly 327.80 feet along the arc of said curve, through a central angle of $13^{\circ}42'33''$;

thence $S 86^{\circ}13'20'' W$ 28.39 feet;

thence $N 46^{\circ}17'55'' W$ 265.68 feet to the beginning of a curve, concave southwesterly, having a radius of 555.00 feet;



Page 7

thence northwesterly 97.79 feet along the arc of said curve, through a central angle of $10^{\circ}05'42''$ to a point on the east line of said Section 29;

thence $S 00^{\circ}06'31'' E$ along said east line 653.33 feet to the northeast corner of said Section 32;

thence $N 89^{\circ}22'37'' W$ along the north line of said Section 88.99 feet to a point on the northwesterly right of way line of Reems Road as dedicated in the Plat of Mountain View Boulevard and Reems Road, Book 450 of Maps, Page 16, Maricopa County records;

thence $S 43^{\circ}42'05'' W$ along said right of way 1107.32 feet to the beginning of a curve, concave northwesterly, having a radius of 2435.00 feet;

thence southwesterly 1150.69 feet along the arc of said curve and along said right of way, through a central angle of $27^{\circ}04'33''$;

thence $S 70^{\circ}46'38'' W$ along said right of way 950.24 feet to the beginning of a curve, concave southeasterly, having a radius of 4415.00 feet;

thence southwesterly 2311.76 feet along the arc of said curve and along said right of way line, through a central angle of $30^{\circ}00'03''$ to the beginning of a compound curve, concave southeasterly, having a radius of 3015.00 feet;

thence southwesterly 2131.08 feet along the arc of said curve, and along said right of way line, through a central angle of $40^{\circ}29'53''$;

thence $S 00^{\circ}16'42'' W$ along said right of way line 163.65 feet;

thence $S 45^{\circ}26'02'' W$ along said right of way line 29.62 feet to the north right of way line of Bell Road;

thence $N 89^{\circ}24'38'' W$ along said north right of way line 2548.30 feet to the north-south midsection line of said Section 31;

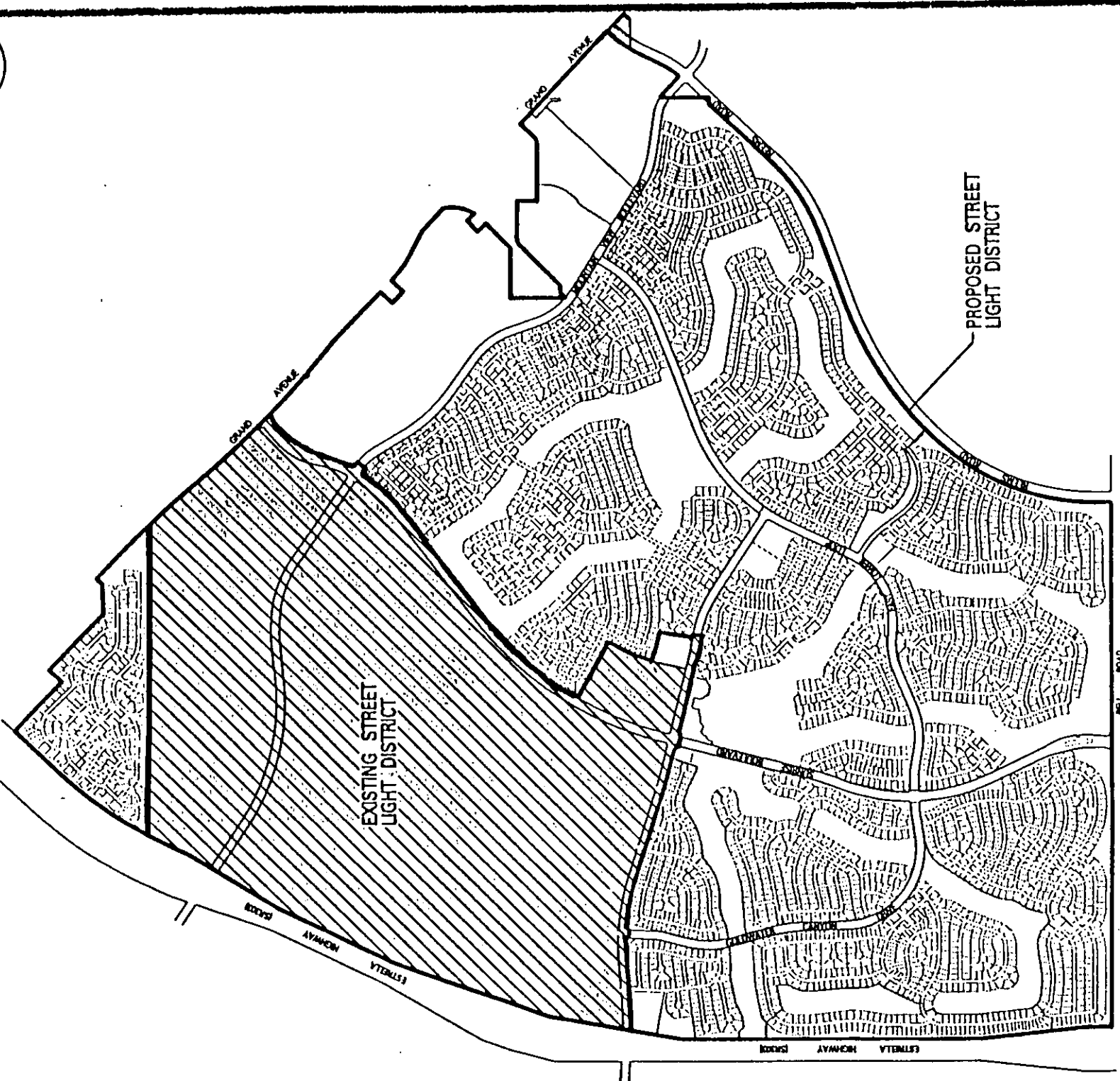
thence $N 89^{\circ}23'30'' W$ along said north right of way line 2024.40 feet to the POINT OF BEGINNING.



980339761

EXHIBIT A-1

MAP OF DISTRICT SHOWING LOCATION WHERE
THE LIGHTING FACILITIES WILL BE INSTALLED



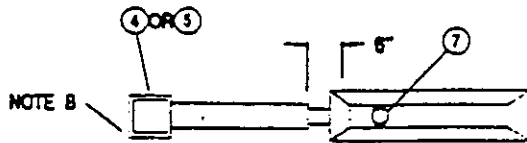
INTERNATIONAL COMMISSION ON ECONOMIC, SOCIOLOGICAL, POLITICAL, AND MANAGEMENT

Street lighting poles and fixtures within the district shall be installed and maintained by Arizona Public Service. The Arizona Public Service Architectural (Shoe Box) fixture will be installed on utility provided square steel poles. The height of the poles and the lumens for each fixture within the district will be based on the specific area lighting needs. The street light spacing, height and lumen rating will meet all state and local environmental and safety standards.

989559761

EXHIBIT B

TYPE OF LIGHTING FACILITIES TO BE INSTALLED



8025.

SINGLE ARM
SHOWN WITH 1940

8026.

DOUBLE ARM
SHOWN WITH 1940IF APPLICABLE:
D = DUSK-TO-DAWN
LIGHT CODE - NOTE D

HIGH PRESSURE SODIUM

LOW PRESSURE SODIUM

LIGHT CODE	CLASS & ITEM	TYPE	WATTS	VOLTS	LUMENS	MOUNTING HEIGHT*	
						MIN.	MAX.
AQ	0338-006772	LPS	55	120/240	8000	26'	31'7-1/2"
AS	0338-006774	LPS	90	120/240	13500	26'	
AU	0338-006776	LPS	135	120/240	22500	31'7-1/2"	
AD	0338-006678	HPS	100	240**	9500	26'	
AF	0338-006679	HPS	150	240**	16000	31'7-1/2"	
AH	0338-006726	HPS	250	240**	30000	31'7-1/2"	

*NOTE C

**NOTE F

CONSTRUCTION NOTES:

1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ATTACHMENT IS PROVIDED WITH STEEL POLES.

ENGINEERING NOTES:

- A. LUMINAIRES SHOWN HERE ARE RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 OR 8157 FOR OTHER BROWN, ARCHITECTURAL LUMINAIRES.
- B. THE TWO-ARMED TENON BRACKET POSITIONS THE DOUBLE ARMS 180 DEGREES APART.
- C. TO ACCOMMODATE LESS THAN THE MAXIMUM LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM-BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
- D. THE LIGHT CODE PROVIDES TWO SAME-SIZED LUMINAIRES WHEN DOUBLE ARMS ARE CALLED FOR.
- E. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130.
- F. THE HPS LUMINAIRE COMES WITH A 120/208/240/277 VOLTS MULTITAP BALLAST.
- G. PHOTOELECTRIC CONTROL C&I 0338-006463 HAS A 200-300 VOLTAGE RANGE.

REFERENCE:

1. REFER TO 8100 THROUGH 8199 FOR LAMPS AND OTHER LIGHTING-ASSOCIATED HARDWARE.

CODE	8025	8026	1940	MATERIAL LIST	
ITEM	QTY	QTY	QTY	DESCRIPTION	CLASS & ITEM
1	1	1	-	CLAMP GROUND ROD 5/8	0330-002580
2	1	1	-	ROD COPPERCLAD GRD 5/8 XB	0330-004805
3	7	7	-	WIRE BARE #6 SOLID CU	0330-007580
4	1	-	-	MAST ARM ST LT 3 SQX2'	0337-001116
5	-	1	-	MAST ARM ST LT 3 SQX2' DBL	0337-001117
6	-	-	1	POLE ST LT BR SQ38'	0337-001419
7	1	2	-	CONT PHOTOELECT SEE 8171	0338-
8	1	2	-	LUMINAIRE - SEE CHART	0338-
9	1	2	-	LAMP - SEE 8164 - 8166	0721-

APS ARIZONA PUBLIC SERVICE COMPANY
T&D CONSTRUCTION STANDARDS

BY	LDR.	MGR.	DATE	REV
KLS	L. Daniel	R. Thompson	1995	2

LIGHTS
ARCHITECTURAL FOR THE
38'0" SQUARE BROWN STEEL POLE WITH THE 2' ARM
SINGLE OR DOUBLE

SH 1 OF 1

 8025
AND
8026

EXHIBIT C**RATE TO BE PAID FOR PURCHASING ELECTRICITY**

The monthly charge per light that will be levied to the district shall be in accordance with Arizona Public Service Company Tariff E-58. The applicable section for charges will be "investment by utility". The current per month, per light cost to the district is described in the attached copy of Tariff E-58 (Exhibit D). The amount charged may increase in the future due to inflation and material cost increases. All per light monthly increases in cost to the district will be reflected on revision to Arizona Public Service Tariff E-58 after review and approval by the Arizona Corporation Commission.

EXHIBIT C

RATE TO BE PAID FOR PURCHASING ELECTRICITY

ELECTRIC RATES

ARIZONA PUBLIC SERVICE COMPANY
Phoenix, Arizona
Filed by: Donald G. Robinson
Title: Director, Pricing Regulation and Planning
Original Effective Date:
August 1, 1986

A.C.C. No. 5274
Cancelling A.C.C. No. 5211
Tariff or Schedule No. E-58
Revision No. 37
Effective: July 1, 1997

STREET LIGHTING SERVICEAVAILABILITY

In those portions of cities, towns and unincorporated communities in which Company does a general retail electric business and where Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

APPLICATION

To service for lighting public streets, alleys, thoroughfares, public parks and playgrounds by use of Company's facilities where such service for the whole area is contracted for from Company by the city, town, other governmental entities, or a responsible person for unincorporated communities.

Service is from dusk to dawn and Company will own (except as provided below), operate, and maintain the street lighting system including lamps and glass replacements.

The Incandescent Lamps & Standards, the Mercury Vapor Lamp, Luminaire and Bracket, and the Underground Circuit Charges (Parts III, IV, & V of this rate schedule) are applicable and available only to those customers being served and those installations in service on November 1, 1986.

MONTHLY BILL

Investment Cost
Provided By
Company Others

RATEI. Sodium Vapor Lighting Charges:A. High Pressure Sodium Lamps,
Luminaires & Brackets

(Lumens and wattages are nominal initial ratings)

5,800 lumens, 70 watts, HPS	\$10.38	\$ 3.64
9,500 lumens, 100 watts, HPS	11.40	4.11
16,000 lumens, 150 watts, HPS	13.08	5.28
30,000 lumens, 250 watts, HPS	16.94	8.12
50,000 lumens, 400 watts, HPS	18.30	11.35

B. Low Pressure Sodium Lamps,
Luminaires & Brackets

(Lumens and wattages are nominal initial ratings)

8,000 lumens, 55 watts, LPS	\$10.20	\$ 3.90
13,500 lumens, 90 watts, LPS	13.87	5.44
22,500 lumens, 135 watts, LPS	16.52	7.30
33,000 lumens, 180 watts, LPS	19.01	9.01

II. Pole Charges:

1	An existing distribution pole suitable for street light use	\$ 1.14	\$ 1.14
2	A wood pole for street lighting only for light center mounting heights of 35 feet or less	6.75	1.14
3	A metal or fiberglass pole for light center mounting heights of 28 feet or less	7.86	1.14
4	A metal pole for light center mounting heights between 29 feet and 40 feet	10.68	1.14
5	An anchor base used with Pole Types 3 or 4.	5.13	1.14

		<u>Investment Cost</u> <u>Provided By</u>	
		<u>Company</u>	<u>Others</u>
III. <u>Incandescent Lighting Charges:</u>			
A. <u>Lamps</u>			
1,000 lumen incandescent	\$ 3.65	\$ 3.65	
2,500 lumen incandescent	5.27	5.27	
4,000 lumen incandescent	7.39	7.39	
6,000 lumen incandescent	9.91	9.91	
10,000 lumen incandescent	15.96	15.96	
B. <u>Standards</u> (See "Special Provisions")			
Type A	\$16.62	\$ 6.18	
Type B	12.05	5.08	
Type C	6.76	3.50	
Type D	4.63	2.89	
Type E	6.18	2.89	
Type F	3.89	--	
Type M	9.68	4.82	
Type N	6.76	--	
Type P	12.51	7.73	
IV. <u>Mercury Vapor & Metal Halide Lighting Charges:</u>			
7,000 lumens, 175 watts, MV	\$ 9.59	\$ 5.49	
11,000 lumens, 250 watts, MV	11.99	7.31	
20,000 lumens, 400 watts, MV	18.84	10.67	
V. <u>Underground Circuit Charges:</u>			
Per foot of cable, installed	\$0.12886	--	
under paving	0.04227	--	
Per foot of cable, not			
installed under paving			

ADJUSTMENTS

Plus the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of the Company and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

Facilities and Service

Street lighting facilities installed under this rate are of the type currently being furnished by Company as standard at the time service is initially requested. Company will maintain current street lighting construction standards and endeavor to keep abreast of all modern methods and practices.

The Company will use diligence in maintaining service. Monthly bills will not be reduced on account of lamp outages.

Presently installed units which do not conform to the above types will be billed in accordance with the type which is most nearly like such units.

High pressure sodium and low pressure sodium lighting owned by the Company shall be supplied only in the event of a new installation or an individual street light replacement. Conversion of existing street lighting systems to high or low pressure sodium shall be limited by individual contract provisions and availability of Company equipment.

Special Facilities

When Customer requests special (non-standard) street lighting facilities not provided by Company as standard, Company will use its best efforts to install, operate and maintain such facilities.

If the Company installs such special facilities, there will be an additional charge equal to 1-1/2 percent per month of the excess cost to the Company over standard facilities at time of installation and the maintenance of such facilities will be subject to time and ability to purchase replacement parts at reasonably equivalent prices of standard equipment. When the Company is currently using more than one standard for a particular type of installation, the excess cost to the Company shall be determined from the standard equipment with the highest costs within the range of standards for that particular type of installation.

The Customer may elect to substitute a one-time contribution in aid of construction equal to the excess costs in lieu of the additional charge.

The Company may decline to continue maintenance of special facilities due to inability to purchase replacement parts at reasonably equivalent prices of standard equipment. In this event, the Customer may elect to supply the required

parts at no cost to the Company and the Company will then continue to maintain such facilities.

Extension of Street Lighting System

The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation at the request of the customer. When the extension is underground the Customer will provide earthwork as specified in Section 6.1.2 of Schedule 3. The Company will provide the earthwork as specified in Section 6.1.2 of Schedule 3 at Customer's request for an additional monthly charge of 1-1/2 percent of its cost, or at option of Customer, a contribution in aid of construction equal to the cost of earthwork as specified in Section 6.1.2. of Schedule 3.

Additions to the street lighting system which are over 300 feet per installation or are of a non-standard nature not normally provided by Company can be installed when the total cost to the Company of the installation does not exceed 6-1/2 times the annual revenue including the underground and/or special facilities charge. When the total cost to the Company of the installation does exceed 6-1/2 times the annual revenue, a monthly charge of 1-1/2 percent of the excess cost will be added to the billing in addition to any required special facilities charge and/or underground charge. Customer may elect to pay a contribution in aid of construction equal to such excess cost in lieu of the monthly charge of 1-1/2 percent.

Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to extension of the street lighting system, will require a special study to determine the conditions on which the Company will make such extension.

Investment Cost Provided By Others

If the Customer elects to be billed under the column headed "Investment Cost Provided By Others", it must install the system at its own expense in accordance with the Company's specifications, or make a non-refundable advance to cover the Company's cost of installing the system. The Company will own, maintain and operate the system.

The Company's Incandescent Street Light Standards Are As Follows:

- Type A - Enclosed glass luminaire with 8-foot or less up-sweep bracket mounted on 35-foot anchor base monotube or fluted steel pole.
- Type B - Enclosed glass luminaire with 8-foot or less up-sweep bracket mounted on 35-foot embedded base metal pole.

- Type C - Enclosed glass luminaire with 14-foot or less bracket mounted on wood pole carrying only street lighting equipment.
- Type D - Enclosed glass luminaire with 14-foot or less bracket mounted on wood pole carrying distribution circuits, or on other type pole paid for under another standard charge.
- Type E - Open type unit with 4-foot bracket mounted on wood pole carrying only street lighting equipment.
- Type F - Open type unit with 4-foot bracket mounted on wood pole carrying distribution circuits.
- Type M - Enclosed glass luminaire with 6-foot or less up-sweep bracket mounted on 30-foot embedded base metal pole.
- Type N - Identical to Type M except customer makes a contribution of \$50 per light.
- Type P - Incandescent pole top luminaire mounted on 23-foot steel pipe pole.

*Steel pipe or tubular steel at Company's option.

CONTRACT PERIOD

Ten (10) years or more, at option of Company.

TERMS AND CONDITIONS

Subject to Company's Terms and Conditions for the Sale of Electric Service.

RESOLUTION NO. 98- 07

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO PURCHASE ELECTRICITY FOR THE LIGHTING OF THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2"; AND PROVIDING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES, AS AMENDED

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to collectively as the "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as the "City"), to adopt a resolution of intention (hereinafter referred to as this "Resolution") ordering the purchase of electricity for the lighting of the public streets and parks (hereinafter referred to as the "Improvement") for the real property described on Exhibit A attached hereto (such area hereinafter referred to as the "District") pursuant to the provisions of Section 48-576, Arizona Revised Statutes, as amended, and Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, giving the City immediate jurisdiction to order the Improvement pursuant to the provisions of Section 48-581, Arizona Revised Statutes, as amended, without the necessity of the publication or posting of this Resolution provided for in Section 48-578, Arizona Revised Statutes, as amended;

WHEREAS, the City has verified that the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District; and

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, as amended, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, as amended, without the necessity of publication and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, that:

Section 1. The City, after verifying their ownership of the real property included within the boundaries of the District hereby finds that the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2".

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended, and Section 48-616, Arizona Revised Statutes, as amended.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvement as so described above.

Section 5. The Improvement, in the opinion of the Mayor and Council of the City, is of more than local or ordinary public benefit and is of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvement payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as "City of Surprise, Arizona Sun City Grand Lighting Improvement District No. 2" and hereby declare that the District is as described on Exhibit A attached hereto. Attached hereto as Exhibit A-1 is a map of the District which shows the locations where the lighting facilities will be installed.

Section 6. The Superintendent of Streets of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the District, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District, is to publish notice thereof, shall have hearings thereon and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Sections 42-302 and 42-303, Arizona Revised Statutes, as amended, the Mayor and Council of the City shall, on or before

the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City, and all statutes providing for the levy and collection of State of Arizona (the "State") and County taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, is to be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes, as amended.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property with the District shall exceed twelve (12) mills upon each dollar of taxable valuation thereof in any year.

Section 9. The District shall not be authorized to engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, as amended, i.e., contracting for and purchasing of electricity for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of constructing street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District shall consist of those lighting facilities described on Exhibit B attached hereto.

Section 12. The rate to be paid for purchasing the electricity for the District shall be the rate described on Exhibit C attached hereto under "Investment Cost Provided By - Company".

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of
the City of Surprise, Arizona, this 22nd of January, 1998.

John H. Shapiro
.....
Mayor, City of Surprise,
Arizona

ATTEST:

Sherry Ann Ogilvie
.....
Clerk, City of Surprise,
Arizona

REVIEWED BY:

Rick W. McComb
.....
Superintendent of Streets, City of
Surprise, Arizona

APPROVED AS TO FORM:

Sam R. Hill
.....
O'Connor, Cavanagh, Anderson,
Killingsworth & Beshears, P.A.
Special Counsel to the
City of Surprise, Arizona

CERTIFICATION

I hereby certify that the foregoing Resolution No. 98-07 was duly passed and adopted by the Mayor and Council of the City of Surprise, Arizona, at a meeting held on January 22, 1998, that the vote thereon was 7 ayes, 0 nays, and that the Mayor and 6 Council members were present thereat.

Sherry Ann Aguila
.....
Clerk, City of Surprise,
Arizona

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY
INCLUDED WITHIN THE CITY OF SURPRISE, ARIZONA
SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NO. 2



October 27, 1997

LEGAL DESCRIPTION

A portion of land lying within Sections 20, 28, 29, 30, 31 and 32 of Township 4 North, Range 1 West, and Sections 25 and 36 of Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 36, also being the southwest corner of said Section 31;

thence N 00°20'31" E along the east line of said Section 36 a distance of 65.00 feet to the north right of way line of Bell Road and to the POINT OF BEGINNING;

thence N 89°23'37" W along said north right of way line 2332.91 feet to the east right of way line of the Estrella Freeway;

thence N 00°16'03" E along said east right of way line 334.74 feet;

thence N 06°04'03" W along said east right of way line 1359.20 feet;

thence N 00°16'06" E along said right of way line 3514.10 feet to the north line of said Section 36;

thence N 00°20'08" E along said right of way line 384.37 feet;

thence N 10°16'24" E along said right of way line 677.64 feet to the beginning of a non-tangent curve, concave northerly, to which point a radial line bears S 02°22'02" W, said curve also being the south right of way line of Clearview Boulevard, as shown on the Plat of Sun City Grand - Desert Horizon, Book 432 of Maps, page 25, Maricopa County records;

thence easterly 342.74 feet along the arc of said curve, and along said south right of way line, having a radius of 3055.00 feet, through a central angle of 06°25'41";

thence N 85°56'21" E along said right of way line 572.00 feet to the beginning of a curve, concave southerly, having a radius of 2945.00 feet;

thence easterly 310.74 feet along the arc of said curve, and along said right of way line, through a central angle of 06°02'44";

thence S 42°16'34" E along said right of way line 29.31 feet;

thence S 86°32'13" E along said right of way line 110.00 feet;



Page 2

thence N 49°12'09" E along said right of way line 29.31 feet to a point on a non-tangent curve, concave southerly, to which point a radial line bears N 04°56'30" E;

thence easterly 661.93 feet along the arc of said curve, and along said right of way line, having a radius of 2945.00 feet, through a central angle of 12°52'41";

thence S 72°10'49" E along said right of way line 1317.82 feet to the beginning of a curve, concave northerly, having a radius of 2155.00 feet;

thence easterly 131.69 feet along the arc of said curve, and along said right of way line, through a central angle of 03°30'05";

thence S 75°40'53" E along said right of way line 369.82 feet;

thence S 30°40'53" E along said right of way line 29.70 feet;

thence S 75°40'53" E along said right of way line 120.00 feet;

thence N 59°19'07" E along said right of way line 29.70 feet;

thence S 75°40'53" E along said right of way line 1020.32 feet to the beginning of a curve, concave northerly, having a radius of 1555.00 feet;

thence easterly 105.99 feet along the arc of said curve, and along said right of way line, through a central angle of 03°54'19";

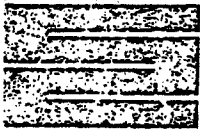
thence S 79°35'12" E along said right of way line 200.00 feet;

thence N 10°24'48" E 110.00 feet to a point on a non-tangent curve, concave southerly, to which point a radial line bears N 10°24'48" E, said point being on the north right of way line of Clearview Boulevard;

thence N 79°35'12" W along said north right of way line 54.60 feet to the easterly boundary line of Tract "B" of the Plat of Sun City Grand - Vacation Getaways, Book 414 of Maps, Page 10, Maricopa County records;

thence N 10°24'48" E along said boundary line 437.76 feet to the northeast corner of said Tract "B";

thence N 74°14'08" W along the north line of said Tract "B" 378.32 feet to the northwest corner of said Tract "B";



Page 3

thence N 13°17'49" E along the east boundary of said Plat of Vacation Getaways 102.00 feet;

thence N 19°27'56" E along said boundary line 182.00 feet;

thence N 26°16'25" E along said boundary line 187.00 feet;

thence N 32°29'16" E along said boundary line 50.13 feet;

thence N 28°26'03" E along said boundary line 110.00 feet;

thence N 61°33'57" W along said boundary line 631.00 feet;

thence N 48°45'42" W along said boundary line 22.56 feet;

thence N 61°33'57" W along said boundary line 178.59 feet to a point on the southeasterly right of way line of Sunrise Boulevard, as shown on the Plat of Sun City Grand - Desert Oasis, Book 420 of Maps, Page 4, Maricopa County records, said point being on a non-tangent curve, concave southeasterly, to which point a radial line bears N 59°42'55" W;

thence northeasterly 1694.96 feet along the arc of said curve, and along said right of way line, having a radius of 4335.00 feet, through a central angle of 22°24'08";

thence N 52°41'13" E along said right of way line 1675.98 feet to the beginning of a curve, concave northwesterly, having a radius of 2065.00 feet;

thence northeasterly 628.28 feet along the arc of said curve, and along said right of way line, through a central angle of 17°25'56";

thence N 35°15'17" E along said right of way line 104.43 feet;

thence N 80°15'17" E along the boundary line of said Plat of Desert Oasis 29.70 feet;

thence S 54°44'43" E along said boundary line 61.45 feet;

thence N 35°15'17" E along said boundary line 110.00 feet;

thence N 54°44'43" W along said boundary line 61.12 feet;

thence N 10°39'24" W along said boundary line 30.17 feet to a point on the south right of way line of said Sunrise Boulevard, said point being the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears S 56°34'04" E;



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thence northeasterly 204.05 feet along the arc of said curve, and along said right of way line, having a radius of 660.00 feet, through a central angle of $17^{\circ}42'51''$

thence $N 15^{\circ}43'05'' E$ along said right of way line 166.37 feet to the beginning of a curve, concave southeasterly, having a radius of 1280.00 feet;

thence northeasterly 617.87 feet along the arc of said curve, and along said right of way line, through a central angle of $27^{\circ}39'26''$;

thence $N 43^{\circ}22'31'' E$ along said right of way line 193.22 feet;

thence $N 58^{\circ}22'31'' E$ along said right of way line 86.74 feet;

thence $S 83^{\circ}32'05'' E$ along said right of way line 62.96 feet to a point on the southwesterly right of way line of Grand Ave, said point being on a non-tangent curve, concave northeasterly, to which point a radial line bears $S 44^{\circ}33'19'' W$;

thence southeasterly 659.20 feet along the arc of said curve, and along said southwesterly right of way line, having a radius of 11555.24 feet, through a central angle of $03^{\circ}16'07''$;

thence $S 18^{\circ}05'49'' W$ 27.87 feet;

thence $S 89^{\circ}18'59'' E$ along a line parallel with and 33.00 feet northerly of the north line of said Section 29 a distance of 39.48 feet to a point on the southwesterly right of way line of Grand Avenue, said point being on a non-tangent curve, concave northeasterly, to which point a radial line bears $S 41^{\circ}05'01'' W$;

thence southeasterly 511.57 feet along the arc of said curve, and along said right of way line, having a radius of 11555.24 feet, through a central angle of $02^{\circ}32'12''$;

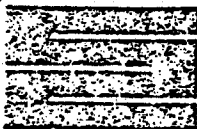
thence $S 46^{\circ}31'28'' E$ along said right of way line 926.26 feet;

thence leaving said right of way line $S 43^{\circ}08'19'' W$ 208.70 feet;

thence $S 46^{\circ}31'28'' E$ 208.70 feet;

thence $N 43^{\circ}08'19'' E$ 208.70 feet to said right of way line;

thence $S 46^{\circ}31'28'' E$ along said right of way line 13.80 feet to the beginning of a curve, concave northeasterly, having a radius of 1482.50 feet;



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thence southeasterly 416.58 feet along the arc of said curve and along said right of way line, through a central angle of $16^{\circ}06'00''$;

thence $S 62^{\circ}37'28'' E$ along said right of way line 321.40 feet to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears $N 29^{\circ}24'00'' E$;

thence southeasterly 26.78 feet along the arc of said curve and along said right of way line, having a radius of 1382.70 feet, through a central angle of $01^{\circ}06'34''$ to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears $N 42^{\circ}53'15'' E$;

thence southeasterly 96.74 feet along the arc of said curve and along said right of way line, having a radius of 11363.08 feet, through a central angle of $00^{\circ}29'16''$;

thence $S 46^{\circ}37'29'' E$ along said right of way line 320.45 feet to the beginning of a non-tangent curve, concave westerly, to which point a radial line bears $N 79^{\circ}31'43'' E$;

thence leaving said right of way line in a southerly direction 423.79 feet along the arc of said curve, having a radius of 578.80 feet, through a central angle of $41^{\circ}57'03''$ to the point of intersection with a non-tangent line;

thence $N 43^{\circ}21'50'' W$ 130.36 feet;

thence $S 46^{\circ}38'10'' W$ 200.00 feet;

thence $S 43^{\circ}21'50'' E$ 152.84 feet;

thence $S 45^{\circ}37'41'' W$ 459.54 feet to the east-west midsection line of said Section 29;

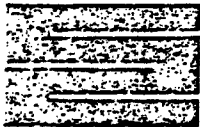
thence $N 89^{\circ}21'12'' W$ along said midsection line 662.34 feet to the center of said Section 29;

thence $S 00^{\circ}05'10'' E$ along the north-south midsection line of said Section 29 a distance of 724.90 feet;

thence $N 45^{\circ}36'09'' E$ 92.75 feet;

thence $S 89^{\circ}21'33'' E$ 93.28 feet to the southwest corner of Lot 29 of the Plat of BEARDSLEY according to Book 28 of Maps, page 6, Maricopa County records;

thence $N 45^{\circ}36'09'' E$ along the westerly line of Lots 1, 27, 28, and 29 of said Plat 754.01 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears $N 43^{\circ}33'35'' W$;



Page 6

thence northeasterly 105.97 feet along the arc of said curve and along the northerly line of said Lot 1, having a radius of 140.00 feet, through a central angle of $43^{\circ}22'07''$;

thence $S 89^{\circ}21'12'' E$ along the north line of Lots 2, 3, 4, 5, and 6 of said Plat 490.45 feet;

thence $S 00^{\circ}06'31'' E$ along the west line of the east 10.00 feet of said Lot 6 a distance of 267.06 feet to the north right of way line of Beardsley Drive, as shown on said Plat;

thence $S 89^{\circ}21'34'' E$ along said north right of way line 243.18 feet;

thence $S 00^{\circ}06'31'' E$ 28.00 feet to the centerline of said Beardsley Drive;

thence $S 89^{\circ}21'34'' E$ along said centerline 502.32 feet to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears $S 00^{\circ}14'50'' W$;

thence northeasterly 128.44 feet along the arc of said curve and along said center line, having a radius of 157.00 feet, through a central angle of $46^{\circ}52'19''$;

thence $N 43^{\circ}22'31'' E$ along said center line 241.22 feet to the southwesterly right of way line of Grand Avenue;

thence $S 46^{\circ}37'29'' E$ along said right of way line 2023.89 feet;

thence leaving said right of way line $S 43^{\circ}22'31'' W$ 110.57 feet;

thence $N 89^{\circ}49'06'' W$ along a line parallel with the south line of the Southwest quarter of said Section 28 a distance of 414.43 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears $N 57^{\circ}45'51'' W$;

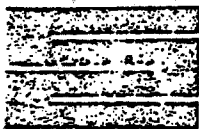
thence southwesterly 188.56 feet along the arc of said curve, having a radius of 1500.00 feet, through a central angle of $07^{\circ}12'09''$;

thence $S 25^{\circ}02'00'' W$ 201.71 feet to the beginning of a curve, concave northwesterly, having a radius of 1370.00 feet;

thence southwesterly 327.80 feet along the arc of said curve, through a central angle of $13^{\circ}42'33''$;

thence $S 86^{\circ}13'20'' W$ 28.39 feet;

thence $N 46^{\circ}17'55'' W$ 265.68 feet to the beginning of a curve, concave southwesterly, having a radius of 555.00 feet;



Page 7

thence northwesterly 97.79 feet along the arc of said curve, through a central angle of $10^{\circ}05'42''$ to a point on the east line of said Section 29;

thence $S 00^{\circ}06'31'' E$ along said east line 653.33 feet to the northeast corner of said Section 32;

thence $N 89^{\circ}22'37'' W$ along the north line of said Section 88.99 feet to a point on the northwesterly right of way line of Reems Road as dedicated in the Plat of Mountain View Boulevard and Reems Road, Book 450 of Maps, Page 16, Maricopa County records;

thence $S 43^{\circ}42'05'' W$ along said right of way 1107.32 feet to the beginning of a curve, concave northwesterly, having a radius of 2435.00 feet;

thence southwesterly 1150.69 feet along the arc of said curve and along said right of way, through a central angle of $27^{\circ}04'33''$;

thence $S 70^{\circ}46'38'' W$ along said right of way 950.24 feet to the beginning of a curve, concave southeasterly, having a radius of 4415.00 feet;

thence southwesterly 2311.76 feet along the arc of said curve and along said right of way line, through a central angle of $30^{\circ}00'03''$ to the beginning of a compound curve, concave southeasterly, having a radius of 3015.00 feet;

thence southwesterly 2131.08 feet along the arc of said curve, and along said right of way line, through a central angle of $40^{\circ}29'53''$;

thence $S 00^{\circ}16'42'' W$ along said right of way line 163.65 feet;

thence $S 45^{\circ}26'02'' W$ along said right of way line 29.62 feet to the north right of way line of Bell Road;

thence $N 89^{\circ}24'38'' W$ along said north right of way line 2548.30 feet to the north-south midsection line of said Section 31;

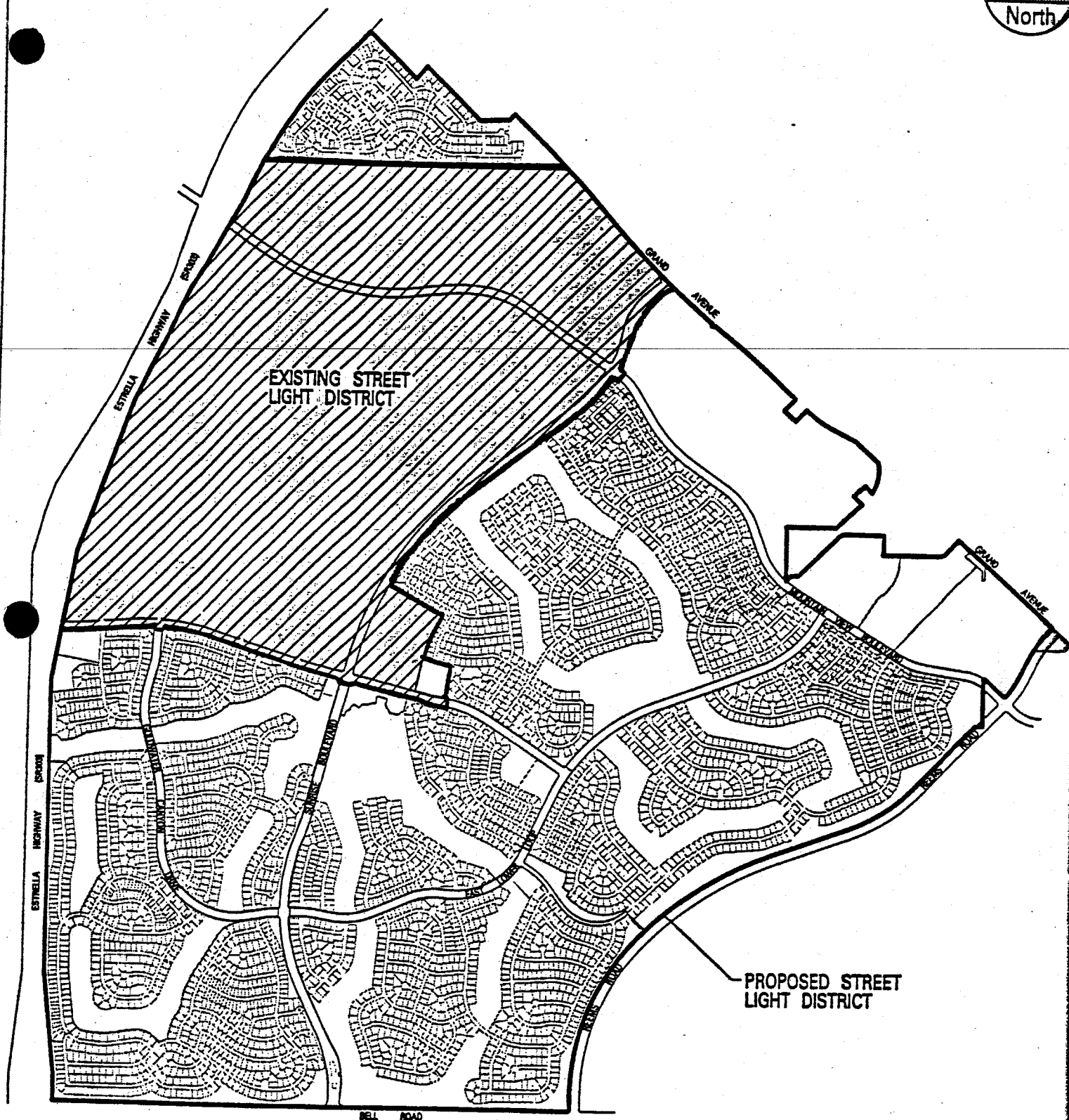
thence $N 89^{\circ}23'30'' W$ along said north right of way line 2024.40 feet to the POINT OF BEGINNING.



980339761

EXHIBIT A-1

MAP OF DISTRICT SHOWING LOCATION WHERE
THE LIGHTING FACILITIES WILL BE INSTALLED



Del Webb's
Sun City Grand

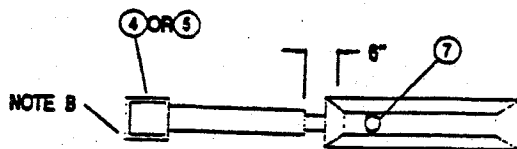
STANLEY CONSULTANTS

Street lighting poles and fixtures within the district shall be installed and maintained by Arizona Public Service. The Arizona Public Service Architectural (Shoe Box) fixture will be installed on utility provided square steel poles. The height of the poles and the lumens for each fixture within the district will be based on the specific area lighting needs. The street light spacing, height and lumen rating will meet all state and local environmental and safety standards.

980339761

EXHIBIT B

TYPE OF LIGHTING FACILITIES TO BE INSTALLED



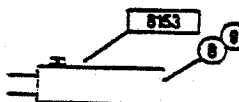
8025.

SINGLE ARM
SHOWN WITH 1940

8026.

DOUBLE ARM
SHOWN WITH 1940

IF APPLICABLE:
D = DUSK-TO-DAWN
LIGHT CODE - NOTE D



HIGH PRESSURE SODIUM

LOW PRESSURE SODIUM

LIGHT CODE	CLASS & ITEM	TYPE	WATTS	VOLTS	LUMENS	MOUNTING HEIGHT*	
						MIN.	MAX.
AQ	0338-006772	LPS	55	120/240	8000	26'	31'-1/2"
AS	0338-006774	LPS	90	120/240	13500	26'	
AU	0338-006776	LPS	135	120/240	22500	31'-7-1/2"	
AD	0338-006678	HPS	100	240**	9500	26'	
AF	0338-006679	HPS	150	240**	16000	31'-7-1/2"	
AH	0338-006726	HPS	250	240**	30000	31'-7-1/2"	

*NOTE C
**NOTE F

CONSTRUCTION NOTES:

1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ATTACHMENT IS PROVIDED WITH STEEL POLES.

ENGINEERING NOTES:

- A. LUMINAIRES SHOWN HERE ARE RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 OR 8157 FOR OTHER BROWN, ARCHITECTURAL LUMINAIRES.
- B. THE TWO-ARMED TENON BRACKET POSITIONS THE DOUBLE ARMS 180 DEGREES APART.
- C. TO ACCOMMODATE LESS THAN THE MAXIMUM LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM-BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
- D. THE LIGHT CODE PROVIDES TWO SAME-SIZED LUMINAIRES WHEN DOUBLE ARMS ARE CALLED FOR.
- E. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130.
- F. THE HPS LUMINAIRE COMES WITH A 120/208/240/277 VOLTS MULTITAP BALLAST.
- G. PHOTOELECTRIC CONTROL C&I 0338-006469 HAS A 200-300 VOLTAGE RANGE.

REFERENCE:

1. REFER TO 8100 THROUGH 8199 FOR LAMPS AND OTHER LIGHTING-ASSOCIATED HARDWARE.

CODE	8025	8026	1940	MATERIAL LIST	
ITEM	QTY	QTY	QTY	DESCRIPTION	CLASS & ITEM
1	1	1	-	CLAMP GROUND ROD 5/8	0330-002580
2	1	1	-	ROD COPPERCLAD GRD 5/8 X8	0330-004805
3	7	7	-	WIRE BARE #6 SOLID CU	0330-007580
4	1	-	-	MAST ARM ST LT 3 SQX2'	0337-001116
5	-	1	-	MAST ARM ST LT 3 SQX2' DBL	0337-001117
6	-	-	1	POLE ST LT BR SQ.38'	0337-001419
7	1	2	-	CONT PHOTOELECT SEE 8171	0338-
8	1	2	-	LUMINAIRE - SEE CHART	0338-
9	1	2	-	LAMP - SEE 8164 - 8166	0721-

31'-6"

1940

NOTE 2

14"

22"

6'-6"

8008

ARIZONA PUBLIC SERVICE COMPANY
T&D CONSTRUCTION STANDARDS

BY	LDR.	MGR.	DATE	REV
KLS	L. Daniel	R. Thompson	1995	2

LIGHTS
ARCHITECTURAL FOR THE
38"0" SQUARE BROWN STEEL POLE WITH THE 2' ARM
SINGLE OR DOUBLE

SH 1 OF 1
8025
AND
8026

EXHIBIT C**RATE TO BE PAID FOR PURCHASING ELECTRICITY**

The monthly charge per light that will be levied to the district shall be in accordance with Arizona Public Service Company Tariff E-58. The applicable section for charges will be "investment by utility". The current per month, per light cost to the district is described in the attached copy of Tariff E-58 (Exhibit D). The amount charged may increase in the future due to inflation and material cost increases. All per light monthly increases in cost to the district will be reflected on revision to Arizona Public Service Tariff E-58 after review and approval by the Arizona Corporation Commission.

EXHIBIT C

RATE TO BE PAID FOR PURCHASING ELECTRICITY

ELECTRIC RATES

ARIZONA PUBLIC SERVICE COMPANY
Phoenix, Arizona
Filed by: Donald G. Robinson
Title: Director, Pricing Regulation and Planning
Original Effective Date:
August 1, 1986

A.C.C. No. 5274
Cancelling A.C.C. No. 5211
Tariff or Schedule No. E-58
Revision No. 37
Effective: July 1, 1997

STREET LIGHTING SERVICE

AVAILABILITY

In those portions of cities, towns and unincorporated communities in which Company does a general retail electric business and where Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

APPLICATION

To service for lighting public streets, alleys, thoroughfares, public parks and playgrounds by use of Company's facilities where such service for the whole area is contracted for from Company by the city, town, other governmental entities, or a responsible person for unincorporated communities.

Service is from dusk to dawn and Company will own (except as provided below), operate, and maintain the street lighting system including lamps and glass replacements.

The Incandescent Lamps & Standards, the Mercury Vapor Lamp, Luminaire and Bracket, and the Underground Circuit Charges (Parts III, IV, & V of this rate schedule) are applicable and available only to those customers being served and those installations in service on November 1, 1986.

MONTHLY BILL

Investment Cost
Provided By

Company Others

RATE

I. Sodium Vapor Lighting Charges:

A. High Pressure Sodium Lamps,
Luminaires & Brackets
(Lumens and wattages are nominal initial ratings)

5,800 lumens, 70 watts, HPS	\$10.38	\$ 3.64
9,500 lumens, 100 watts, HPS	11.40	4.11
16,000 lumens, 150 watts, HPS	13.08	5.28
30,000 lumens, 250 watts, HPS	16.94	8.12
50,000 lumens, 400 watts, HPS	18.30	11.35

B. Low Pressure Sodium Lamps,
Luminaires & Brackets
(Lumens and wattages are nominal initial ratings)

8,000 lumens, 55 watts, LPS	\$10.20	\$ 3.90
13,500 lumens, 90 watts, LPS	13.87	5.44
22,500 lumens, 135 watts, LPS	16.52	7.30
33,000 lumens, 180 watts, LPS	19.01	9.01

II. Pole Charges:

1	An existing distribution pole suitable for street light use	\$ 1.14	\$ 1.14
2	A wood pole for street lighting only for light center mounting heights of 35 feet or less	6.75	1.14
3	A metal or fiberglass pole for light center mounting heights of 28 feet or less	7.86	1.14
4	A metal pole for light center mounting heights between 29 feet and 40 feet	10.68	1.14
5	An anchor base used with Pole Types 3 or 4.	5.13	1.14

		Investment Cost Provided By	
		<u>Company</u>	<u>Others</u>
III. <u>Incandescent Lighting Charges:</u>			
A. <u>Lamps</u>			
1,000 lumen incandescent		\$ 3.65	\$ 3.65
2,500 lumen incandescent		5.27	5.27
4,000 lumen incandescent		7.39	7.39
6,000 lumen incandescent		9.91	9.91
10,000 lumen incandescent		15.96	15.96
B. <u>Standards</u> (See "Special Provisions")			
Type A		\$16.62	\$ 6.18
Type B		12.05	5.08
Type C		6.76	3.50
Type D		4.63	2.89
Type E		6.18	2.89
Type F		3.89	--
Type M		9.68	4.82
Type N		6.76	--
Type P		12.51	7.73
IV. <u>Mercury Vapor & Metal Halide Lighting Charges:</u>			
7,000 lumens, 175 watts, MV		\$ 9.59	\$ 5.49
11,000 lumens, 250 watts, MV		11.99	7.31
20,000 lumens, 400 watts, MV		18.84	10.67
V. <u>Underground Circuit Charges:</u>			
Per foot of cable, installed		\$0.12886	--
under paving		0.04227	--
Per foot of cable, not			
installed under paving			

ADJUSTMENTS

Plus the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of the Company and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

Facilities and Service

Street lighting facilities installed under this rate are of the type currently being furnished by Company as standard at the time service is initially requested. Company will maintain current street lighting construction standards and endeavor to keep abreast of all modern methods and practices.

The Company will use diligence in maintaining service. Monthly bills will not be reduced on account of lamp outages.

Presently installed units which do not conform to the above types will be billed in accordance with the type which is most nearly like such units.

High pressure sodium and low pressure sodium lighting owned by the Company shall be supplied only in the event of a new installation or an individual street light replacement. Conversion of existing street lighting systems to high or low pressure sodium shall be limited by individual contract provisions and availability of Company equipment.

Special Facilities

When Customer requests special (non-standard) street lighting facilities not provided by Company as standard, Company will use its best efforts to install, operate and maintain such facilities.

If the Company installs such special facilities, there will be an additional charge equal to 1-1/2 percent per month of the excess cost to the Company over standard facilities at time of installation and the maintenance of such facilities will be subject to time and ability to purchase replacement parts at reasonably equivalent prices of standard equipment. When the Company is currently using more than one standard for a particular type of installation, the excess cost to the Company shall be determined from the standard equipment with the highest costs within the range of standards for that particular type of installation.

The Customer may elect to substitute a one-time contribution in aid of construction equal to the excess costs in lieu of the additional charge.

The Company may decline to continue maintenance of special facilities due to inability to purchase replacement parts at reasonably equivalent prices of standard equipment. In this event, the Customer may elect to supply the required

parts at no cost to the Company and the Company will then continue to maintain such facilities.

Extension of Street Lighting System

The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation at the request of the customer. When the extension is underground the Customer will provide earthwork as specified in Section 6.1.2 of Schedule 3. The Company will provide the earthwork as specified in Section 6.1.2 of Schedule 3 at Customer's request for an additional monthly charge of 1-1/2 percent of its cost, or at option of Customer, a contribution in aid of construction equal to the cost of earthwork as specified in Section 6.1.2. of Schedule 3.

Additions to the street lighting system which are over 300 feet per installation or are of a non-standard nature not normally provided by Company can be installed when the total cost to the Company of the installation does not exceed 6-1/2 times the annual revenue including the underground and/or special facilities charge. When the total cost to the Company of the installation does exceed 6-1/2 times the annual revenue, a monthly charge of 1-1/2 percent of the excess cost will be added to the billing in addition to any required special facilities charge and/or underground charge. Customer may elect to pay a contribution in aid of construction equal to such excess cost in lieu of the monthly charge of 1-1/2 percent.

Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to extension of the street lighting system, will require a special study to determine the conditions on which the Company will make such extension.

Investment Cost Provided By Others

If the Customer elects to be billed under the column headed "Investment Cost Provided By Others", it must install the system at its own expense in accordance with the Company's specifications, or make a non-refundable advance to cover the Company's cost of installing the system. The Company will own, maintain and operate the system.

The Company's Incandescent Street Light Standards Are As Follows:

- Type A - Enclosed glass luminaire with 8-foot or less up-sweep bracket mounted on 35-foot anchor base monotube or fluted steel pole.
- Type B - Enclosed glass luminaire with 8-foot or less up-sweep bracket mounted on 35-foot embedded base metal pole.

- Type C - Enclosed glass luminaire with 14-foot or less bracket mounted on wood pole carrying only street lighting equipment.
- Type D - Enclosed glass luminaire with 14-foot or less bracket mounted on wood pole carrying distribution circuits, or on other type pole paid for under another standard charge.
- Type E - Open type unit with 4-foot bracket mounted on wood pole carrying only street lighting equipment.
- Type F - Open type unit with 4-foot bracket mounted on wood pole carrying distribution circuits.
- Type M - Enclosed glass luminaire with 6-foot or less up-sweep bracket mounted on 30-foot embedded base metal pole.
- Type N - Identical to Type M except customer makes a contribution of \$50 per light.
- Type P - Incandescent pole top luminaire mounted on 23-foot steel pipe pole.

*Steel pipe or tubular steel at Company's option.

CONTRACT PERIOD

Ten (10) years or more, at option of Company.

TERMS AND CONDITIONS

Subject to Company's Terms and Conditions for the Sale of Electric Service.

PETITION FOR FORMATION
OF
CITY OF SURPRISE, ARIZONA,
SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NUMBER 2

STATE OF ARIZONA
COUNTY OF MARICOPA
CITY OF SURPRISE

The undersigned, being the owners, exclusive of mortgagees and other lien holders, of all of the real property (hereinafter referred to collectively as the "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, respectfully petition the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as the "City") to adopt a resolution of intention (hereinafter referred to as the "Resolution") ordering the purchase of electricity for street and public park lighting (hereinafter referred to as the "Improvement") for an area of approximately 1,816 acres of real property, more or less, wholly within the corporate boundaries of the City composed of the real property situated in the City described on Exhibit A attached hereto (such area hereinafter referred to as the "District"), pursuant to the provisions of Section 48-576, Arizona Revised Statutes, as amended, and Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, giving the City immediate jurisdiction to order the Improvement pursuant to Section 48-581, Arizona Revised Statutes, as amended, without the necessity of the publication or posting of the Resolution provided for in Section 48-578, Arizona Revised Statutes, as amended, and would respectfully request the following:

- I. The name of the District to be formed shall be "CITY OF SURPRISE, ARIZONA SUN CITY GRAND LIGHTING IMPROVEMENT DISTRICT NUMBER 2";
- II. The District shall be formed and shall exist, pursuant to the terms and provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended, subject to the limitations and provisions of Section 48-616, Arizona Revised Statutes, as amended;
- III. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the District, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District, shall publish notice thereof, shall have hearings thereon and shall adapt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Sections 42-302 and 42-303,

Arizona Revised Statutes, as amended, the Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City and all statutes providing for the levy and collection of State of Arizona (the "State") and County taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes, as amended;

- IV. The District shall not be authorized to issue bonds and no assessment for District purposes against the property with the District shall exceed twelve (12) mills upon each dollar of taxable valuation thereof in any year;
- V. The District shall not be authorized to engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, as amended, i.e., contracting for and purchasing of electricity for street and public park lighting;
- VI. The formation of the District shall not to be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of constructing street lighting facilities within any part or all of the same territory as the District; and
- VII. Public convenience and necessity require the adoption of the Resolution.

WHEREFORE, Petitioner hereby represents and warrants to the City, and the Petitioner hereby further attests and declares that on the date hereof, as shown by the condition of title report provided to the City, the real property to be in the District is owned by the Petitioner;

WHEREFORE, Petitioner attests and declares that the real property to be included in the District will be benefitted from the Improvement;

WHEREFORE, Petitioner acknowledges and agrees that the Improvement be ordered pursuant to the provisions of Section 48-576, Arizona Revised Statutes, as amended; that the City have immediate jurisdiction to order the Improvement pursuant to Section 48-581, Arizona Revised Statutes, as amended, without the necessity of the publication or posting of the Resolution

provided for in Section 48-578, Arizona Revised Statutes, as amended, as provided in Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, and that ad valorem taxes be levied and collected upon the assessed value of all property in the District for the expenses of the District as provided in Section 48-616, Arizona Revised Statutes, as amended; and

WHEREFORE, Petitioner respectfully prays that this Petition be properly filed as provided by law; that the Mayor and Council of the City adopt the Resolution; and that such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purposes of forming the District and to the execution of the purposes for which the District shall be organized be granted as the Mayor and Council of the City shall deem proper and necessary.

Dated: _____, 1997.

DEL WEBB HOME CONSTRUCTION, INC.,
an Arizona corporation

By _____
Title _____

CORUM VSCG, LLC,
a Colorado limited liability
company

By _____
Title _____

SUN HEALTH PROPERTIES, INC.,
an Arizona corporation

By _____
Title _____

GRAND M-P, L.L.C., an Arizona
limited liability company

By _____
Title _____

SUN CITY FINANCIAL SERVICES, INC.,
an Arizona corporation

By _____
Title _____

ALBERTSON'S, INC., a Delaware
corporation

By _____
Title _____

provided for in Section 48-578, Arizona Revised Statutes, as amended, as provided in Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, and that ad valorem taxes be levied and collected upon the assessed value of all property in the District for the expenses of the District as provided in Section 48-616, Arizona Revised Statutes, as amended; and

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Dated: _____, 1997.

DEL WEBB HOME CONSTRUCTION, INC.,
an Arizona corporation

By _____

Title _____

CORUM VSCG, LLC,
a Colorado limited liability
company

By *V. Vincent Corum*

Title *Manager*

SUN HEALTH PROPERTIES, INC.,
an Arizona corporation

By _____

Title _____

GRAND M-P, L.L.C., an Arizona
limited liability company

By _____

Title _____

SUN CITY FINANCIAL SERVICES, INC.,
an Arizona corporation

By _____

Title _____

ALBERTSON'S, INC., a Delaware
corporation

By _____

Title _____

provided for in Section 48-578, Arizona Revised Statutes, as amended, as provided in Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, and that ad valorem taxes be levied and collected upon the assessed value of all property in the District for the expenses of the District as provided in Section 48-616, Arizona Revised Statutes, as amended; and

WHEREFORE, Petitioner respectfully prays that this Petition be properly filed as provided by law; that the Mayor and Council of the City adopt the Resolution; and that such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purposes of forming the District and to the execution of the purposes for which the District shall be organized be granted as the Mayor and Council of the City shall deem proper and necessary.

Dated: _____, 1997.

DEL WEBB HOME CONSTRUCTION, INC.,
an Arizona corporation

By _____

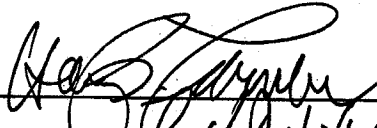
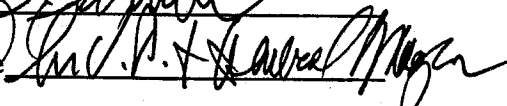
Title _____

CORUM VSCG, LLC,
a Colorado limited liability
company

By _____

Title _____

SUN HEALTH PROPERTIES, INC.,
an Arizona corporation

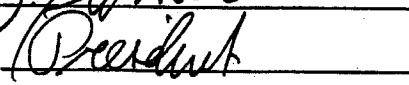
By 
Title 

GRAND M-P, L.L.C., an Arizona
limited liability company

By _____

Title _____

SUN CITY FINANCIAL SERVICES, INC.,
an Arizona corporation

By 
Title 

ALBERTSON'S, INC., a Delaware
corporation

By _____

Title _____

provided for in Section 48-578, Arizona Revised Statutes, as amended, as provided in Sections 48-615.A and 48-617.A, Arizona Revised Statutes, as amended, and that ad valorem taxes be levied and collected upon the assessed value of all property in the District for the expenses of the District as provided in Section 48-616, Arizona Revised Statutes, as amended; and

WHEREFORE, Petitioner respectfully prays that this Petition be properly filed as provided by law; that the Mayor and Council of the City adopt the Resolution; and that such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purposes of forming the District and to the execution of the purposes for which the District shall be organized be granted as the Mayor and Council of the City shall deem proper and necessary.

Dated: _____, 1997.

DEL WEBB HOME CONSTRUCTION, INC.,
an Arizona corporation

By _____

Title _____

CORUM VSCG, LLC,
a Colorado limited liability
company

By _____

Title _____

SUN HEALTH PROPERTIES, INC.,
an Arizona corporation

By _____

Title _____

GRAND M-P, L.L.C., an Arizona
limited liability company

By _____

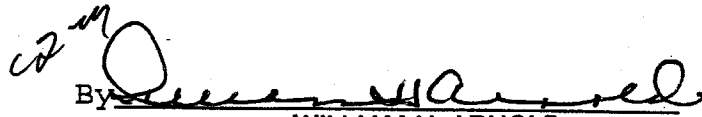
Title _____

SUN CITY FINANCIAL SERVICES, INC.,
an Arizona corporation

By _____

Title _____

ALBERTSON'S, INC., a Delaware
corporation

By  _____

WILLIAM H. ARNOLD

Title Vice President, Real Estate Law

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company

By _____

Title _____

SUN HEALTH PROPERTIES, INC.,
an Arizona corporation

By _____

Title _____

GRAND M-P, L.L.C., an Arizona
limited liability company

See attached for Grand M-P, L.L.C.
signatures

By _____

Title _____

SUN CITY FINANCIAL SERVICES, INC.,
an Arizona corporation

By _____

Title _____

ALBERTSON'S, INC., a Delaware
corporation

By _____

Title _____

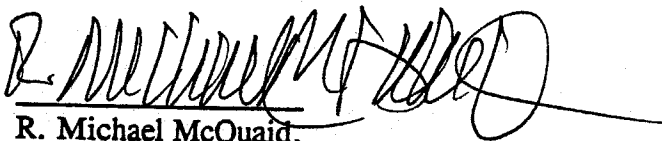
GRAND M-P, L.L.C., an Arizona limited liability company

By: G&D Grand, L.L.C., an Arizona limited liability company, Member

By: 
Gary Davidson, Member

By: JWM Grand & Reems, L.L.C., an Arizona limited liability company, Member

By: J.M. Management Company, Inc., an Arizona corporation, Authorized Member

By: 
R. Michael McQuaid,
President

SYSTEM CAPITAL REAL PROPERTY
CORPORATION, a Delaware
corporation

By

Raymond Voros

Raymond Voros

Title Vice President

8503-0002/484943

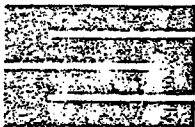
SYSTEM CAPITAL REAL PROPERTY
CORPORATION, a Delaware
corporation

By _____
Title _____

8503-0002/484943

CITIZENS UTILITIES COMPANY, a
Delaware corporation

By Red L. B.
Title Vice Pres. + Gen Mgr.



October 27, 1997

Del Webb's

Sun City Grand Phases Two, Three and Commercial Areas along Grand Avenue
Street Light Improvement District

LEGAL DESCRIPTION

A portion of land lying within Sections 20, 28, 29, 30, 31 and 32 of Township 4 North, Range 1 West, and Sections 25 and 36 of Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 36, also being the southwest corner of said Section 31;

thence N 00°20'31" E along the east line of said Section 36 a distance of 65.00 feet to the north right of way line of Bell Road and to the POINT OF BEGINNING;

thence N 89°23'37" W along said north right of way line 2332.91 feet to the east right of way line of the Estrella Freeway;

thence N 00°16'03" E along said east right of way line 334.74 feet;

thence N 06°04'03" W along said east right of way line 1359.20 feet;

thence N 00°16'06" E along said right of way line 3514.10 feet to the north line of said Section 36;

thence N 00°20'08" E along said right of way line 384.37 feet;

thence N 10°16'24" E along said right of way line 677.64 feet to the beginning of a non-tangent curve, concave northerly, to which point a radial line bears S 02°22'02" W, said curve also being the south right of way line of Clearview Boulevard, as shown on the Plat of Sun City Grand - Desert Horizon, Book 432 of Maps, page 25, Maricopa County records;

thence easterly 342.74 feet along the arc of said curve, and along said south right of way line, having a radius of 3055.00 feet, through a central angle of 06°25'41";

thence N 85°56'21" E along said right of way line 572.00 feet to the beginning of a curve, concave southerly, having a radius of 2945.00 feet;

thence easterly 310.74 feet along the arc of said curve, and along said right of way line, through a central angle of 06°02'44";

thence S 42°16'34" E along said right of way line 29.31 feet;

thence S 86°32'13" E along said right of way line 110.00 feet;



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Sun City Grand Phases Two, Three and Commercial Areas along Grand Avenue
Street Light Improvement District

Page 2

thence N 49°12'09" E along said right of way line 29.31 feet to a point on a non-tangent curve, concave southerly, to which point a radial line bears N 04°56'30" E;

thence easterly 661.93 feet along the arc of said curve, and along said right of way line, having a radius of 2945.00 feet, through a central angle of 12°52'41";

thence S 72°10'49" E along said right of way line 1317.82 feet to the beginning of a curve, concave northerly, having a radius of 2155.00 feet;

thence easterly 131.69 feet along the arc of said curve, and along said right of way line, through a central angle of 03°30'05";

thence S 75°40'53" E along said right of way line 369.82 feet;

thence S 30°40'53" E along said right of way line 29.70 feet;

thence S 75°40'53" E along said right of way line 120.00 feet;

thence N 59°19'07" E along said right of way line 29.70 feet;

thence S 75°40'53" E along said right of way line 1020.32 feet to the beginning of a curve, concave northerly, having a radius of 1555.00 feet;

thence easterly 105.99 feet along the arc of said curve, and along said right of way line, through a central angle of 03°54'19";

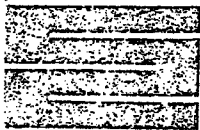
thence S 79°35'12" E along said right of way line 200.00 feet;

thence N 10°24'48" E 110.00 feet to a point on a non-tangent curve, concave southerly, to which point a radial line bears N 10°24'48" E, said point being on the north right of way line of Clearview Boulevard;

thence N 79°35'12" W along said north right of way line 54.60 feet to the easterly boundary line of Tract "B" of the Plat of Sun City Grand - Vacation Getaways, Book 414 of Maps, Page 10, Maricopa County records;

thence N 10°24'48" E along said boundary line 437.76 feet to the northeast corner of said Tract "B";

thence N 74°14'08" W along the north line of said Tract "B" 378.32 feet to the northwest corner of said Tract "B";



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Del Webb's

Sun City Grand Phases Two, Three and Commercial Areas along Grand Avenue
Street Light Improvement District

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thence N 13°17'49" E along the east boundary of said Plat of Vacation Getaways 102.00 feet;

thence N 19°27'56" E along said boundary line 182.00 feet;

thence N 26°16'25" E along said boundary line 187.00 feet;

thence N 32°29'16" E along said boundary line 50.13 feet;

thence N 28°26'03" E along said boundary line 110.00 feet;

thence N 61°33'57" W along said boundary line 631.00 feet;

thence N 48°45'42" W along said boundary line 22.56 feet;

thence N 61°33'57" W along said boundary line 178.59 feet to a point on the southeasterly right of way line of Sunrise Boulevard, as shown on the Plat of Sun City Grand - Desert Oasis, Book 420 of Maps, Page 4, Maricopa County records, said point being on a non-tangent curve, concave southeasterly, to which point a radial line bears N 59°42'55" W;

thence northeasterly 1694.96 feet along the arc of said curve, and along said right of way line, having a radius of 4335.00 feet, through a central angle of 22°24'08";

thence N 52°41'13" E along said right of way line 1675.98 feet to the beginning of a curve, concave northwesterly, having a radius of 2065.00 feet;

thence northeasterly 628.28 feet along the arc of said curve, and along said right of way line, through a central angle of 17°25'56";

thence N 35°15'17" E along said right of way line 104.43 feet;

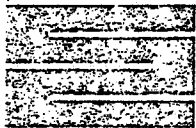
thence N 80°15'17" E along the boundary line of said Plat of Desert Oasis 29.70 feet;

thence S 54°44'43" E along said boundary line 61.45 feet;

thence N 35°15'17" E along said boundary line 110.00 feet;

thence N 54°44'43" W along said boundary line 61.12 feet;

thence N 10°39'24" W along said boundary line 30.17 feet to a point on the south right of way line of said Sunrise Boulevard, said point being the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears S 56°34'04" E;



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Sun City Grand Phases Two, Three and Commercial Areas along Grand Avenue
Street Light Improvement District

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thence northeasterly 204.05 feet along the arc of said curve, and along said right of way line, having a radius of 660.00 feet, through a central angle of $17^{\circ}42'51''$

thence $N 15^{\circ}43'05''$ E along said right of way line 166.37 feet to the beginning of a curve, concave southeasterly, having a radius of 1280.00 feet;

thence northeasterly 617.87 feet along the arc of said curve, and along said right of way line, through a central angle of $27^{\circ}39'26''$;

thence $N 43^{\circ}22'31''$ E along said right of way line 193.22 feet;

thence $N 58^{\circ}22'31''$ E along said right of way line 86.74 feet;

thence $S 83^{\circ}32'05''$ E along said right of way line 62.96 feet to a point on the southwesterly right of way line of Grand Ave, said point being on a non-tangent curve, concave northeasterly, to which point a radial line bears $S 44^{\circ}33'19''$ W;

thence southeasterly 659.20 feet along the arc of said curve, and along said southwesterly right of way line, having a radius of 11555.24 feet, through a central angle of $03^{\circ}16'07''$;

thence $S 18^{\circ}05'49''$ W 27.87 feet;

thence $S 89^{\circ}18'59''$ E along a line parallel with and 33.00 feet northerly of the north line of said Section 29 a distance of 39.48 feet to a point on the southwesterly right of way line of Grand Avenue, said point being on a non-tangent curve, concave northeasterly, to which point a radial line bears $S 41^{\circ}05'01''$ W;

thence southeasterly 511.57 feet along the arc of said curve, and along said right of way line, having a radius of 11555.24 feet, through a central angle of $02^{\circ}32'12''$;

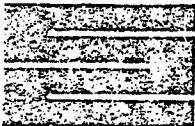
thence $S 46^{\circ}31'28''$ E along said right of way line 926.26 feet;

thence leaving said right of way line $S 43^{\circ}08'19''$ W 208.70 feet;

thence $S 46^{\circ}31'28''$ E 208.70 feet;

thence $N 43^{\circ}08'19''$ E 208.70 feet to said right of way line;

thence $S 46^{\circ}31'28''$ E along said right of way line 13.80 feet to the beginning of a curve, concave northeasterly, having a radius of 1482.50 feet;



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Sun City Grand Phases Two, Three and Commercial Areas along Grand Avenue
Street Light Improvement District

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thence southeasterly 416.58 feet along the arc of said curve and along said right of way line, through a central angle of 16°06'00";

thence S 62°37'28" E along said right of way line 321.40 feet to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears N 29°24'00" E;

thence southeasterly 26.78 feet along the arc of said curve and along said right of way line, having a radius of 1382.70 feet, through a central angle of 01°06'34" to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears N 42°53'15" E;

thence southeasterly 96.74 feet along the arc of said curve and along said right of way line, having a radius of 11363.08 feet, through a central angle of 00°29'16" ;

thence S 46°37'29" E along said right of way line 320.45 feet to the beginning of a non-tangent curve, concave westerly, to which point a radial line bears N 79°31'43" E;

thence leaving said right of way line in a southerly direction 423.79 feet along the arc of said curve, having a radius of 578.80 feet, through a central angle of 41°57'03" to the point of intersection with a non-tangent line;

thence N 43°21'50" W 130.36 feet;

thence S 46°38'10" W 200.00 feet;

thence S 43°21'50" E 152.84 feet;

thence S 45°37'41" W 459.54 feet to the east-west midsection line of said Section 29;

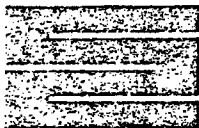
thence N 89°21'12" W along said midsection line 662.34 feet to the center of said Section 29;

thence S 00°05'10" E along the north-south midsection line of said Section 29 a distance of 724.90 feet;

thence N 45°36'09" E 92.75 feet;

thence S 89°21'33" E 93.28 feet to the southwest corner of Lot 29 of the Plat of BEARDSLEY according to Book 28 of Maps, page 6, Maricopa County records;

thence N 45°36'09" E along the westerly line of Lots 1, 27, 28, and 29 of said Plat 754.01 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears N 43°33'35" W;



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Sun City Grand Phases Two, Three and Commercial Areas along Grand Avenue
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thence northeasterly 105.97 feet along the arc of said curve and along the northerly line of said Lot 1, having a radius of 140.00 feet, through a central angle of $43^{\circ}22'07''$;

thence $S 89^{\circ}21'12'' E$ along the north line of Lots 2, 3, 4, 5, and 6 of said Plat 490.45 feet;

thence $S 00^{\circ}06'31'' E$ along the west line of the east 10.00 feet of said Lot 6 a distance of 267.06 feet to the north right of way line of Beardsley Drive, as shown on said Plat;

thence $S 89^{\circ}21'34'' E$ along said north right of way line 243.18 feet;

thence $S 00^{\circ}06'31'' E$ 28.00 feet to the centerline of said Beardsley Drive;

thence $S 89^{\circ}21'34'' E$ along said centerline 502.32 feet to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears $S 00^{\circ}14'50'' W$;

thence northeasterly 128.44 feet along the arc of said curve and along said center line, having a radius of 157.00 feet, through a central angle of $46^{\circ}52'19''$;

thence $N 43^{\circ}22'31'' E$ along said center line 241.22 feet to the southwesterly right of way line of Grand Avenue;

thence $S 46^{\circ}37'29'' E$ along said right of way line 2023.89 feet;

thence leaving said right of way line $S 43^{\circ}22'31'' W$ 110.57 feet;

thence $N 89^{\circ}49'06'' W$ along a line parallel with the south line of the Southwest quarter of said Section 28 a distance of 414.43 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears $N 57^{\circ}45'51'' W$;

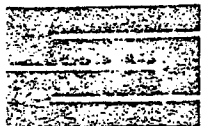
thence southwesterly 188.56 feet along the arc of said curve, having a radius of 1500.00 feet, through a central angle of $07^{\circ}12'09''$;

thence $S 25^{\circ}02'00'' W$ 201.71 feet to the beginning of a curve, concave northwesterly, having a radius of 1370.00 feet;

thence southwesterly 327.80 feet along the arc of said curve, through a central angle of $13^{\circ}42'33''$;

thence $S 86^{\circ}13'20'' W$ 28.39 feet;

thence $N 46^{\circ}17'55'' W$ 265.68 feet to the beginning of a curve, concave southwesterly, having a radius of 555.00 feet;



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Sun City Grand Phases Two, Three and Commercial Areas along Grand Avenue
Street Light Improvement District

Page 7

thence northwesterly 97.79 feet along the arc of said curve, through a central angle of $10^{\circ}05'42''$ to a point on the east line of said Section 29;

thence $S 00^{\circ}06'31'' E$ along said east line 653.33 feet to the northeast corner of said Section 32;

thence $N 89^{\circ}22'37'' W$ along the north line of said Section 88.99 feet to a point on the northwesterly right of way line of Reems Road as dedicated in the Plat of Mountain View Boulevard and Reems Road, Book 450 of Maps, Page 16, Maricopa County records;

thence $S 43^{\circ}42'05'' W$ along said right of way 1107.32 feet to the beginning of a curve, concave northwesterly, having a radius of 2435.00 feet;

thence southwesterly 1150.69 feet along the arc of said curve and along said right of way, through a central angle of $27^{\circ}04'33''$;

thence $S 70^{\circ}46'38'' W$ along said right of way 950.24 feet to the beginning of a curve, concave southeasterly, having a radius of 4415.00 feet;

thence southwesterly 2311.76 feet along the arc of said curve and along said right of way line, through a central angle of $30^{\circ}00'03''$ to the beginning of a compound curve, concave southeasterly, having a radius of 3015.00 feet;

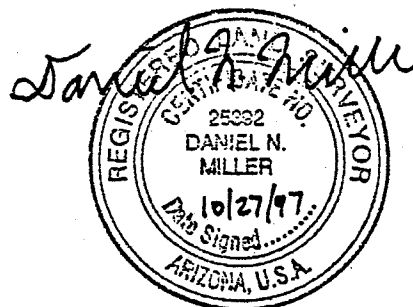
thence southwesterly 2131.08 feet along the arc of said curve, and along said right of way line, through a central angle of $40^{\circ}29'53''$;

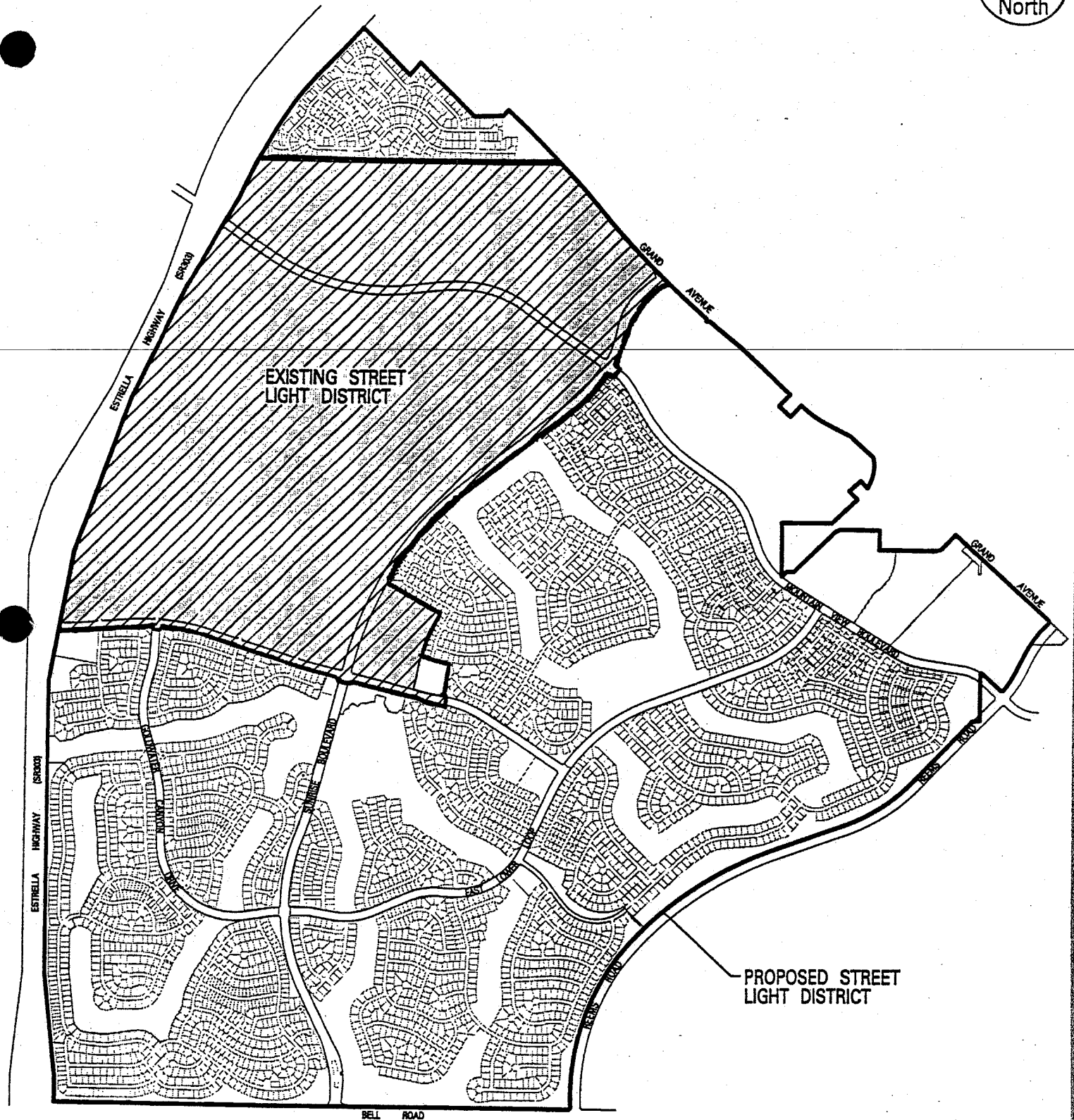
thence $S 00^{\circ}16'42'' W$ along said right of way line 163.65 feet;

thence $S 45^{\circ}26'02'' W$ along said right of way line 29.62 feet to the north right of way line of Bell Road;

thence $N 89^{\circ}24'38'' W$ along said north right of way line 2548.30 feet to the north-south midsection line of said Section 31;

thence $N 89^{\circ}23'30'' W$ along said north right of way line 2024.40 feet to the POINT OF BEGINNING.





 **Del Webb's
Sun City Grand**

 **STANLEY CONSULTANTS**
INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT
Q:\GAP EDR LIGHTMAP2.DGN DATE: SEP 10 97

**STREET LIGHT DISTRICT
EXHIBIT A-2**

EXHIBIT B

TYPE OF LIGHTING FACILITIES TO BE INSTALLED

Street lighting poles and fixtures within the district shall be installed and maintained by Arizona Public Service. The Arizona Public Service Architectural (Shoe Box) fixture will be installed on utility provided square steel poles. The height of the poles and the lumens for each fixture within the district will be based on the specific area lighting needs. The street light spacing, height and lumen rating will meet all state and local environmental and safety standards.



*NOTE C
**NOTE F

CONSTRUCTION NOTES:

1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ATTACHMENT IS PROVIDED WITH STEEL POLES.

ENGINEERING NOTES:

- A. LUMINAIRES SHOWN HERE ARE RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 OR 8157 FOR OTHER BROWN, ARCHITECTURAL LUMINAIRES.
- B. THE TWO-ARMED TENON BRACKET POSITIONS THE DOUBLE ARMS 180 DEGREES APART.
- C. TO ACCOMMODATE LESS THAN THE MAXIMUM LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM-BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
- D. THE LIGHT CODE PROVIDES TWO SAME-SIZED LUMINAIRES WHEN DOUBLE ARMS ARE CALLED FOR.
- E. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130.
- F. THE HPS LUMINAIRE COMES WITH A 120/208/240/277 VOLTS MULTITAP BALLAST.
- G. PHOTOELECTRIC CONTROL C&I 0338-006469 HAS A 200-300 VOLTAGE RANGE.

REFERENCE:

1. REFER TO 8100 THROUGH 8199 FOR LAMPS AND OTHER LIGHTING-ASSOCIATED HARDWARE.

CODE	8025	8026	1940	MATERIAL LIST	
ITEM	QTY	QTY	QTY	DESCRIPTION	CLASS & ITEM
1	1	1	-	CLAMP GROUND ROD 5/8	0330-002580
2	1	1	-	ROD COPPERCLAD GRD 5/8 X8	0330-004805
3	7	7	-	WIRE BARE #6 SOLID CU	0330-007580
4	1	-	-	MAST ARM ST LT 3 SQX2'	0337-001116
5	-	1	-	MAST ARM ST LT 3 SQX2' DBL	0337-001117
6	-	-	1	POLE ST LT BR SQ38'	0337-001419
7	1	2	-	CONT PHOTOELECT SEE 8171	0338-
8	1	2	-	LUMINAIRE - SEE CHART	0338-
9	1	2	-	LAMP - SEE 8164 - 8166	0721-

EXHIBIT C

RATE TO BE PAID FOR PURCHASING ELECTRICITY

The monthly charge per light that will be levied to the district shall be in accordance with Arizona Public Service Company Tariff E-58. The applicable section for charges will be "investment by utility". The current per month, per light cost to the district is described in the attached copy of Tariff E-58 (Exhibit D). The amount charged may increase in the future due to inflation and material cost increases. All per light monthly increases in cost to the district will be reflected on revision to Arizona Public Service Tariff E-58 after review and approval by the Arizona Corporation Commission.

E-58

ELECTRIC RATES

ARIZONA PUBLIC SERVICE COMPANY
Phoenix, Arizona
Filed by: Donald G. Robinson
Title: Director, Pricing Regulation and Planning
Original Effective Date: August 1, 1986

A.C.C. No. 3274
Cancelling A.C.C. No. 3211
Tariff or Schedule No. E-58
Revision No. 37
Effective: July 1, 1997

STREET LIGHTING SERVICEAVAILABILITY

In those portions of cities, towns and unincorporated communities in which Company does a general retail electric business and where Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

APPLICATION

To service for lighting public streets, alleys, thoroughfares, public parks and playgrounds by use of Company's facilities where such service for the whole area is contracted for from Company by the city, town, other governmental entities, or a responsible person for unincorporated communities.

Service is from dusk to dawn and Company will own (except as provided below), operate, and maintain the street lighting system including lamps and glass replacements.

The Incandescent Lamps & Standards, the Mercury Vapor Lamp, Luminaire and Bracket, and the Underground Circuit Charges (Parts III, IV, & V of this rate schedule) are applicable and available only to those customers being served and those installations in service on November 1, 1986.

MONTHLY BILLRATE

Investment Cost Provided By	
Company	Others

I. Sodium Vapor Lighting Charges:A. High Pressure Sodium Lamps, luminaires & Brackets
(Lumens and wattages are nominal initial ratings)

5,800 lumens, 70 watts, HPS
9,300 lumens, 100 watts, HPS
16,000 lumens, 150 watts, HPS
30,000 lumens, 250 watts, HPS
50,000 lumens, 400 watts, HPS

\$10.38	\$3.64
11.40	4.11
13.08	5.28
16.94	8.12
18.30	11.35

B. Low Pressure Sodium Lamps, luminaires & Brackets
(Lumens and wattages are nominal initial ratings)

2,000 lumens, 55 watts, LPS
13,500 lumens, 90 watts, LPS
22,500 lumens, 135 watts, LPS
33,000 lumens, 180 watts, LPS

\$10.20	\$3.90
13.87	5.44
16.52	7.30
19.01	9.01

II. Pole Charges:

1. An existing distribution pole suitable for street light use
2. A wood pole for street lighting only for light center mounting heights of 35 feet or less
3. A metal or fiberglass pole for light center mounting heights of 28 feet or less
4. A metal pole for light center mounting heights between 29 feet and 40 feet
5. An anchor base used with Pole Types 3 or 4.

\$ 1.14	\$ 1.14
6.75	1.14
7.86	1.14
10.68	1.14
5.13	1.14

(CONTINUED ON REVERSE SIDE)

E-58
A.C.C. No. 5274
Page 2 of 4

III. Incandescent Lighting Charges:

A.	<u>Lamps</u>	Investment Cost Provided By	
		Company	Others
	1,000 lumen incandescent	\$ 3.65	\$ 3.65
	2,500 lumen incandescent	5.27	5.27
	4,000 lumen incandescent	7.39	7.39
	6,000 lumen incandescent	9.91	9.91
	10,000 lumen incandescent	15.96	15.96
B.	<u>Standards</u> (See "Special Provisions")		
	Type A	\$16.62	\$ 6.18
	Type B	12.03	5.08
	Type C	6.76	3.50
	Type D	4.63	2.89
	Type E	6.18	2.89
	Type F	3.89	—
	Type M	9.68	4.82
	Type N	6.76	—
	Type P	12.51	7.73

IV. Mercury Vapor & Metal Halide Lighting Charges:

7,000 lumens, 175 watts, MV	\$ 9.59	\$ 5.49
11,000 lumens, 250 watts, MV	11.99	7.31
20,000 lumens, 400 watts, MV	18.84	10.67

V. Underground Circuit Charges:

Per foot of cable, installed under paving	\$ 0.11886	—
Per foot of cable, not installed under paving:	0.04227	—

ADJUSTMENTS

Plus the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of the Company and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

Facilities and Service

Street lighting facilities installed under this rate are of the type currently being furnished by Company as standard at the time service is initially requested. Company will maintain current street lighting construction standards and endeavor to keep abreast of all modern methods and practices.

The Company will use diligence in maintaining service. Monthly bills will not be reduced on account of lamp outages.

Presently installed units which do not conform to the above types will be billed in accordance with the type which is most nearly like such units.

High pressure sodium and low pressure sodium lighting owned by the Company shall be supplied only in the event of a new installation or an individual street light replacement. Conversion of existing street lighting systems to high or low pressure sodium shall be limited by individual contract provisions and availability of Company equipment.

(CONTINUED ON PAGE 3)

E-58
A.C.C. No. 5274
Page 3 of 4

Special Facilities

When Customer requests special (non-standard) street lighting facilities not provided by Company as standard, Company will use its best efforts to install, operate and maintain such facilities.

If the Company installs such special facilities, there will be an additional charge equal to 1-1/2 percent per month of the excess cost to the Company over standard facilities at time of installation and the maintenance of such facilities will be subject to time and ability to purchase replacement parts at reasonably equivalent prices of standard equipment. When the Company is currently using more than one standard for a particular type of installation, the excess cost to the Company shall be determined from the standard equipment with the highest cost within the range of standards for that particular type of installation.

The Customer may elect to substitute a one-time contribution in aid of construction equal to the excess costs in lieu of the additional charge.

The Company may decline to continue maintenance of special facilities due to inability to purchase replacement parts at reasonably equivalent prices of standard equipment. In this event, the Customer may elect to supply the required parts at no cost to the Company and the Company will then continue to maintain such facilities.

Extension of Street Lighting System

The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation at the request of the customer. When the extension is underground the Customer will provide earthwork as specified in Section 6.1.2 of Schedule 3. The Company will provide the earthwork as specified in Section 6.1.2 of Schedule 3 at Customer's request for an additional monthly charge of 1-1/2 percent of its cost, or at option of Customer, a contribution in aid of construction equal to the cost of earthwork as specified in Section 6.1.2 of Schedule 3.

Additions to the street lighting system which are over 300 feet per installation or are of a non-standard nature not normally provided by the Company can be installed when the total cost to the Company of the installation does not exceed 6-1/2 times the annual revenue including the underground and/or special facilities charge. When the total cost to the Company of the installation does exceed 6-1/2 times the annual revenue, a monthly charge of 1-1/2 percent of the excess cost will be added to the billing in addition to any required special facilities charge and/or underground charge. Customer may elect to pay a contribution in aid of construction equal to such excess cost in lieu of the monthly charge of 1-1/2 percent.

Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to extension of the street lighting system, will require a special study to determine the conditions on which the Company will make such extension.

Investment Cost Provided By Others

If the Customer elects to be billed under the column headed "Investment Cost Provided By Others", it must install the system at its own expense in accordance with the Company's specifications, or make a non-refundable advance to cover the Company's cost of installing the system. The Company will own, maintain and operate the system.

The Company's Incandescent Street Light Standards Are As Follows:

- Type A - Enclosed glass luminaire with 8-foot or less up-sweep bracket mounted on 35-foot anchor base monotube or fluted steel pole.
- Type B - Enclosed glass luminaire with 8-foot or less up-sweep bracket mounted on 35-foot embedded base metal pole.*
- Type C - Enclosed glass luminaire with 14-foot or less bracket mounted on wood pole carrying only street lighting equipment.
- Type D - Enclosed glass luminaire with 14-foot or less bracket mounted on wood pole carrying distribution circuits, or on other type poles paid for under another standard charge.
- Type E - Open type unit with 4-foot bracket mounted on wood pole carrying only street lighting equipment.
- Type F - Open type unit with 4-foot bracket mounted on wood pole carrying distribution circuits.
- Type M - Enclosed glass luminaire with 6-foot or less up-sweep bracket mounted on 30-foot embedded base metal pole.*
- Type N - Identical to Type M except customer makes a contribution of \$50 per light.
- Type P - Incandescent pole top luminaire mounted on 23-foot steel pipe pole.

*Steel pipe or tubular steel at Company's option.

(CONTINUED ON REVERSE SIDE)

E-58
A.C.C. No. 5274
Page 4 of 4

CONTRACT PERIOD

Ten (10) years or more, at option of Company.

TERMS AND CONDITIONS

Subject to Company's Terms and Conditions for the Sale of Electric Service.



December 29, 1998

Mr. Richard McComb
City Manager
City of Surprise
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374

Mr. Larry Daniels
Manager Customer Construction
Arizona Public Service Company
10025 N. 21st Avenue, Building L
Phoenix, AZ 85027

Re: Street Light Improvement District
Letter Agreement

Gentlemen:

In accordance with our recent discussions, the following should serve to summarize our mutual understanding regarding the issues related to Street Light Improvement Districts 1, 2 and 3 which are located within Del Webb's Sun City Grand Development in the City of Surprise.

1. Arizona Public Service Company (APS) will continue to issue monthly invoices to the City of Surprise for street lighting facilities installed as part of Street Light Improvement Districts 1, 2, and 3 under the "Investment Cost Provided by Company" option as identified in APS's E-58 rate schedule.
2. APS will reserve collection of all past due billing amounts from the City until sufficient revenue is generated by the Street Light Improvement District's applicable taxing structure to bring payment of the accounts current.
3. The City of Surprise will collect all tax revenues received by Maricopa County for the three Street Light Improvement Districts and disperse all such monies to APS as long as a deficit balance remains owing as soon as reasonably possible.

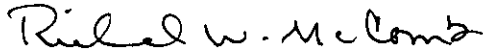
4. Once billings within each of the Street Light Improvement Districts become current, the City of Surprise will adjust the applicable tax rate for each respective District to provide for the continued and timely payment of invoices to APS under the "Investment Cost Provided by Company" option.
5. The City of Surprise and Del Webb will continue to work jointly in efforts to improve the timeliness of assessments and valuations by Maricopa County for any new developments which should occur within the boundaries of the Street Light Improvement Districts.

Sincerely,

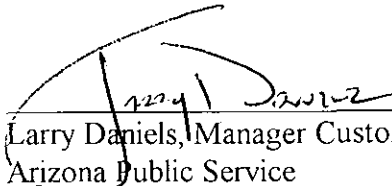


Mark E. Kaushagen
Vice President, Land Development

/am



Richard McComb, City Manager
City of Surprise



Larry Daniels, Manager Customer Construction
Arizona Public Service

O'CONNOR CAVANAGH

The Law Offices of
O'Connor, Cavanagh, Anderson, Killingsworth & Beshears
A Professional Association

Richard E. Mitchell
602-263-2644

November 2, 1998

Mr. Richard McComb, City Manager
Ms. Sherry Aguilar, Clerk
Mr. Robert Nilles, Comptroller
CITY OF SURPRISE, ARIZONA
12425 West Bell Road
Suite D-100
Surprise, Arizona 85374

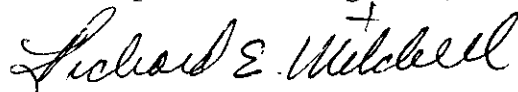
**Re: City of Surprise, Arizona Sun City Grand Street
Lighting Improvement District No. 2**

Gentlemen and Sherry:

Enclosed please find a letter from the Arizona Department of Revenue authorizing the City of Surprise to levy and collect taxes for the 1999 Tax Year relating to the above-referenced Improvement District.

The enclosed letter should be retained by you in your files with respect to this Lighting Improvement District.

Best personal regards,



RICHARD E. MITCHELL

REM:je
Enclosure

cc: Dana Stagg Belknap, Esq., GALLAGHER & KENNEDY, P.A.
(w/encl.)

ARIZONA DEPARTMENT OF REVENUE

1600 WEST MONROE - PHOENIX, ARIZONA 85007-2650

JANE DEE HULL
GOVERNOR



MARK W. KILLIAN
DIRECTOR

October 29, 1998

City of Surprise
c/o O'Connor Cavanagh
Law Offices
Mr. Richard E. Mitchell
One East Camelback Rd., Suite 1100
Phoenix, Arizona 85012



RE: Resolution No. 98-07 Sun City Grand SLID #2

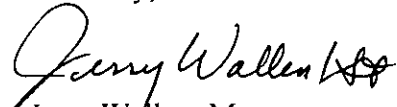
Dear Mr. Mitchell:

Thank you for providing the necessary information to the Department of Revenue pursuant to A.R.S. 42-483. My staff has reviewed the documentation and found it to be accurate and complete; therefore you are authorized to levy taxes in the 1999 tax year.

To ensure processing and application of any tax levy, the Maricopa County Assessor should be notified as soon as possible.

If you have any questions, please contact Ms. Stella Aparicio at 542-2076, Extension 8411.

Sincerely,


Jerry Wallen, Manager
Central Information Services

JW:sa

cc: Maricopa County Assessor - Jim Staggs
Maricopa Board of Supervisor
Locally Assessed Property Section
Centrally Assessed Property Section
State Land Department - Gary Irish

OTHER LOCATIONS: Tucson Government Mall - 400 W. CONGRESS - TUCSON
East Valley - 1440/1460 E. SOUTHERN - TEMPE

CIS-07

O'CONNOR CAVANAGH

The Law Offices of
O'Connor, Cavanagh, Anderson, Killingsworth & Beshears
A Professional Association

Richard E. Mitchell
602-263-2644

November 2, 1998

Mr. Richard McComb, City Manager
Ms. Sherry Aguilar, Clerk
Mr. Robert Nilles, Comptroller
CITY OF SURPRISE, ARIZONA
12425 West Bell Road
Suite D-100
Surprise, Arizona 85374

Re: City of Surprise, Arizona Sun City Grand Street
Lighting Improvement District No. 2

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Best personal regards,



RICHARD E. MITCHELL

REM:je
Enclosure

cc: Dana Stagg Belknap, Esq., GALLAGHER & KENNEDY, P.A.
(w/encl.)

ARIZONA DEPARTMENT OF REVENUE

1600 WEST MONROE - PHOENIX, ARIZONA 85007-2650

JANE DEE HULL
GOVERNOR



MARK W. KILLIAN
DIRECTOR

October 29, 1998

City of Surprise
c/o O'Connor Cavanagh
Law Offices
Mr. Richard E. Mitchell
One East Camelback Rd., Suite 1100
Phoenix, Arizona 85012



RE: Resolution No. 98-07 Sun City Grand SLID #2

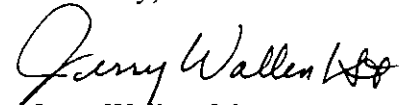
Dear Mr. Mitchell:

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To ensure processing and application of any tax levy, the Maricopa County Assessor should be notified as soon as possible.

If you have any questions, please contact Ms. Stella Aparicio at 542-2076, Extension 8411.

Sincerely,


Jerry Wallen, Manager
Central Information Services

JW:sa

cc: Maricopa County Assessor - Jim Staggs
Maricopa Board of Supervisor
Locally Assessed Property Section
Centrally Assessed Property Section
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OTHER LOCATIONS: Tucson Government Mall - 400 W. CONGRESS - TUCSON

East Valley - 1440/1460 E. SOUTHERN - TEMPE

CIS-07

O'CONNOR CAVANAGH

The Law Offices of
O'Connor, Cavanagh, Anderson, Killingsworth & Beshears
A Professional Association

Richard E. Mitchell
602-263-2644

October 19, 1998

File No.: 15253-29

Ms. Stella Aparicio
Central Information Services
ARIZONA DEPARTMENT OF REVENUE
1600 West Monroe
4th Floor
Phoenix, Arizona 85007

**Re: City of Surprise, Arizona Sun City Grand Lighting
Improvement District No. 2**

Dear Stella:

Pursuant to your request, I am enclosing herewith a revised draft of the map relating to the above-referenced street lighting improvement district which was sent to the Arizona Department of Revenue on July 8, 1998.

If you need anything further in connection with this matter, please do not hesitate to call.

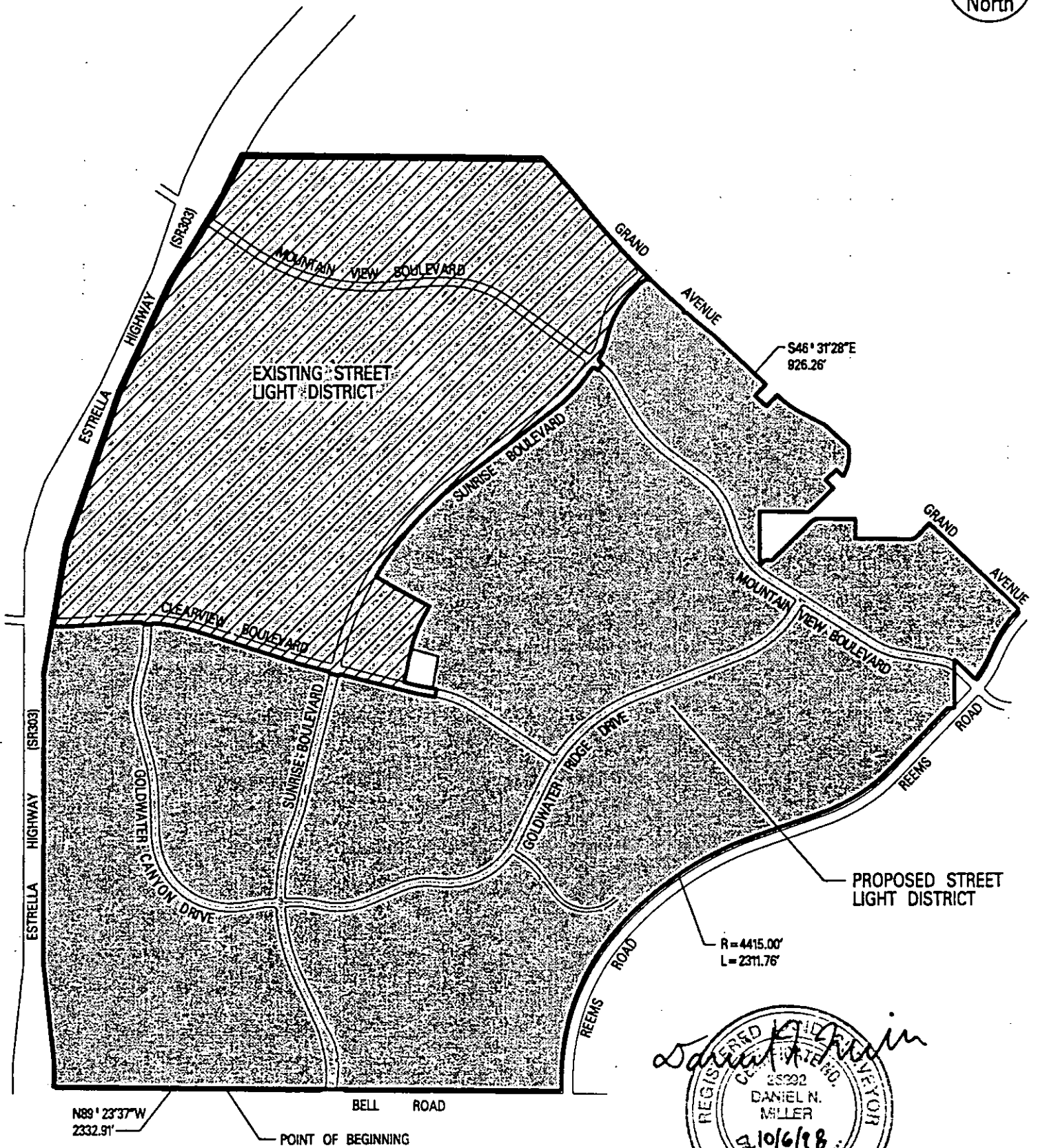
Best personal regards,


RICHARD E. MITCHELL

REM:je
Enclosure

cc: Mr. Richard McComb, City Manager
Ms. Sherry Aguilar, City Clerk
CITY OF SURPRISE, ARIZONA





 **Del Webb's
Sun City Grand**



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental
and Construction Services - Worldwide

**STREET LIGHT DISTRICT
EXHIBIT A-2**

O'CONNOR CAVANAGH

The Law Offices of
O'Connor, Cavanagh, Anderson, Killingsworth & Beshears
A Professional Association

Richard E. Mitchell
602-263-2644

July 8, 1998

File No.: 15253-21

Via Hand-Delivery

ARIZONA DEPARTMENT OF REVENUE
1600 West Monroe Street
Phoenix, Arizona 85007
Attention: Director

Honorable Kevin Ross
County Assessor
MARICOPA COUNTY, ARIZONA
301 West Jefferson Street
Phoenix, Arizona 85003

Re: City of Surprise, Arizona, Newly Created Taxing
District Known as City of Surprise, Arizona Sun
City Grand Lighting Improvement District No. 2

Gentlemen:

This letter is written to you on behalf of the Mayor and Council of the City of Surprise, Arizona in accordance with the provisions of Title 42, Chapter 2, Article 10, Section 42-483, Arizona Revised Statutes, as amended, in order to notify you of the establishment of a new taxing district within the City of Surprise, Arizona.

I represent the City of Surprise, Arizona and in that connection, I am enclosing herewith an executed copy of Resolution No. 98-07 which was passed, adopted and approved by the Mayor and Council of the City of Surprise, Arizona on January 22, 1998.

Resolution No. 98-07 created a new tax district within the boundaries of the City of Surprise, Arizona known as "City of Surprise, Arizona Sun City Grand Lighting Improvement District No. 2."

The boundaries of City of Surprise, Arizona Sun City Grand Lighting Improvement District No. 2 are set forth on Exhibit A attached to Resolution No. 98-07 enclosed herewith.

PSS1CB9F.WP5

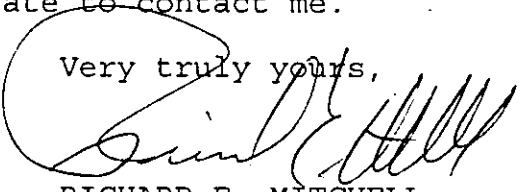
O'CONNOR CAVANAGH

Arizona Department of Revenue
Maricopa County Assessor
July 8, 1998
Page 2

On behalf of the City of Surprise, Arizona, I would request that the Director of the Arizona Department of Revenue allow the City of Surprise, Arizona to assess, levy and collect taxes relating to City of Surprise, Arizona Sun City Grand Lighting Improvement District No. 2 for tax year 1998/99.

If you need anything further in connection with this matter, please do not hesitate to contact me.

Very truly yours,



RICHARD E. MITCHELL

REM:je
Enclosure

cc: Ms. Sherry Aguilar, Clerk, CITY OF SURPRISE, ARIZONA



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	November 21, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action on declaring its intention to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Desert Oasis Parcel B10 #168 Street Lighting Improvement District; Resolution # 2017-106.

Motion:

I move to approve Resolution # 2017-106.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders.

The City and Arizona Public Service Company (“APS”) have approved the street layout and facilities design. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of equal apportionment taxes based on the number and classification of properties within the district.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Desert Oasis Parcel B10 #168 development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street

Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2018 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2018, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2019, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-106](#)
 - ☐ [SLID Petition](#)
-

RESOLUTION # 2017-106

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED ON THE NUMBER AND CLASSIFICATION OF PROPERTIES WITHIN THE DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, DESERT OASIS PARCEL B10 #168 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public streets and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Surprise, Arizona, as follows.

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, DESERT OASIS PARCEL B10 #168 LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvements as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of an equal apportionment of taxes based on the number and classification of properties within the District to be known and designated as "City of Surprise, Arizona Desert Oasis Parcel B10 #168 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by an equal apportionment of taxes based on the number and classification of the properties within the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this __day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

DESERT OASIS BAER PARCEL B10 LEGAL DESCRIPTION

A PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NUMBER 2009-0009275, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1108.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO COURSES;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 1526.45 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 1096.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 80 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 933.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 163RD AVENUE AS SHOWN ON A MAP OF DEDICATION FOR BAER PARCEL IN BOOK 666, PAGE 08 OF MAPS ON FILE IN THE MARICOPA COUNTY RECORDER'S OFFICE;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES;

THENCE SOUTH 09 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 449.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1685.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1404.17 FEET THROUGH A CENTRAL ANGLE OF 47 DEGREES 44 MINUTES 47 SECONDS;

THENCE SOUTH 37 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 681.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1465.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 532.99 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 50 MINUTES 42 SECONDS TO THE POINT OF BEGINNING.

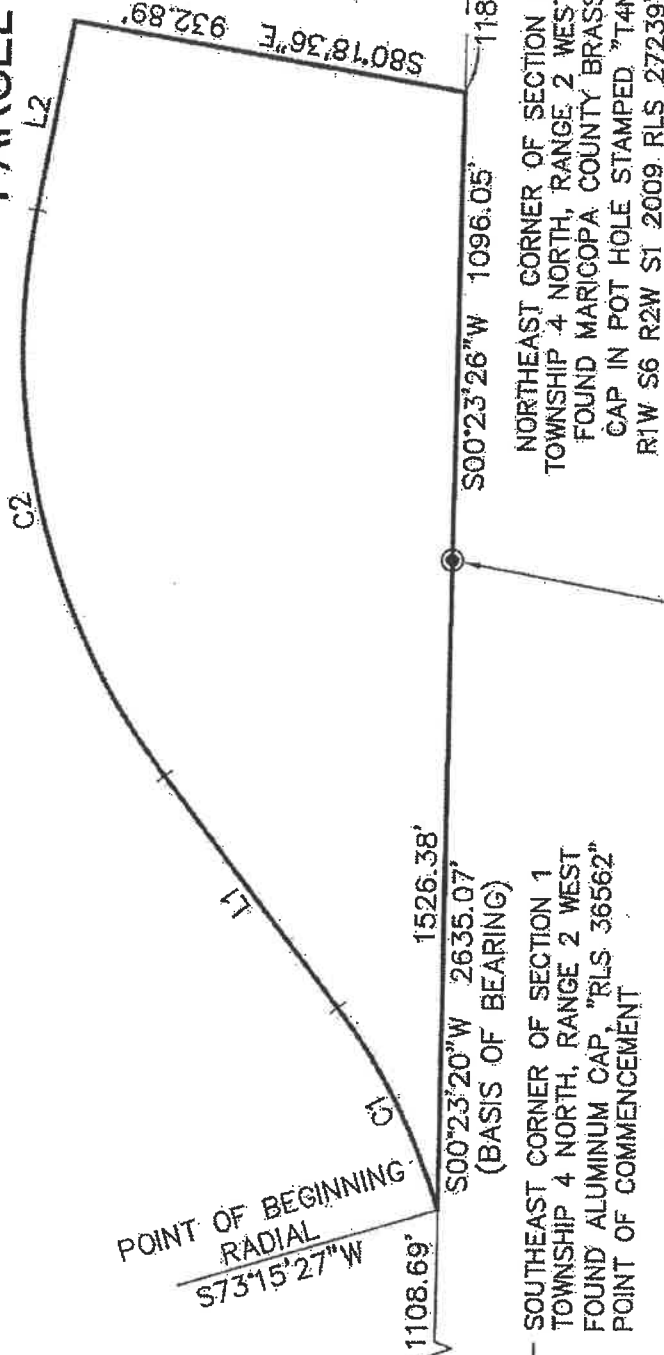


EXHIBIT B

DESERT OASIS PARCEL B10 PARCEL EXHIBIT



SCALE: 1"=400'



CARDNO JOB # 4161239000
 SHEET 1 OF 2
 SEE SHEET 2 FOR LINE TABLE
 AND CURVE TABLE

DESERT OASIS PARCEL B10 PARCEL EXHIBIT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	20°50'43"	1465.00'	532.99'	269.48'	530.06'	N27°09'54"W
C2	47°44'58"	1685.00'	1404.26'	745.80'	1363.97'	N13°42'47"W

LINE TABLE

NO.	BEARING	LENGTH
L1	N37°35'16"W	681.57'
L2	N10°09'43"E	449.67'

CARDNO JOB # 4161239000
SHEET 2 OF 2
SEE SHEET 1 FOR EXHIBIT



STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

Expenses of the District shall be paid by the levy and collection of an equal apportionment of taxes based on the number and classification of properties within the District.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:
Desert Oasis Parcel B10 #168

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Centex Homes	163 RD Avenue and Desert Oasis Blvd	503-73-179	 V.P. LAND



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is available in those portions of cities, towns and unincorporated communities in which Company does a general retail electric business and where Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

APPLICATION

This rate schedule is applicable to service for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities where such service for the entire area is contracted for from the Company by the city, town, other governmental agencies, or a responsible individual for unincorporated communities. Dusk is defined as the time between sunset and full night when a photocontrol senses the lack of sufficient sunlight and turns on the lights. Dawn is defined as the time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

RATES

The bill shall be computed at the following rates for each type of standard facility and/or service utilized to provide street lighting, plus any adjustments incorporated in this schedule:

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	RATES	
				Investment by Company	Investment by Others
A. Acorn	9,500 HPS	100	41	\$ 27.06	\$9.22
	16,000 HPS	150	69	30.04	11.65
	6000 IND	85	29	17.87	4.77
B. Architectural	9,500 HPS	100	41	15.38	7.34
	16,000 HPS	150	69	17.96	9.82
	30,000 HPS	250	99	21.31	12.60
	50,000 HPS	400	153	26.29	18.13
	14,000 MH	175	72	21.51	11.79
	21,000 MH	250	101	24.42	14.54
	36,000 MH	400	159	30.54	20.00
	8,000 LPS	55	30	22.35	9.82
	13,500 LPS	90	50	26.36	11.84
	22,500 LPS	135	72	30.11	14.45
	33,000 LPS	180	90	36.22	17.02
	6,200 IND	85	29	9.40	3.65
	8,400 IND	100	34	9.93	4.05
	10,200 IND	120	41	10.91	4.63
	13,000 IND	150	52	12.05	5.50
	20,500 IND	200	69	13.72	6.84
	22,500 IND	265	91	16.37	8.62
	5,800 LED	94	32	16.53	4.79
	7,400 LED	127	44	18.96	5.89
	12,300 LED	203	70	23.66	8.22



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

				RATES	
	Lumen	Watts	kWh	Investment by Company	Investment by Others
B. Architectural	9,200 LED	139	48	\$23.77	\$6.78
	13,620 LED	202	70	26.45	8.58
	6,400 LED	89	31	16.61	4.73
C. Cobra/Roadway	5,800 HPS	70	29	8.73	5.16
	9,500 HPS	100	41	10.28	6.32
	16,000 HPS	150	69	12.87	8.82
	30,000 HPS	250	99	15.52	11.46
	50,000 HPS	400	153	21.06	16.37
	14,000 MH	175	72	14.97	10.20
	21,000 MH	250	101	17.49	12.69
	36,000 MH	400	159	23.03	17.63
	8,000 FL	100	38	17.20	5.04
	6,200 IND	75	26	9.78	3.50
	6,400 IND	85	29	8.33	3.51
	8,000 IND	88	30	9.72	3.75
	8,400 IND	100	34	9.01	3.93
	10,200 IND	120	41	9.69	4.47
	13,000 IND	150	52	10.67	5.32
	15,250 IND	200	69	12.87	6.73
	22,500 IND	250	86	17.22	8.41
	Gray/Bronze 3,500 IND	55	19	9.75	3.03
	6,000 LED	95	33	15.83	4.76
	8,700 LED	142	49	17.80	6.06
	9,600 LED	157	54	18.94	6.54
	11,600 B-LED	181	62	17.67	6.90
	Gray/Bronze 3,300 LED	43	15	8.36	2.59
	Gray/Bronze 5,300 LED	67	23	9.70	3.29
	Gray/Bronze 8,300 LED	106	37	12.58	4.59
	Gray/Bronze 10,500 LED	130	45	14.00	5.29
	Gray/Bronze 20,000 LED	258	89	24.33	9.54
D. Decorative Transit	9,500 HPS	100	41	37.09	11.11
	16,000 HPS	150	69	36.88	12.41
	30,000 HPS	250	99	42.46	16.02
	5,300 LED	75	26	26.40	5.69
	8,300 LED	100	34	28.27	6.47
	10,500 LED	150	52	30.35	7.91
E. Flood	30,000 HPS	250	99	20.61	12.81
	50,000 HPS	400	153	25.56	17.77
	21,000 MH	250	101	22.00	13.53
	36,000 MH	400	159	26.82	18.35



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

					Rates	
		Lumens	Watts	kWh	Investment By Company	Investment By Others
F. Post Top	Colonial Gray	8,000 FL	100	38	\$18.54	\$5.23
		9,500 HPS	100	41	10.60	6.65
	Colonial Black	9,500 HPS	100	41	12.21	6.88
	Decorative Transit	9,500 HPS	100	41	32.47	10.24
	Copper Square	6,000 IND	85	29	17.52	4.72
	Gray/Black	8,000 IND	88	30	13.80	4.29
	Gray/Black	4,350 LED	86	30	12.52	4.12
G. FROZEN						
		4,000 INC	295	103	\$9.78	\$5.47
		7,000 MV	175	73	12.67	7.27
		11,000 MV	250	96	15.87	9.68
		20,000 MV	400	150	24.92	14.12

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II. POLES

			RATES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$12.17	\$1.68
			22 ft.	13.70	1.88
			25 ft.	14.82	2.05
			30 ft.	17.03	2.34
			32 ft.	17.89	2.37
		2 Simplex Adapters	12 ft.	12.98	1.79
			22 ft.	14.91	2.06
			25 ft.	15.55	2.14
			30 ft.	18.07	2.49
			32 ft.	19.28	2.66
	Square Steel	5"	13 ft.	13.95	1.92
			15 ft.	12.47	1.72
			23 ft.	14.79	2.03
			25 ft.	16.26	2.23
			28 ft.	18.05	2.48
			32 ft.	17.95	2.47
	Concrete		12 ft.	41.58	5.73
Fiberglass		12 ft.	35.21	4.85	
Decorative Transit Pedestrian	4"	16 ft.	34.33	4.73	
Decorative Transit	6"	30 ft.	66.28	9.13	
Hinged Poles	Square	15 ft.	13.20	1.08	
	Round	19 ft.	11.93	.97	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	11.71	1.61
			22 ft.	13.24	1.82
			25 ft.	14.35	1.98
			30 ft.	16.58	2.29
			32 ft.	17.41	2.40
		2 Simplex Adapters	12 ft.	12.51	1.72
			22 ft.	13.97	1.92
			25 ft.	15.08	2.07
			30 ft.	17.61	2.42
			32 ft.	18.81	2.59
		3 Bolt Arm	32 ft.	21.62	2.97
	Square Steel	5"	13 ft.	13.50	1.86
			15 ft.	13.80	1.89
			23 ft.	14.32	1.98
			25 ft.	15.80	2.19
			28 ft.	17.56	2.42
			32 ft.	18.23	2.50



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

II POLES (cont)

			RATES			
			Investment by Company	Investment by Others		
C. Direct Bury	Round Steel	Height	19 ft.	\$18.42	\$2.54	
		30 ft.	14.38	2.66		
		38 ft.	17.55	2.73		
		Self Support Stepped	40 ft.	21.62	3.42	
			25 ft.	49.72	4.06	
			32 ft.	52.36	4.27	
			49 ft.	64.99	8.96	
			Square Steel	4"	34 ft.	15.87
		5"		20 ft.	15.07	2.49
	30 ft.			15.71	2.59	
	38 ft.			17.05	2.96	
	8"	28 ft.		28.45	2.32	
		32 ft.		29.74	2.43	
		Decorative Transit		41 ft 6 in	20.47	3.01
	Decorative Transit		47 ft.	25.50	3.75	
Steel Distribution Pole (for lighting only)		35 ft.	23.54	3.10		
D. Post Top	Decorative Transit Anchor Base		16 ft.	35.07	4.82	
	Gray Steel/Fiberglass		23 ft.	12.16	2.00	
	Black Steel		23 ft.	13.41	2.21	
E. Existing distribution pole suitable for streetlight use			1.48	--		
F. FROZEN	Wood Poles	30 ft.	\$8.95	\$1.55		
		33 ft.	8.95	1.48		

NOTE: The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the customer provides earthwork and conduit (excluding the underground to overhead transition).

III. ANCHOR BASE

		Height	RATES	
			Investment by Company	Investment by Others
A. Flush		4 ft.	\$9.91	\$1.36
		6 ft.	11.82	2.05
B. Pedestal		8 ft.	13.54	2.36
	For 32' Round Steel Pole only	4 ft. 6"	9.39	1.63



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		RATES
		Company Owned
Underground Circuit Charges:		
a.	Per foot of cable, installed under paving	\$0.15716
b.	Per foot of cable, not installed under paving	0.05589

V. DETERMINATION OF RATES FOR NEW EQUIPMENT

Monthly rates for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above shall be determined by the Company using the following method:

Step 1 Determination of Charges for each Charge Type							
Charge Type	Monthly Charge		Cost Inputs		PV Factor		Monthly Fixed Charge Rate
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.533%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.449%
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.132	x	1.533%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.082	x	1.449%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.381	x	1.533%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.04023		
7	T&D, RCS, SB	=	kWh per month	x	0.03516		

Step 2 Determination of Total Monthly Charge		
The total monthly charge shall be the summation of the charges for each applicable charge type		
Equipment	Charge Type	
Fixture - IBC	1,5,6,7	
Fixture - IBO	3,5,6,7	
Pole, Anchor Base - IBC	2	
Pole, Anchor Base - IBO	4	



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

TRIP CHARGE

When Company is not the responsible party contracted for the regular maintenance of a street lighting system owned by a city, town or other governmental entity, a \$100.00 trip charge per light will be charged when Customer requests a disconnect and/or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street light equipment. The trip charge will also apply when Customer request disconnect or reconnect for non-maintenance purposes.

ADJUSTMENTS

1. The bill is subject to the Renewable Energy Standard as set forth in the Company's Adjustment Schedule REAC-1 pursuant to Arizona Corporation Commission Decision No. 70313.
2. The bill is subject to the Power Supply Adjustment factor as set forth in the Company's Adjustment Schedule PSA-1 pursuant to Arizona Corporation Commission Decision No. 67744 Arizona Corporation Commission Decision No. 69663, and Arizona Corporation Commission No. 71448, and 73183.
3. The bill is subject to the Transmission Cost Adjustment factor as set forth in the Company's Adjustment Schedule TCA-1 pursuant to Arizona Corporation Commission Decision No. 67744.
4. The bill is subject to the Environmental Improvement Surcharge as set forth in the Company's Adjustment Schedule EIS pursuant to Arizona Corporation Commission Decision No. 69663 and Arizona Corporation Commission Decision No. 73183.
5. Direct Access customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge as set forth in the Company's Adjustment Schedule RCDAC-1 pursuant to Arizona Corporation Commission Decision No. 67744.
6. The bill is subject to the Demand Side Management Adjustment Charge as set forth in the Company's Adjustment Schedule DSMAC-1 pursuant to Arizona Corporation Commission Decision No. 71448.
7. The bill is subject to the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of APS and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.
2. The Company cannot guarantee that streetlighting facilities will always operate as intended. Therefore, the customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by customer; however, if the maintenance requires cable replacement or repairs, the Company shall use reasonable efforts to complete said repairs within twenty (20) working days.
3. The customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.



**RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE**

NON-STANDARD FACILITIES

Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.

EXTENSION OF STREET LIGHTING SYSTEM

The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the customer. When the extension is underground the customer will provide earthwork as specified in of the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.

Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.

TERMS AND CONDITIONS

Service under this rate schedule is subject to the Company's Schedule 1, Terms and Conditions for Standard Offer and Direct Access Services and the Company's Schedule 10, Terms and Conditions for Direct Access. These schedules have provisions that may affect the customer's bill. In addition, service may be subject to special terms and conditions as provided for in a customer contract or service agreement.



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

Back Print

Council Meeting Date:	November 21, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the Preliminary Plat entitled, "Desert Oasis- Parcel B10" dated August 28, 2017, to allow for the development of a single-family residential subdivision in parcel B10 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis.

Motion:

I move to approve the Preliminary Plat entitled, "Desert Oasis- Parcel B10" dated August 28, 2017 subject to stipulations A through D as recommended by the Planning & Zoning Commission.

Background:

On May 11, 2017 Centex Homes submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in parcel B10 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis. On October 19, 2017 the Planning and Zoning Commission passed a motion to recommend approval of the Preliminary Plat, Case FS17-230, to the Mayor and City Council.

Objective Analysis:

This proposed Preliminary Plat will allow for the development of a single-family residential subdivision on the subject site.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00 - FS17-230 Desert Oasis B10 - Preliminary Plat - Staff Report](#)
 - ☐ [01 - FS17-230 Desert Oasis B10 - Preliminary Plat - Vicinity Map](#)
 - ☐ [02 - FS17-230 Desert Oasis B10 - Preliminary Plat](#)
 - ☐ [03 - FS17-230 Desert Oasis B10 - Preliminary Plat - Landscape Plans](#)
 - ☐ [04 - FS17-230 Desert Oasis B10 - Preliminary Plat - Sidewalk Circulation Plan](#)
 - ☐ [05 - FS17-230 Desert Oasis B10 - Preliminary Plat - DUSD Letter](#)
 - ☐ [06 - FS17-230 Desert Oasis B10 - Preliminary Plat - Luke AFB Letter](#)
 - ☐ [07 - FS17-230 Desert Oasis B10 - Preliminary Plat - ADOT Comments](#)
 - ☐ [08 - FS17-230 Desert Oasis B10 - Preliminary Plat - MWD Comments](#)
 - ☐ [09 - FS17-230 Desert Oasis B10 - Preliminary Plat - Flood Control District Comments](#)
 - ☐ [10 - FS17-230 Desert Oasis B10 - Preliminary Plat - Presentation](#)
-

Preliminary Plat

REPORT TO THE CITY COUNCIL

Case: **FS17-230**

Project Name: Desert Oasis B10

Council District: **1 – ACACIA**

Meeting Date: **November 21, 2017**

Planner: Sergio Angulo

Owner: Centex Homes

Applicant: Laura Meyers with Centex Homes

Request: Preliminary Plat for 142 Lots.

Site Location: Generally south of Jomax Road and east of 163rd Avenue in Desert Oasis.

Site Size: 43.16 Acres (approx.)

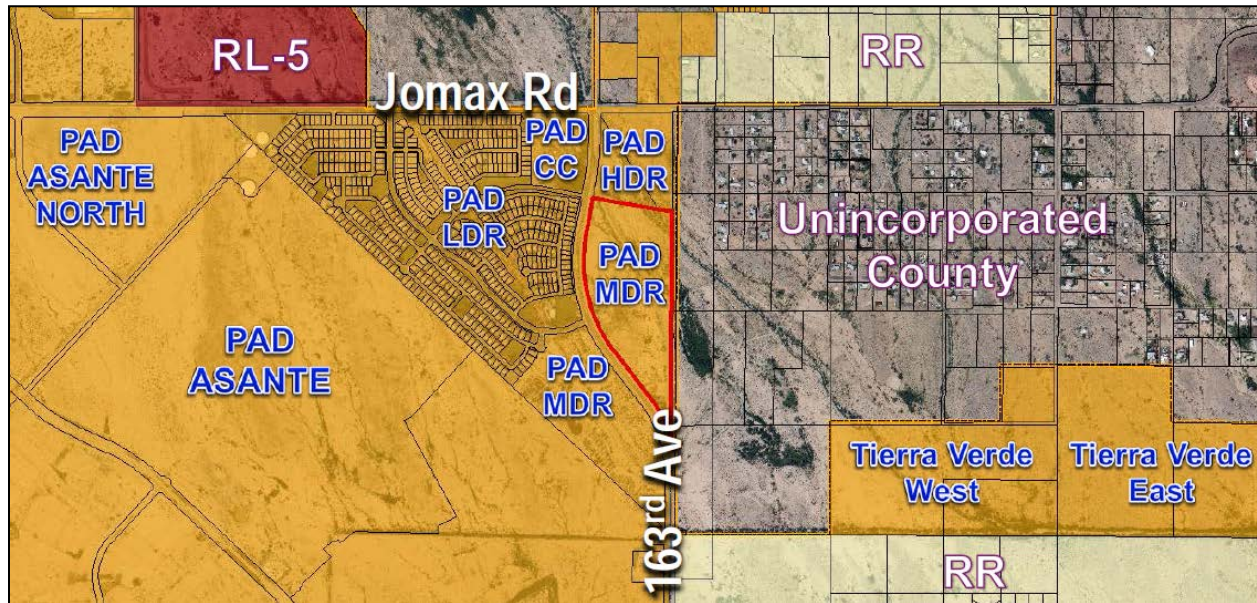
Density: 3.29 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-230.

Support/Opposition: None known.

Recommendation: On October 19, 2017 the Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS17-230, subject to stipulations 'A' through 'D'.

34 **Existing Land Zoning:**



PAD (Commercial)	PAD (HDR)	Maricopa County (R-5 RUPD)
PAD (LDR)	PAD (MDR)	Maricopa County (R-5 RUPD)
PAD (MDR)	PAD (MDR)	Maricopa County (R-5 RUPD)

35 **History:**

36

37 **November 3, 1988:** The subject parcel was annexed into the City.

38 **September 14, 2000:** The Mayor and City Council approved The Desert Oasis at Surprise Planned
39 Area Development (PAD).

40 **December 8, 2016:** Staff met with the applicant to discuss the project during a regularly scheduled
41 Concept Review meeting under CR16-527.

42 **May 11, 2017:** The applicant filed a request for a Preliminary Plat and Final Plat approval for a new
43 142-lots residential subdivision.

44 **October 19, 2017:** The Planning and Zoning Commission passed a motion to recommend **approval**
45 to the Mayor and City Council of the Preliminary Plat case FS17-230, subject to stipulations 'A'
46 through 'D'.

Project Description:

Centex Homes requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 43.16 acres in parcels B10 & B11 of the Desert Oasis at Surprise Planned Area Development (PAD) generally located south of Jomax Road and east of 163rd Avenue. The applicant proposes 142 residential lots and landscape tracts for open space recreation and retention which includes an amenity tot lot.

The subject property is zoned Planned Area Development (PAD) and has land use designations of Medium Density Residential (39 acres approx.) and Open Space (4 acres approx.). The PAD allows a maximum density of 6 dwelling units per acre and this development proposes a total density of 3.29 dwelling units per acre.

The proposed subdivision shows two (2) access points into the site located on the west side from 163rd Avenue. Staff and the applicant understand the need for improvements to 163rd Avenue and the intersection of Jomax and 163rd to ensure that the future residents of this proposed development and future developments along 163rd Avenue have the necessary access and roadway level of services that meets City standards. The applicant has been working with City Staff to identify the improvements needed to 163rd Avenue starting from San Ysidro Road to Jomax Road. At the time of this report the applicant continues to work with City Staff to finalize this study. Once the applicant and City Staff identify the required improvements, the applicant will be responsible for the required street improvements along the portion of 163rd Avenue that abuts the subject site. Stipulation 'A' guarantees that 163rd Avenue will meet the minimum level of service while the required improvements are identified. Stipulations 'B' and 'C' ensures that the adjacent development to the east will have adequate vehicular access.

The site proposes good pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along 163rd Avenue, and to a proposed development called Paloma Creek located to the east. The site proposes a multi-use trail easement along the northeast corner of the site which will provide connections to and from future developments to the east and north of the subject site.

The proposed subdivision consists of 142 single-family detached homes. The typical lot size is 5,750 sq. ft. and the minimum lot width is 50'. The site dedicated approximately 14 acres (39%) for open space which include a tot lot with playground equipment, BBQ facilities, shaded seating, and a multi-use trail within the regional wash that crosses the subdivision along the northeast of the site. Additional landscape and retention tracts also contribute to the total open space. The proposed open space and landscape meets and exceeds the minimum requirements of the PAD (10%) and the SUDC (20%).

This Preliminary Plat application is in conjunction with a related Final Plat application which will be presented to the Mayor and City Council for action at a later date.

89 **Reviewing Agencies:**

90
91 In addition to the standard city internal reviewing departments, the Dysart Unified School District,
92 the Arizona Department of Transportation, Maricopa Water District, Maricopa County Flood
93 Control District, and Luke AFB were included in the routing of this request. None of the reviewing
94 agencies indicated any concerns over the request.

95
96 **Summary:**

97
98 By accepting and incorporating stipulations 'A' through 'D' the proposed Preliminary Plat will meet
99 the requirements of the Desert Oasis at Surprise PAD, the SUDC, and the General Plan.

100
101 **Findings:**

- 102
103
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Desert Oasis at Surprise PAD and the SUDC.

104
105
106
107 **Recommendation:**

108
109 On October 19, 2017 the Planning and Zoning Commission passed a motion to recommend
110 **approval** to the Mayor and City Council of the Preliminary Plat case FS17-230, subject to
111 stipulations 'A' through 'D' as outlined below:

- 112
113 A. The applicant will continue to work with City Staff on a conceptual design for 163rd
114 Avenue from San Ysidro Road to Jomax Road, including the intersection of Jomax
115 Road and 163rd Avenue through a Design Concept Report (or similar type)
116 deliverable. This design concept will ensure, at a minimum, a Level of Service (LOS) C
117 on 163rd Avenue.
- 118 B. The Final Plat of Desert Oasis – Baer Parcel B10 will dedicate TRACT F as Right of
119 Way with improvements required. The associated Yearling Road extension
120 construction documents will be completed after B10 plat recordation and shall be an
121 amendment to the approved B10 improvement plans.
- 122 C. The Final Plat of Desert Oasis – Baer Parcel B10 will show a 55' easement for future
123 Public right-of-way and 8' Public Utility Easements (PUE's) from 163rd Avenue to the
124 proposed development to the east through TRACT A in general conformance with
125 the location identified in Exhibit A. To account for the existing access onto
126 northbound 163rd Avenue from Desert Oasis Parcel B9, the Tract A future local
127 street connection will be limited to right-in, right-out ingress and egress. Within 60
128 days following the annexation of the Paloma Creek property into the City of Surprise
129 and the City acceptance of Paloma Creek property into the SPA 2 service area, the
130 Owner shall authorize the formal dedication of the Public right-of-way and PUE. All

131 costs for said dedications, roadway extension and utilities construction shall be
132 borne by the developer of Paloma Creek.

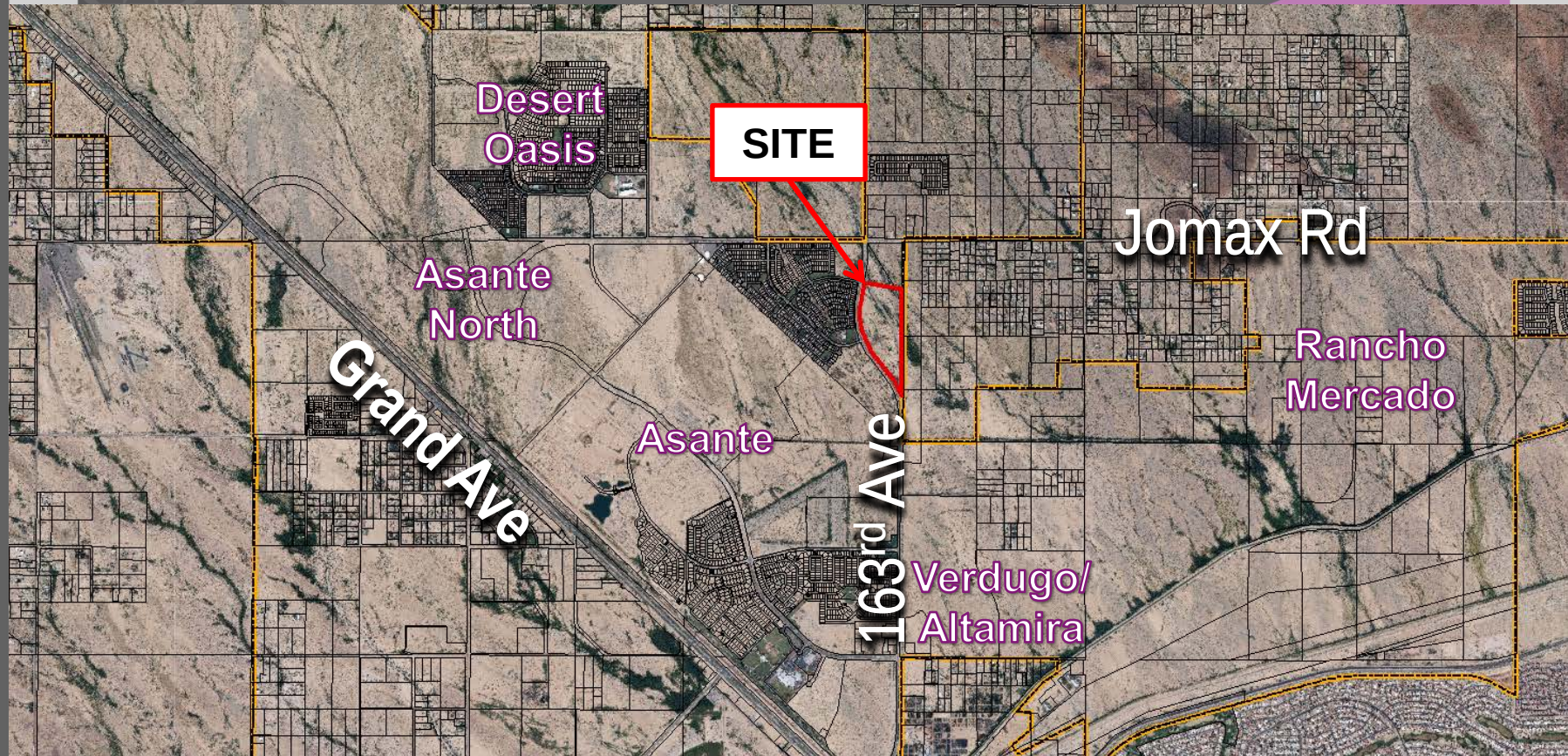
133 D. Non-compliance with the stipulations of approval of this case will be treated as a
134 violation in accordance with the provisions of Article XIV of the Surprise Unified
135 Development Code.

136 However, should the City Council wish to recommend **denial** of the request, the City Council should
137 make its own findings and base its decision on those alternative findings.

138
139 **Attachments:**
140

- 141 01 Vicinity Maps
- 142 02 Preliminary Plat
- 143 03 Landscape Plans
- 144 04 Sidewalk Circulation Exhibit
- 145 05 Dysart Unified School District Letter
- 146 06 Luke AFB Letter
- 147 07 ADOT Comments
- 148 08 MWD Comments
- 149 09 Flood Control District Comments

VICINITY MAP





S U R P R I S E
ARIZONA

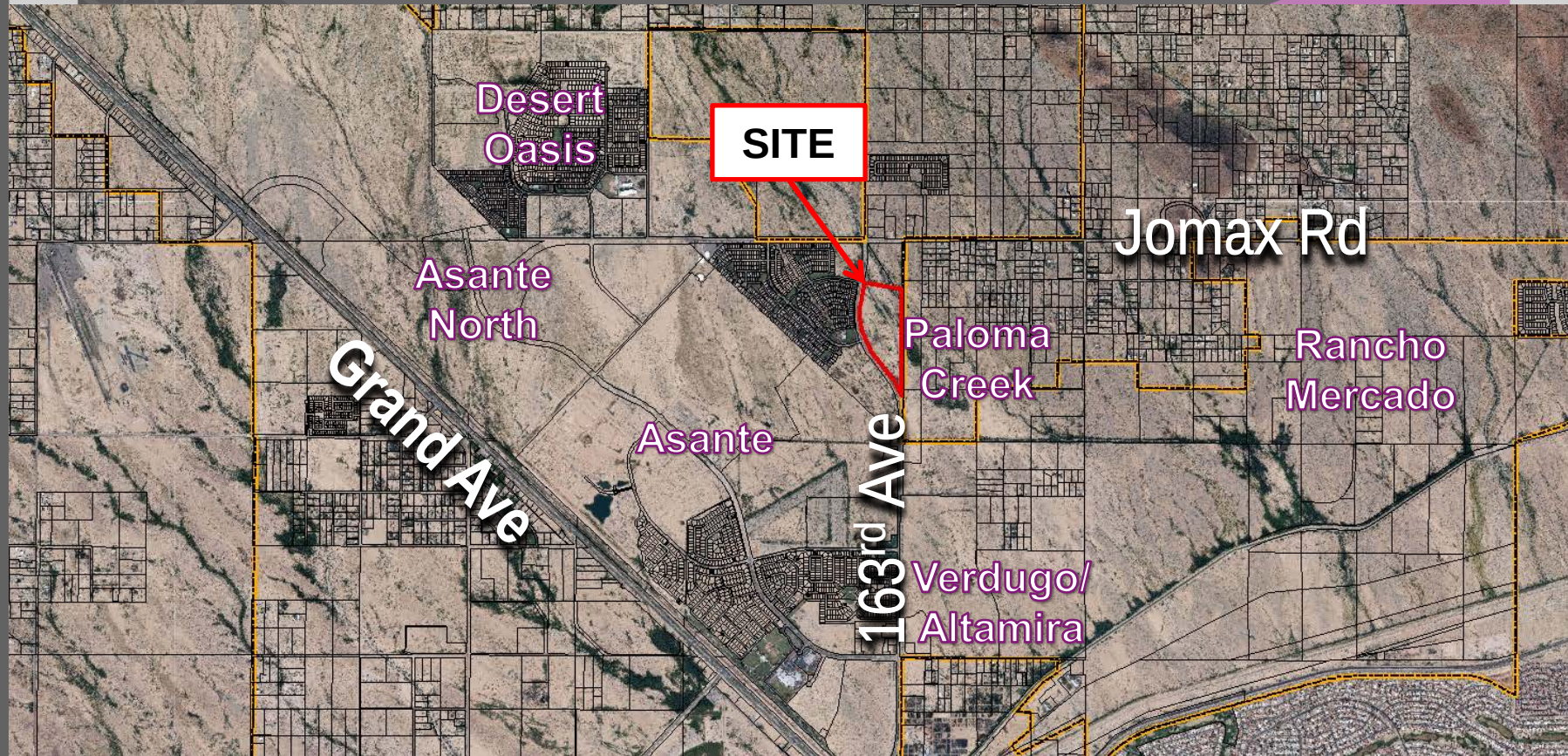
Desert Oasis Parcel B10

Preliminary Plat

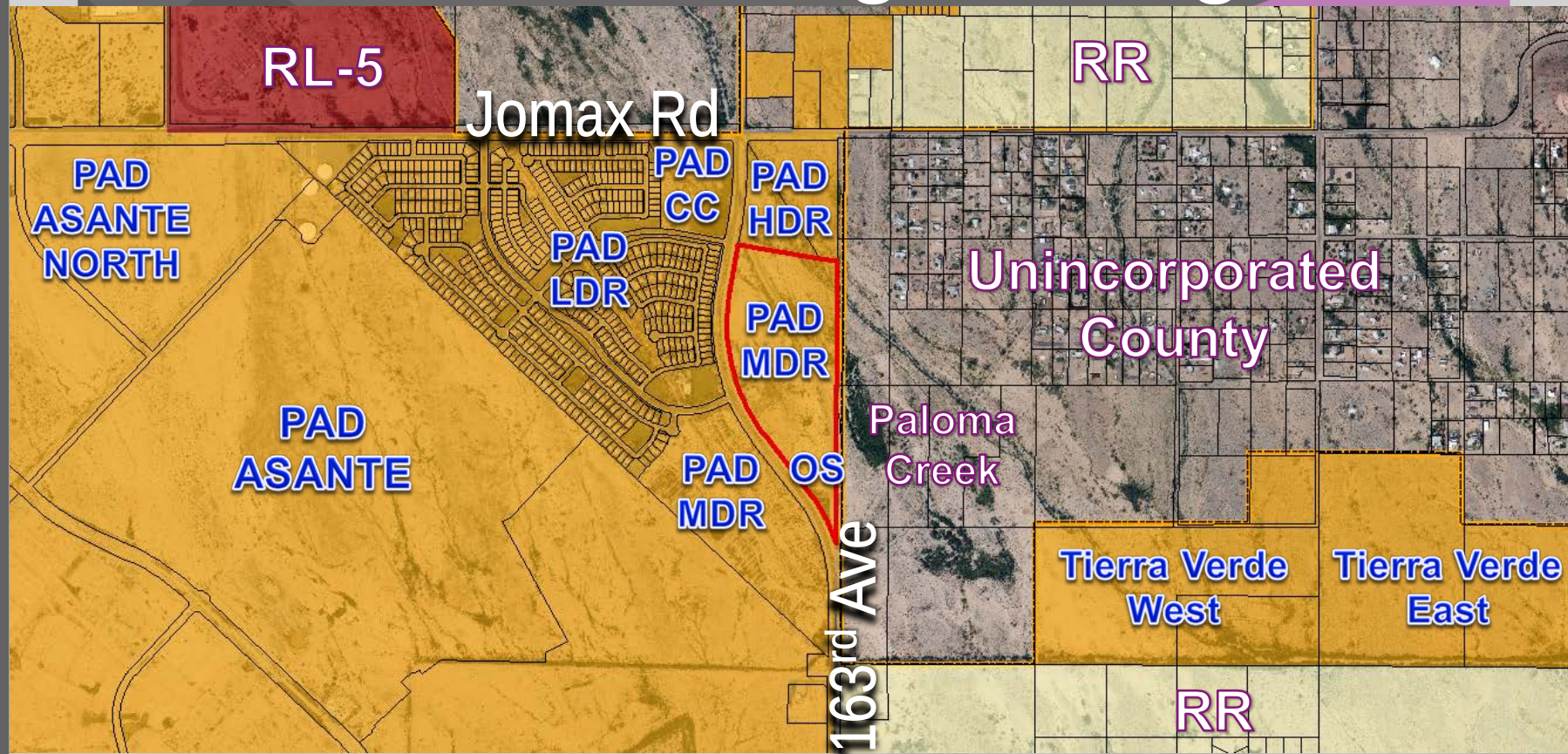
FS17-230

City Council
November 21, 2017

VICINITY MAP

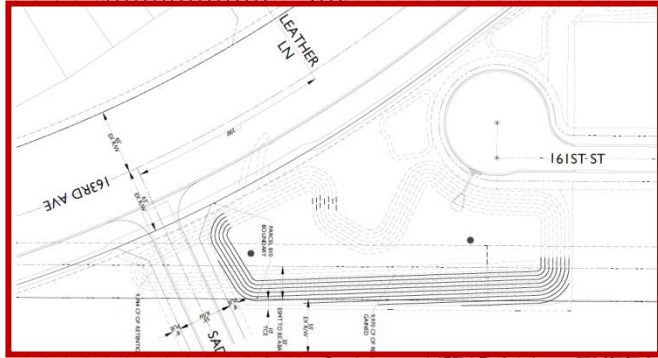


Surrounding Zoning



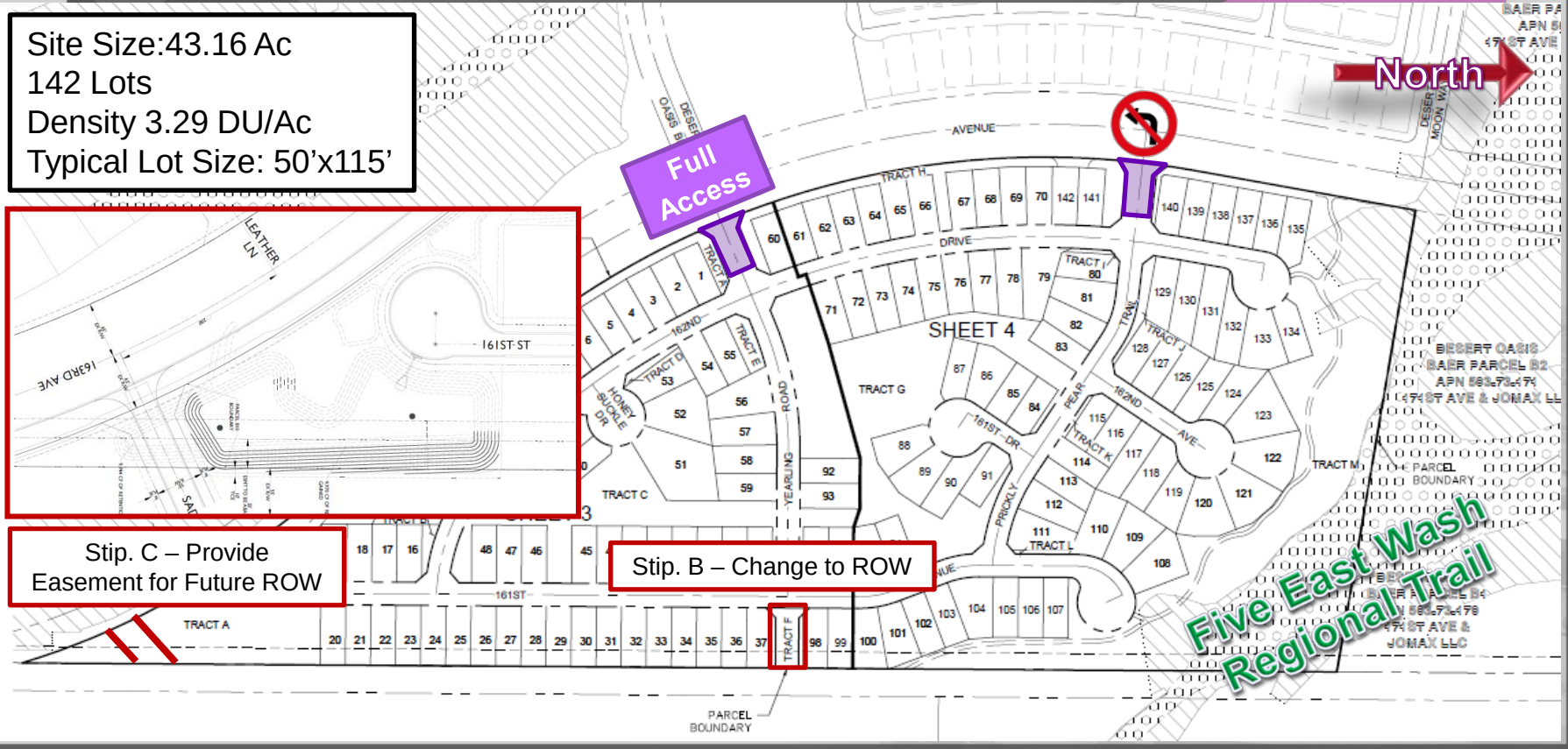
Preliminary Plat

Site Size: 43.16 Ac
142 Lots
Density 3.29 DU/Ac
Typical Lot Size: 50'x115'



Stip. C – Provide
Easement for Future ROW

Stip. B – Change to ROW



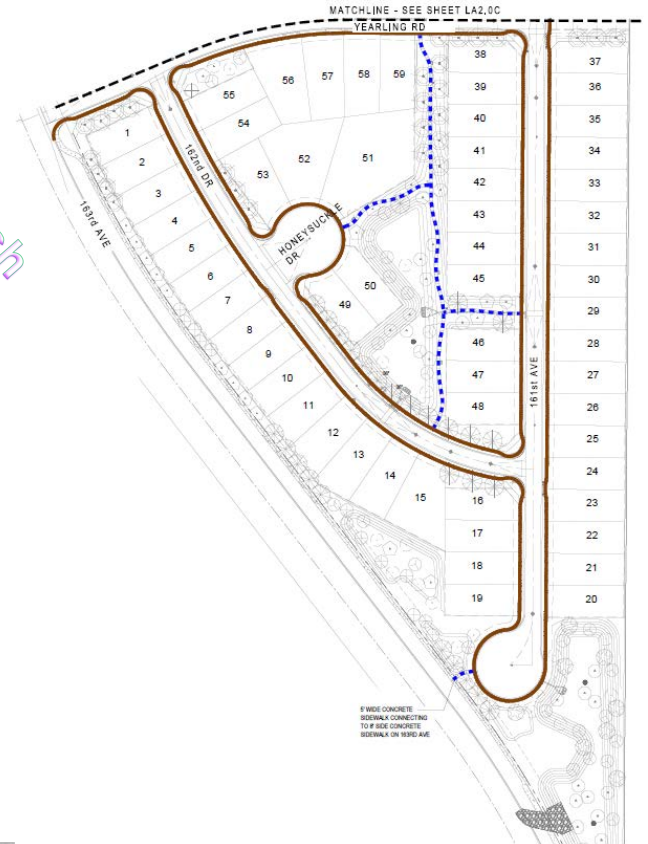
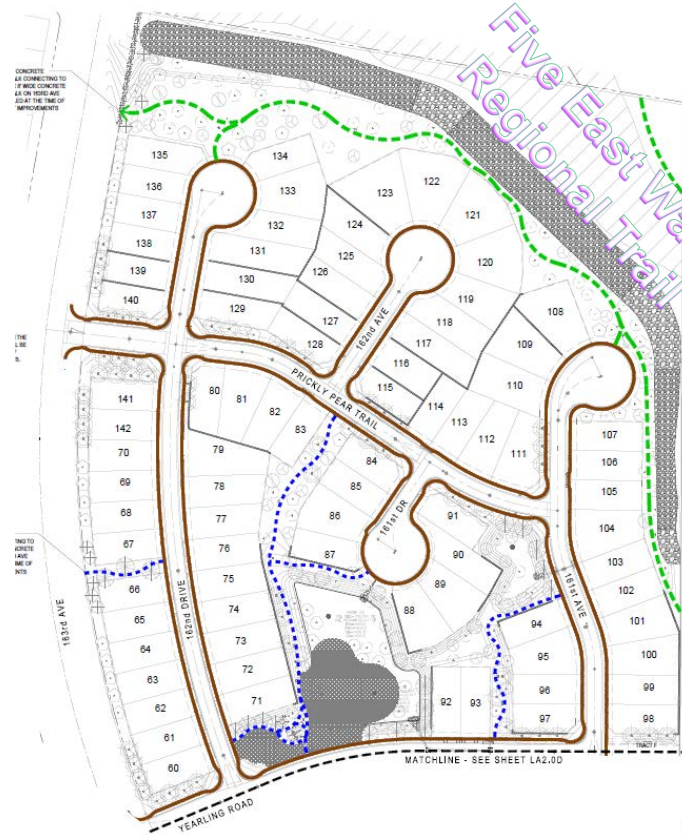
Pedestrian Circulation

SYMBOL

5' ON STREET PEDESTRIAN SIDEWALK

5' PEDESTRIAN TRAIL

8' WIDE CONCRETE SIDEWALK



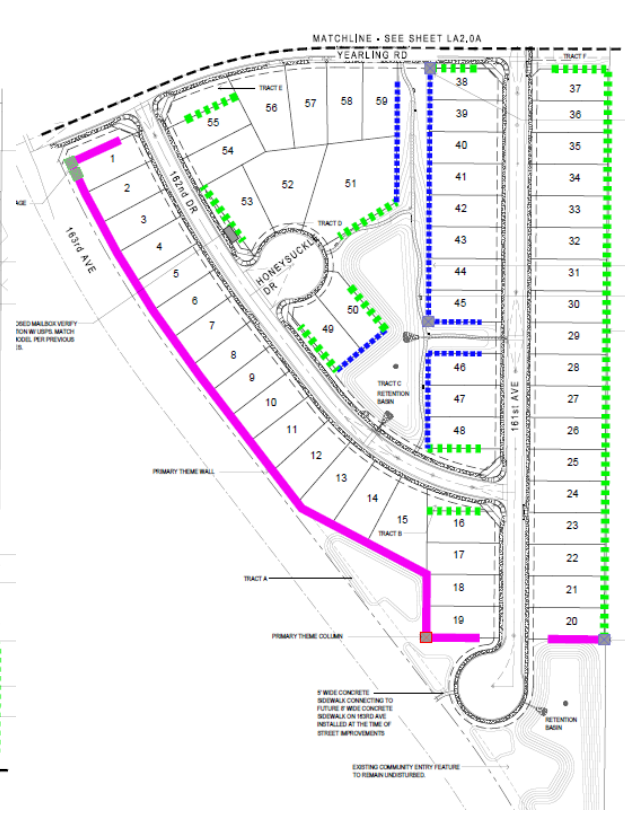
Landscape

14.19 Acres Open Space
39% of Overall Site



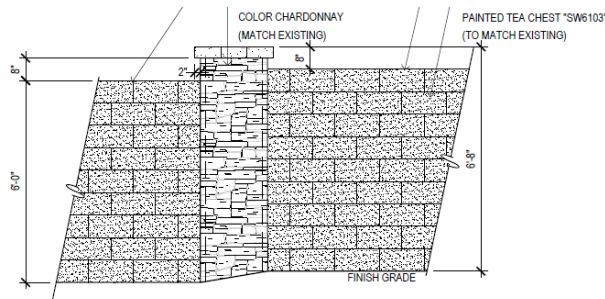
Main Amenity Area





WALL LEGEND	
SYMBOL	DESCRIPTION
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	COMBO VIEW FENCE WALL
	SUBDIVISION ENTRY SIGNAGE
	PRIMARY THEME WALL COLUMN
	SECONDARY THEME COLUMN
	MAILBOX KIOSK

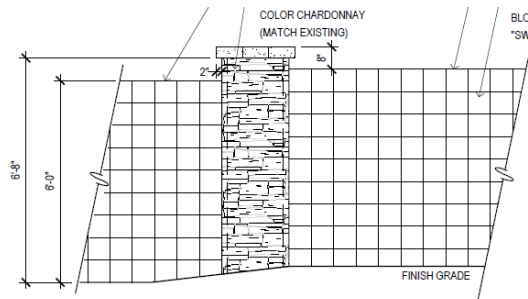
Walls and Signage



1

Primary Theme Wall

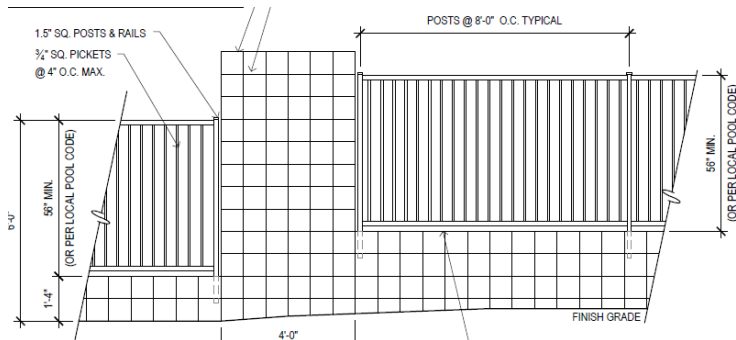
SCALE: 1/2"=1'-0"



2

Secondary Theme Wall

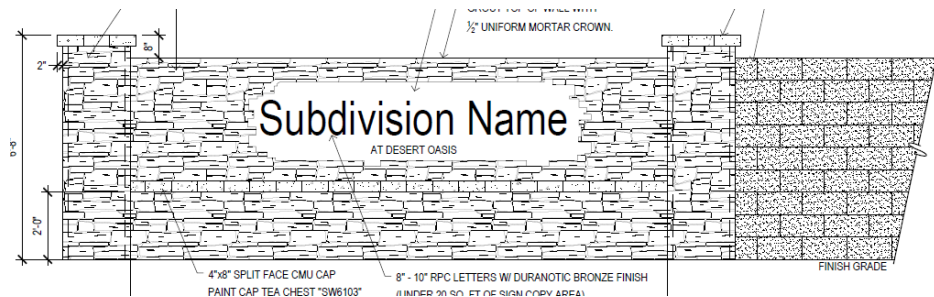
SCALE: 1/2"=1'-0"



3

Combo View Fence

SCALE: 1/2"=1'-0"



4

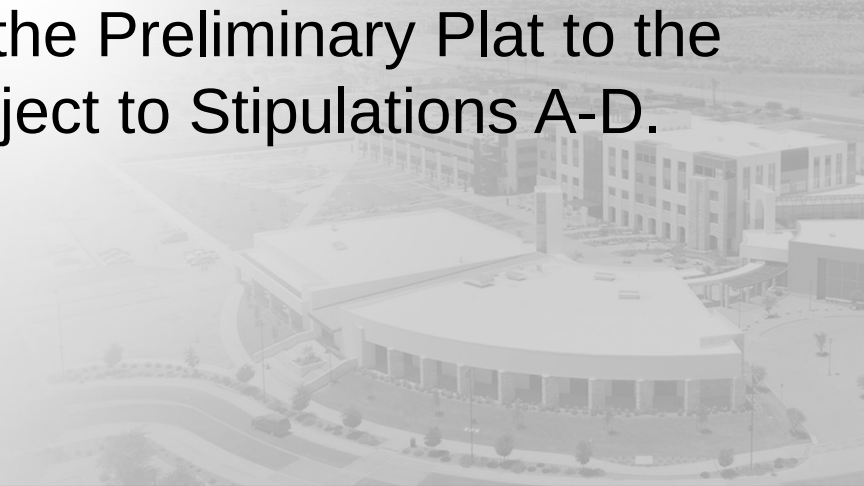
Subdivision Entry Signwall

SCALE: 1/2"=1'-0"



P&Z RECOMMENDATION

On October 19, the P&Z Commission passed a motion to Recommend Approval of the Preliminary Plat to the Mayor and City Council, subject to Stipulations A-D.



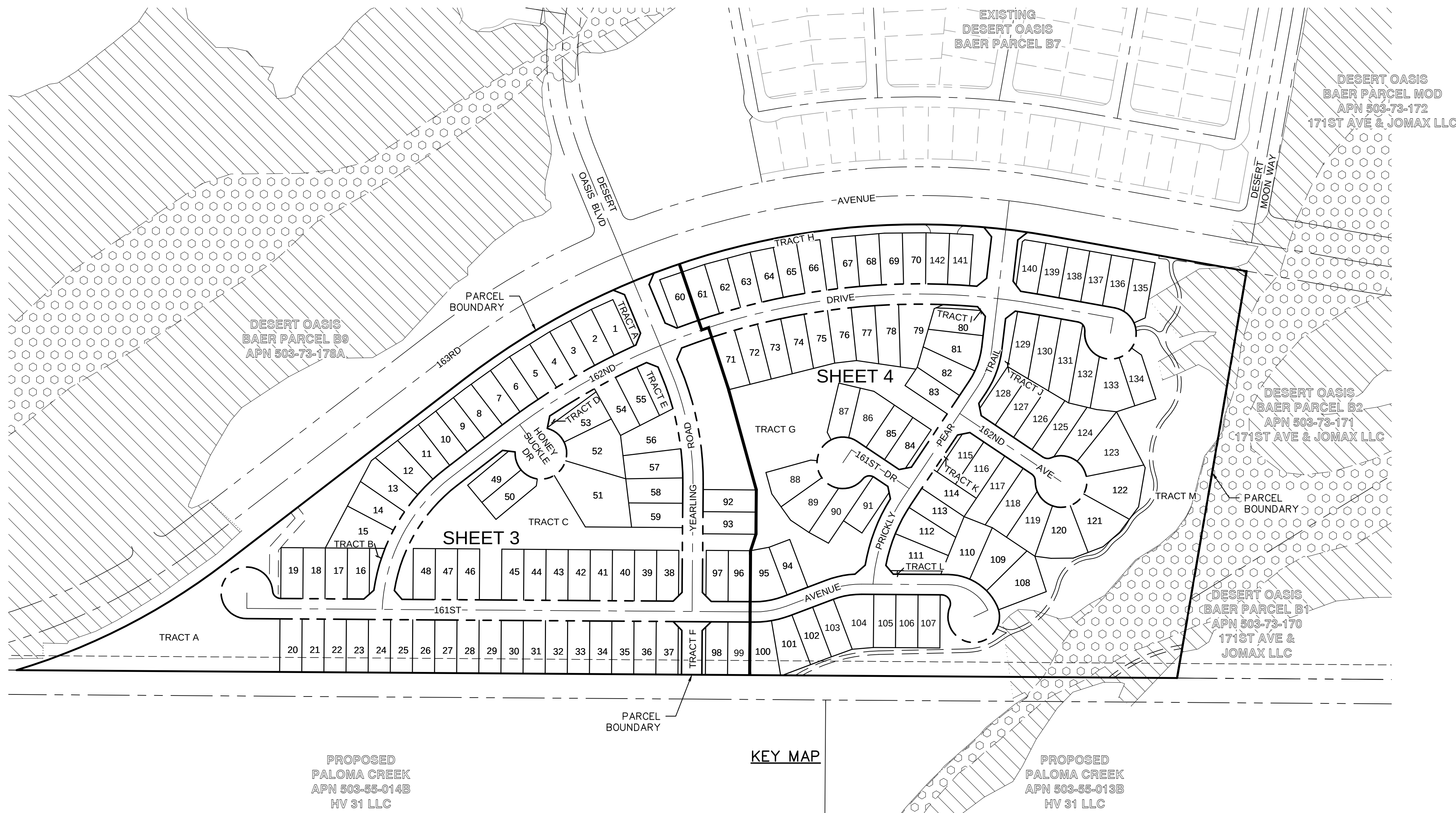


SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



GAS	SOUTHWEST GAS	6/16/2017
ELECTRIC	APS	6/16/2017
TELEPHONE	CENTURYLINK	6/16/2017
CATV	COX COMMUNICATIONS	6/16/2017
WATER	CITY OF SURPRISE	6/16/2017
SEWER	CITY OF SURPRISE	6/16/2017

PULTE HOME COMPANY, LLC
CONTACT: RICHARD LOPEZ
16767 N. PERIMETER DR, SUITE 100
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 391-6000
FAX (480) 391-6100

CARDNO, INC.
DANIEL J. POTTINGER, P.E.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, ARIZONA 85027
PHONE (602) 977-8000
FAX (602) 977-8099

CARDNO, INC.
MATTHEW G. BUCHANAN, R.L.S.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, ARIZONA 85027
PHONE (602) 977-8000
FAX (602) 977-8099

1	COVER SHEET
2	NOTES & DETAILS
3-4	PRELIMINARY PLAT

FOUND 3" M.C. HIGHWAY DEPT. BRASS CAP FLUSH ON WEST
CORNER OF A CONCRETE HEADWALL APPROXIMATELY 30'
EAST OF EDGE OF PAVEMENT OF 163RD AVENUE AT THE SE
CORNER OF THE INTERSECTION OF 163RD AVENUE AND JOMAX
ROAD.
BM#46 46=1425.07' (NAVD 88)

BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN AS MEASURED BETWEEN THE FOUND MONUMENTS SHOWN HEREON MONUMENTING THE SOUTHEAST SECTION CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 1, HAVING A BEARING OF SOUTH 00°23'20" WEST, BASED ON ARIZONA CENTRAL ZONE, NAD 83.

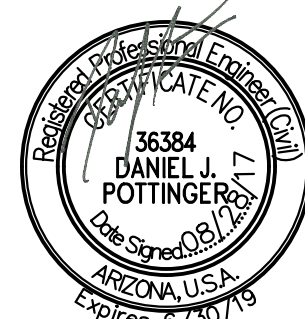
THE SITE LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE (SHADED) AS INDICATED ON THE F.I.R.M. FOR THE CITY OF SURPRISE, MAP NO. 04013C1210L, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013.

ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD."

—8"W	PROPOSED WATER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
—8"S	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
—EXIST 8"W	EXISTING WATER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
—EX 12"RW	EXISTING RECLAIMED WATER
—EX 8"S	EXISTING SEWER
	EXISTING SEWER MANHOLE
—1002	EXISTING CONTOURS
VNAE	VEHICLE NON-ACCESS EASEMENT
—	PARCEL BOUNDARY
—	SHEET BOUNDARY
	STREET DRAINAGE
	PROPOSED SEWER FLOW
PUE	PUBLIC UTILITY EASEMENT
Rdwy ESMT	ROADWAY EASEMENT
	WATER SAMPLING STATION
	EFFECTIVE FLOODPLAIN
	EFFECTIVE FLOODWAY



PRELIMINARY PLAT
DESERT OASIS - PARCEL B10
PULTE HOME COMPANY, LLC
SURPRISE, AZ

[illegible]

DATE	JULY/2017
DRAWN	LPJ
DESIGNED	DLP
CHECKED	DJP
PROJECT #	45102480

SHEET TITLE
COVER SHEET

1

OF 4 SHEETS

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1108.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO COURSES;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF1526.45 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF1096.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 80 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 933.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINEOF 163RD AVENUE AS SHOWN ON A MAP OF DEDICATION FOR BAER PARCEL IN BOOK 666, PAGE 08 OF MAPS ON FILE IN THE MARICOPA COUNTY RECORDERS OFFICE;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES;

THENCE SOUTH 09 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 449.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1685.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1404.17 FEET THROUGH A CENTRAL ANGLE OF 47 DEGREES 44 MINUTES 47 SECONDS;

THENCE SOUTH 37 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 681.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1465.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 532.99 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 50 MINUTES 42 SECONDS TO THE POINT OF BEGINNING.

LOT SIZE SUMMARY

CATEGORY	LOT SIZE	LOT YIELD
MDR	50' X 115'	142 UNITS

DEVELOPMENT STANDARDS

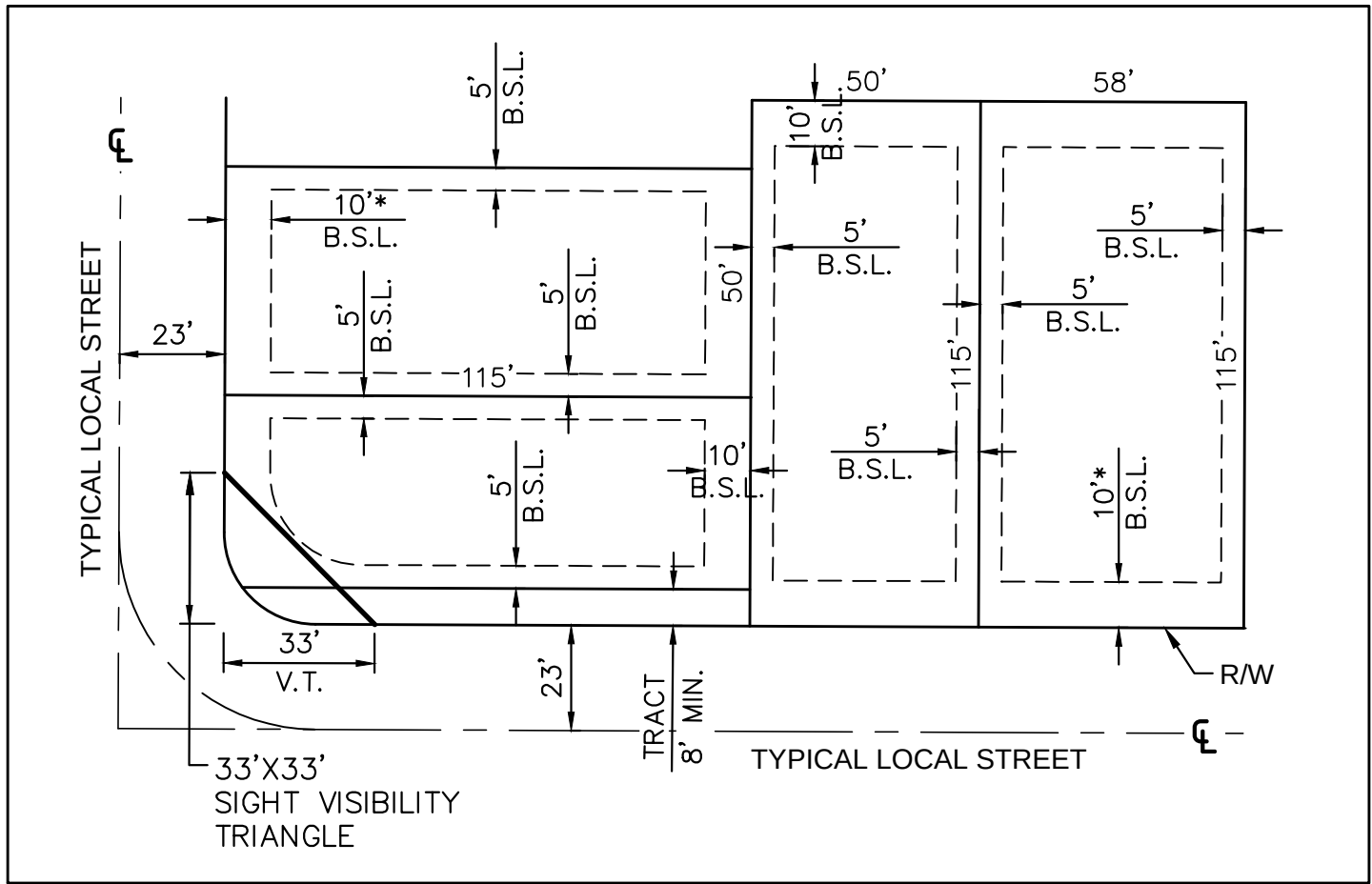
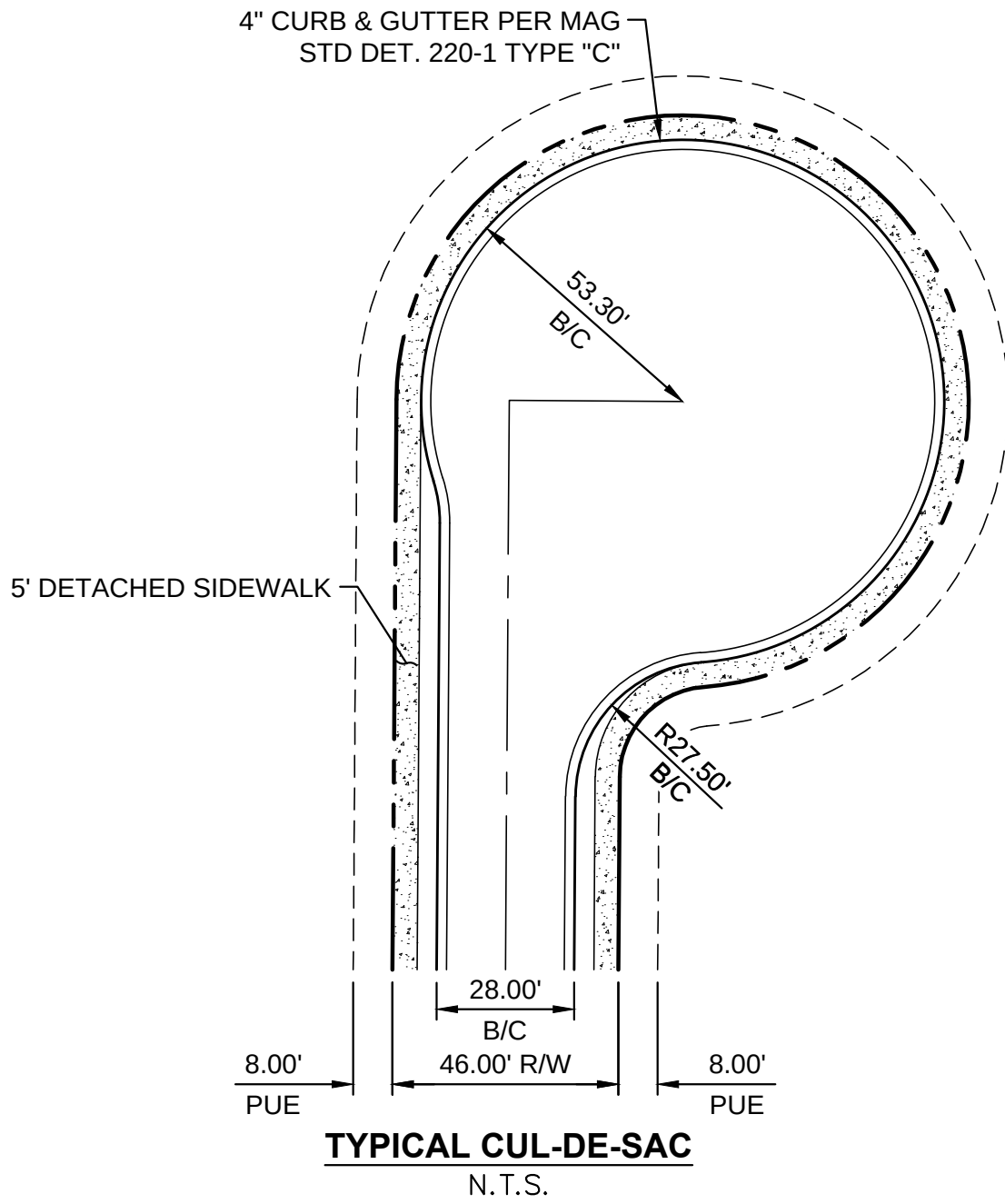
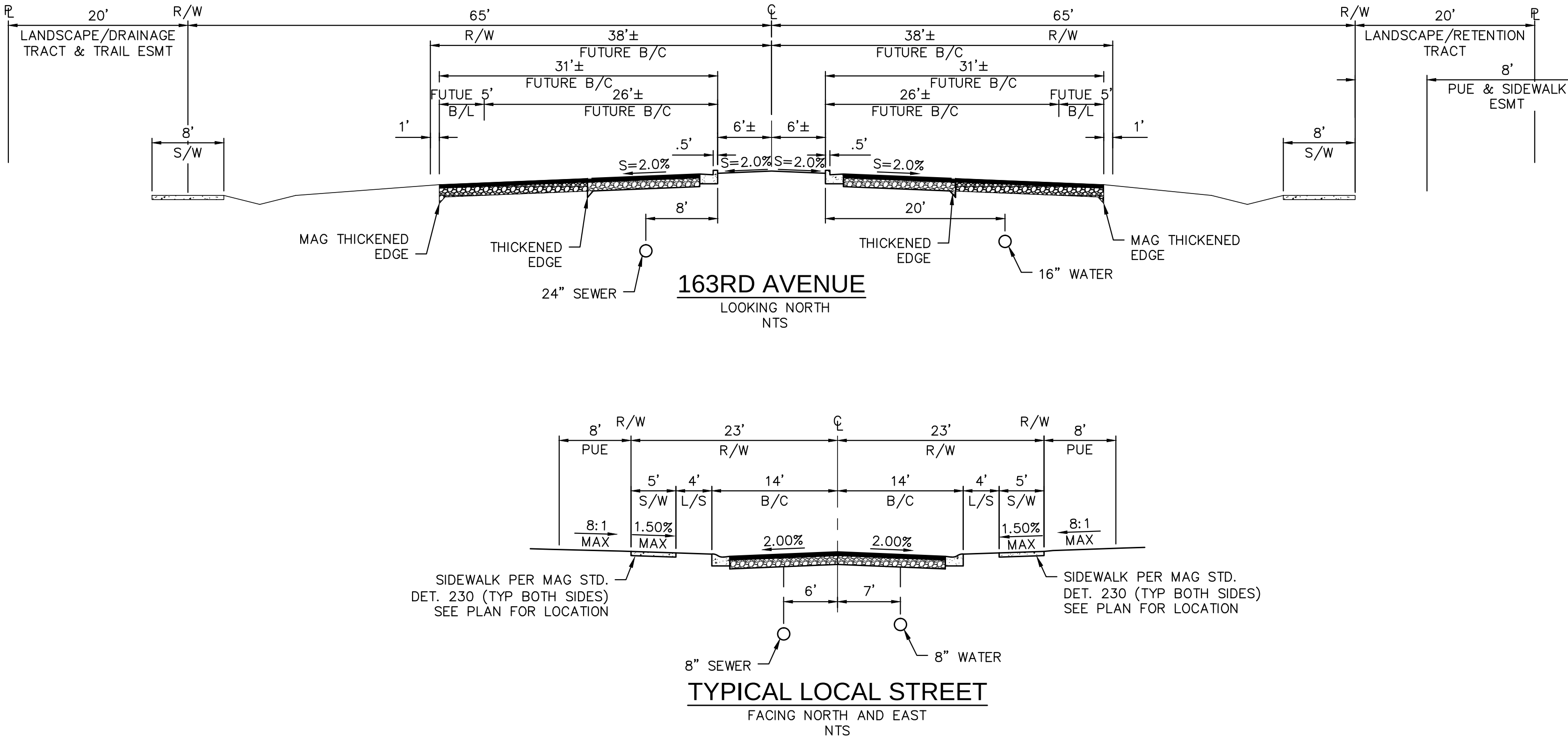
LOT CATEGORY	MDR
LOT WIDTH	50'
MAX HOME WIDTH	40'
FRONT SETBACK	10' FOR LIVING AREA, 8' SIDE LOAD GARAGE, 18' FOR FRONT LOAD GARAGE
SIDE SETBACK	5'/5'
CORNER SIDE SETBACK	13' FROM RIGHT-OF-WAY
REAR SETBACK	10'
MINIMUM LOT DEPTH	75'

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE
A	107,707	2.47	LANDSCAPING, RETENTION
B	1,996	0.05	LANDSCAPING
C	66,326	1.52	LANDSCAPING, RETENTION
D	1,775	0.04	LANDSCAPING
E	4,686	0.11	LANDSCAPING
F	7,583	0.17	LANDSCAPING
G	124,666	2.86	LANDSCAPING, RETENTION
H	24,703	0.57	LANDSCAPING
I	713	0.02	LANDSCAPING
J	3,659	0.08	LANDSCAPING
K	792	0.02	LANDSCAPING
L	900	0.02	LANDSCAPING
M	272,748	6.26	LANDSCAPING, RETENTION
TOTAL	618,253	14.19	

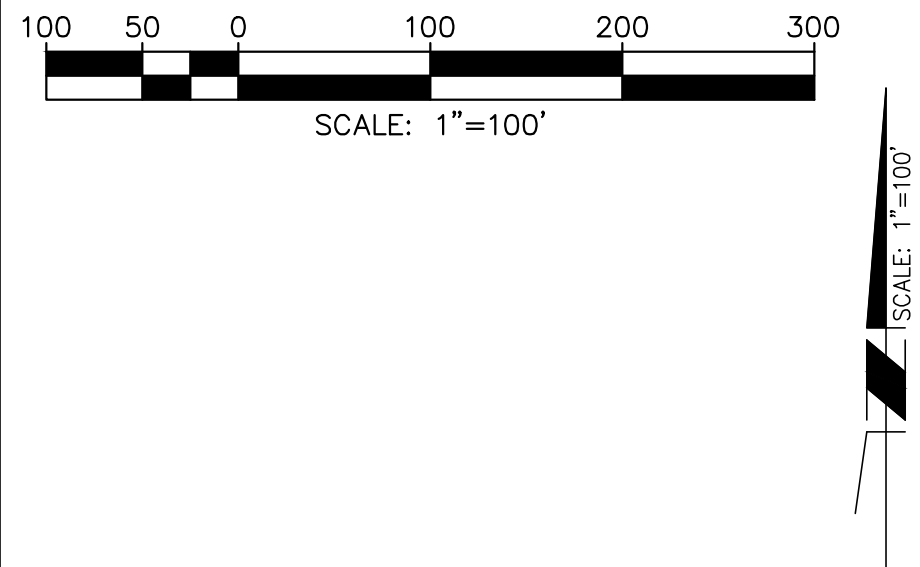
SITE SUMMARY TABLE

GROSS AREA	43.16 ACRES	1,880,196 SQUARE FEET
AREA OF PUBLIC STREETS	7.28 ACRES	317,101 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	35.88 ACRES	1,563,095 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	14.19 ACRES	618,253 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	39.55%	
AREA OF LOTS	21.69 ACRES	944,843 SQUARE FEET
TOTAL NUMBER OF LOTS	142	
OVERALL GROSS DENSITY	3.29 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.25 ACRES	11,008 SQUARE FEET
MINIMUM LOT AREA	0.13 ACRES	5,678 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.15 ACRES	6,654 SQUARE FEET
MAXIMUM LOT AREA	0.40 ACRES	17,523 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	270	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	454.4	

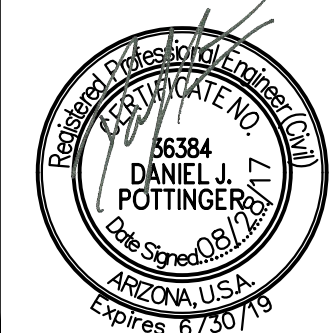


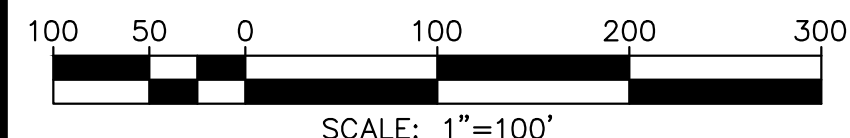
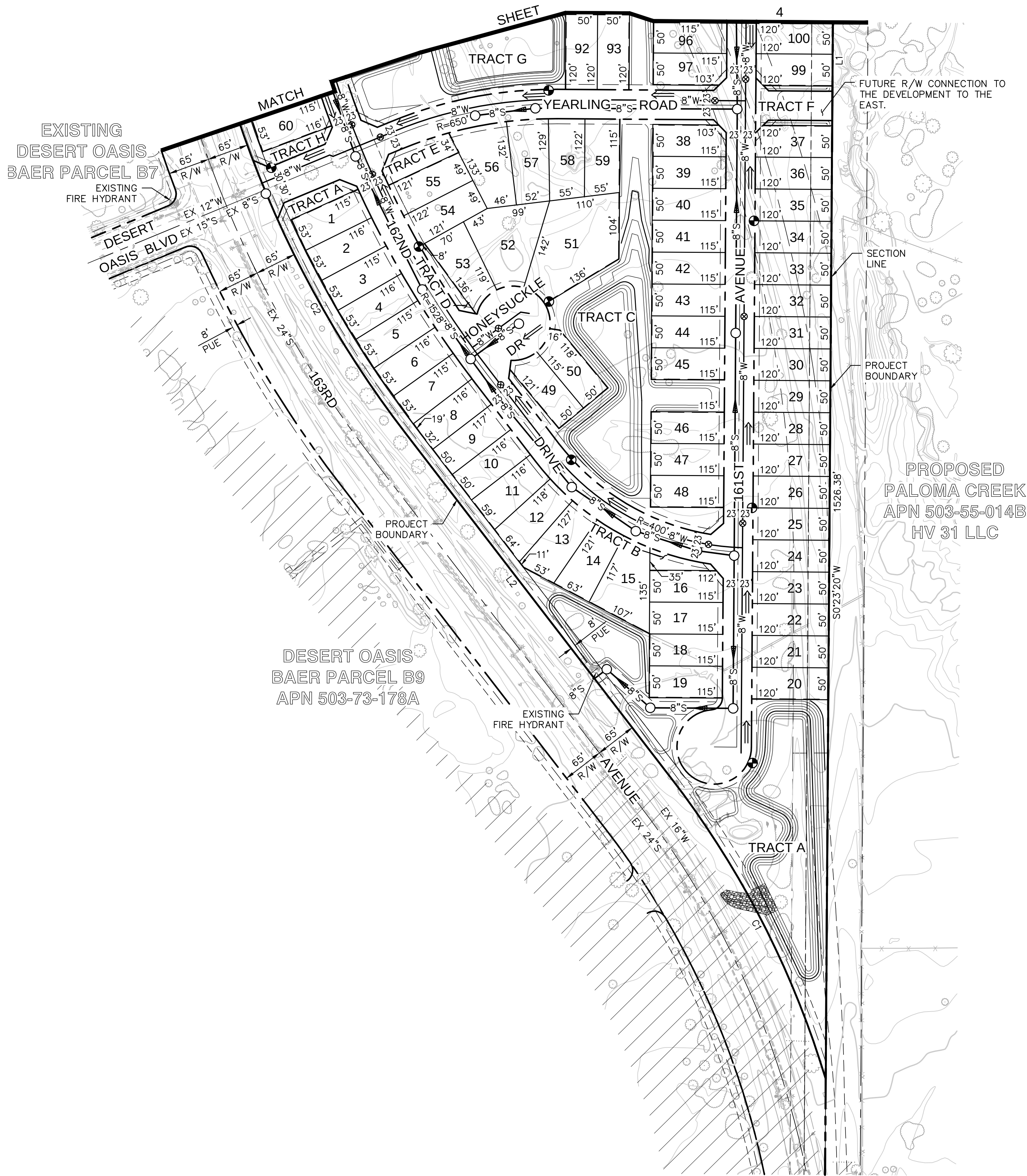
TYPICAL LOT DIMENSIONS & BUILDING SETBACK LINES

*18' FOR FRONT LOAD GARAGE, 10' FOR FRONT LIVING AREA



NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				
DESERT OASIS - PARCEL B10 PRELIMINARY PLAT				
Cardno Shaping the Future		PHOENIX 19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027 TEL: (602) 977-8000 FAX: (602) 977-8099 www.cardno.com		
LAYOUT DLP		DRAFTED LPJ	CHECKED DJP	
DRAWING SCALE(S)		N.T.S.		
PLAN DATE JULY/2017		SHEET NO. 2		
PROJECT NUMBER 4161239000		OF 4 SHEETS		





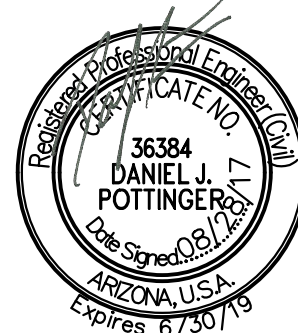
LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	20°50'43"	1465.00	532.99	269.48
C2	47°44'58"	1685.00	1404.26	745.80
L1	S0°23'26"W	--	1096.05	--
L2	N37°35'16"W	--	681.57	--

NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

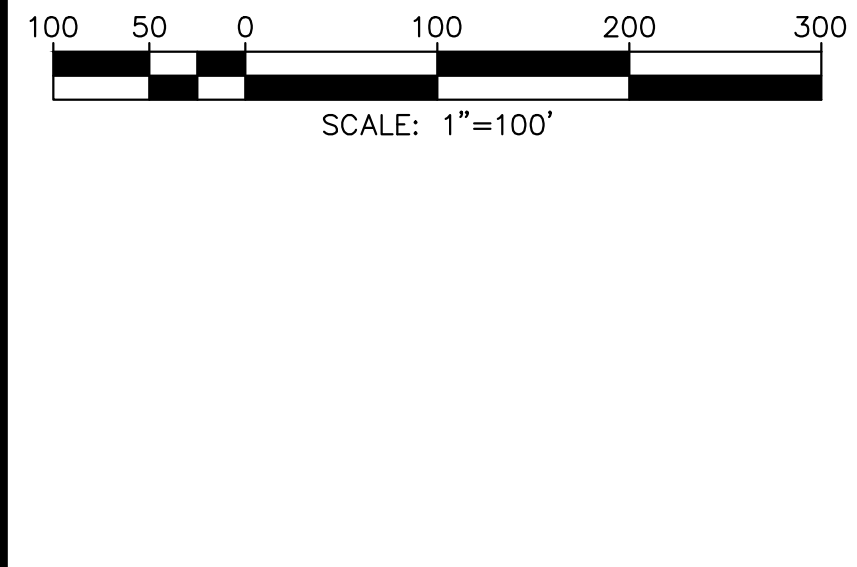
DESERT OASIS - PARCEL B10
PRELIMINARY PLAT

Cardno PHOENIX
19621 N. 23RD DR., STE. 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com



LAYOUT DLP	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S) 1" = 100'		
PLAN DATE JULY/2017		SHEET NO. 3
PROJECT NUMBER 4161239000		OF 4 SHEETS



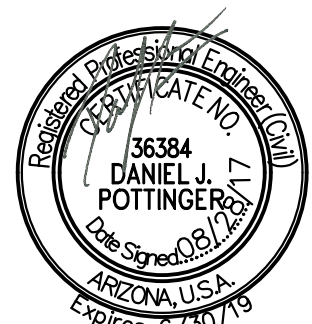


NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

DESERT OASIS - PARCEL B10
PRELIMINARY PLAT

Cardno PHOENIX
19621 N. 23RD DR., STE 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com



LAYOUT DLP	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S) 1" = 100'		
PLAN DATE JULY/2017		SHEET NO. 4
PROJECT NUMBER 4161239000		OF 4 SHEETS



DESERT OASIS PARCEL B-10

LANDSCAPE PLANS

2017-08-21

OWNER/DEVELOPER:

Pulte Homes
16767 North Perimeter Drive
Suite 100
Scottsdale, Arizona 85260
P. 480.862.7856
Contact: Laura Meyers
Email: LMeyers@pultegroup.com

Consultant Team

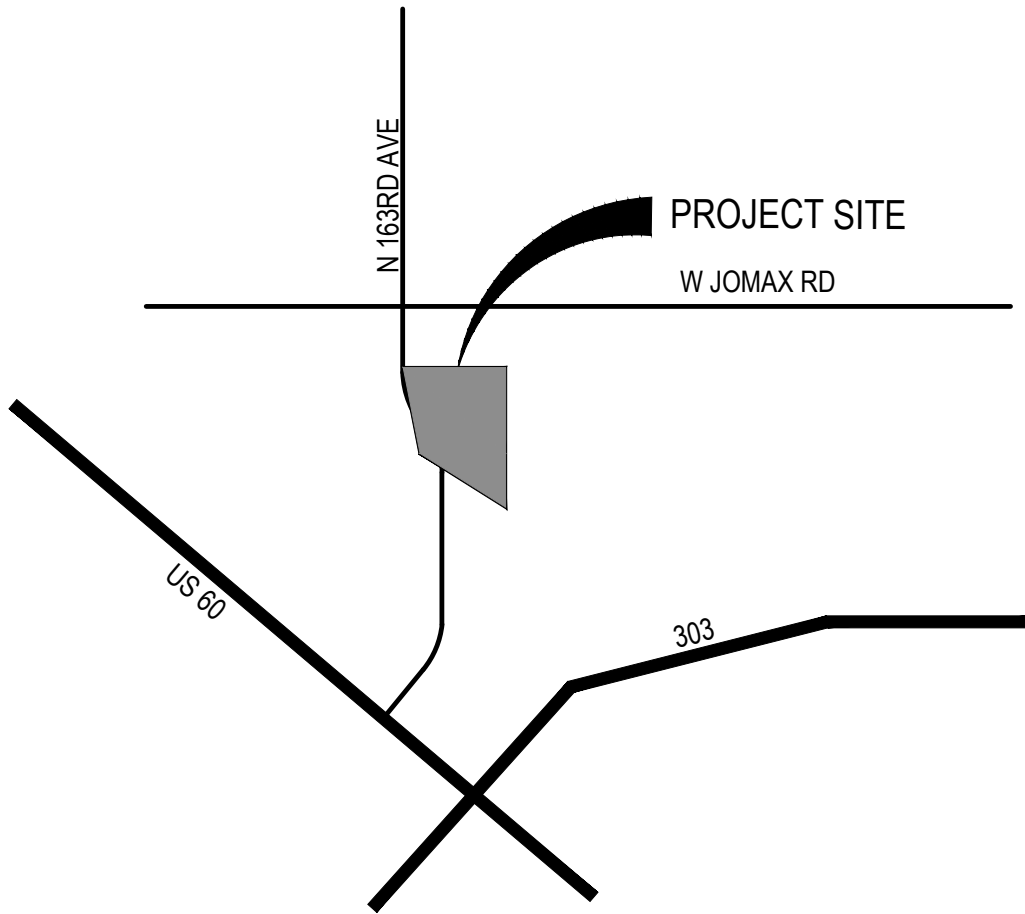
Landscape Architect:

andersonbaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
Contact: Thomas Durant
Email: tom.durant@andersonbaron.com

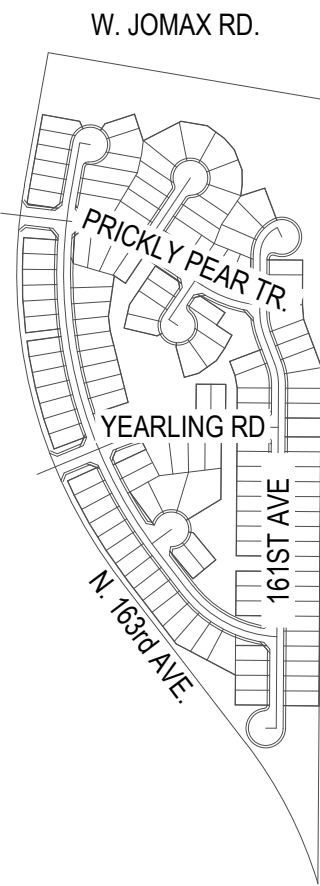
Civil Engineer:

CARDNO, INC.
19621 N. 23rd Drive
Suite 150
Phoenix, Arizona 85027
P. 602.977.8000
Contact: Dan Pottinger
Email: daniel.pottinger@cardno.com

A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE,
MARICOPA COUNTY, ARIZONA



Vicinity Map

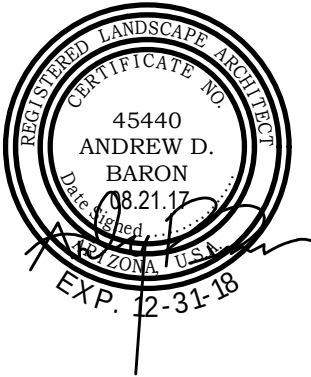


Key Map



SHEET INDEX

Cover Sheet	LA0.1
General Notes	LA2.0A - LA2.0B
Wall Plans	LA2.1 - LA2.7
Layout Plans	LA3.1 - LA3.12
Planting Plans	LA6.1 - LA6.3
Construction Details	LA7.1 - LA7.2
Planting Details	LA8.1
Planting Specifications	LA8.2
Hydroseed Specifications	



Revisions

△	
△	
△	
△	

DESERT OASIS PARCEL B-10
LANDSCAPE PLANS
3rd SUBMITTAL 8.21.2017
andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986

8" WIDE CONCRETE
SIDEWALK CONNECTING TO
FUTURE 8" WIDE CONCRETE
SIDEWALK ON 163RD AVE
INSTALLED AT THE TIME OF
STREET IMPROVEMENTS

PRIMARY THEME COLUMN

PRIMARY THEME COLUMN

SUBDIVISION ENTRY SIGNAGE

TRACT H

5" WIDE CONCRETE
SIDEWALK CONNECTING TO
FUTURE 8" WIDE CONCRETE
SIDEWALK ON 163RD AVE
INSTALLED AT THE TIME OF
STREET IMPROVEMENTS

PRIMARY THEME COLUMN

COMBO VIEW FENCE

PRIMARY THEME WALL

PRIMARY THEME COLUMN

PROPOSED MAILBOX VERIFY
LOCATION W/ USPS. MATCH
CBU MODEL PER PREVIOUS
PHASES.

TRACT J

PRICKLY PEAR TRAIL

TRACT I

TRACT G

RETENTION BASIN

COMBO VIEW FENCE

5" WIDE CONCRETE
SIDEWALK

TRACT F

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

MATCHLINE - SEE SHEET LA2.0B

AMENITY TOT LOT
SEE ENLARGED SHEET LA2.4

8" WIDE CONCRETE
SIDEWALK

COMBO VIEW FENCE

8" WIDE CONCRETE
SIDEWALK

COMBO VIEW FENCE

SECONDARY THEME COLUMN

SECONDARY THEME WALL

5" WIDE CONCRETE
SIDEWALK

COMBO VIEW FENCE

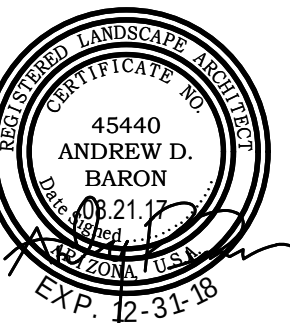
WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QTY.
	PRIMARY THEME WALL	DETAIL 1, SHEET LA6.1	2,570 LF
	SECONDARY THEME WALL	DETAIL 2, SHEET LA6.1	3,510 LF
	COMBO VIEW FENCE WALL	DETAIL 3, SHEET LA6.1	3,575 LF
	SUBDIVISION ENTRY SIGNAGE	DETAIL 4, SHEET LA6.1	2
	PRIMARY THEME WALL COLUMN	DETAIL 1, SHEET LA6.1	4
	SECONDARY THEME COLUMN	DETAIL 2, SHEET LA6.1	11
	MAILBOX KIOSK	DETAIL 6, SHEET LA6.2	2

GENERAL WALL NOTES

- ALL WALLS TO TERMINATE WITH END WALL COLUMN 40'-0" FROM BACK OF CURB.
- QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
- CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
- QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS

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Desert Oasis
Parcel B-10
Surprise, AZ
Wall Plan



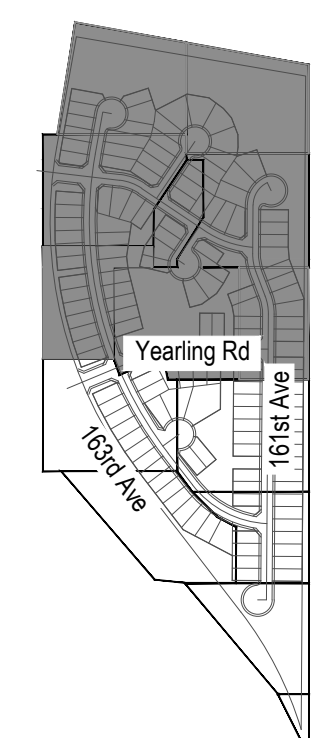
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scale	
1" = 60'-0"	
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JM	
checked by	
TD	
project number	
09-483-17	
review number	

sheet number
LA2.0A

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OUTSIDE MARICOPA COUNTY

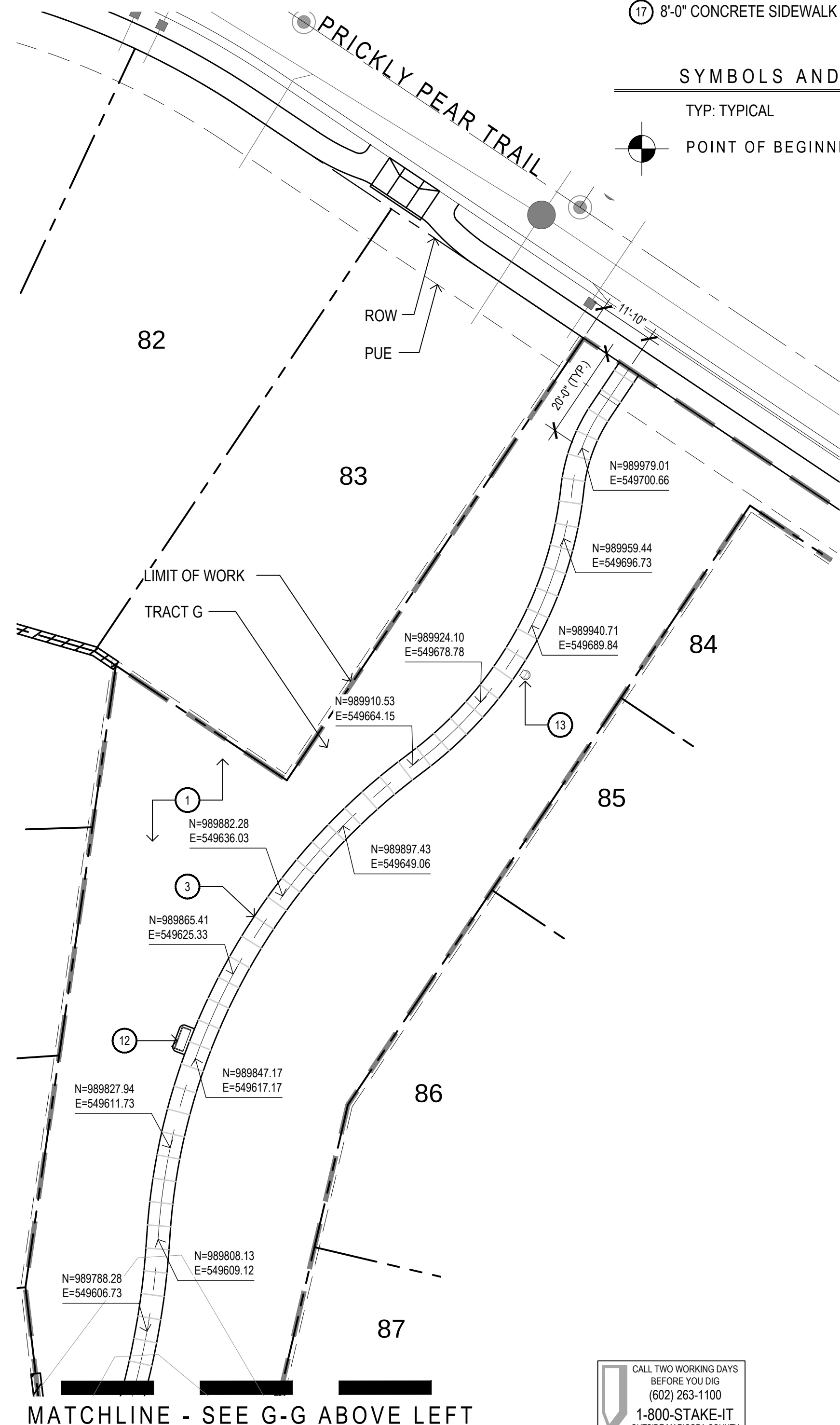
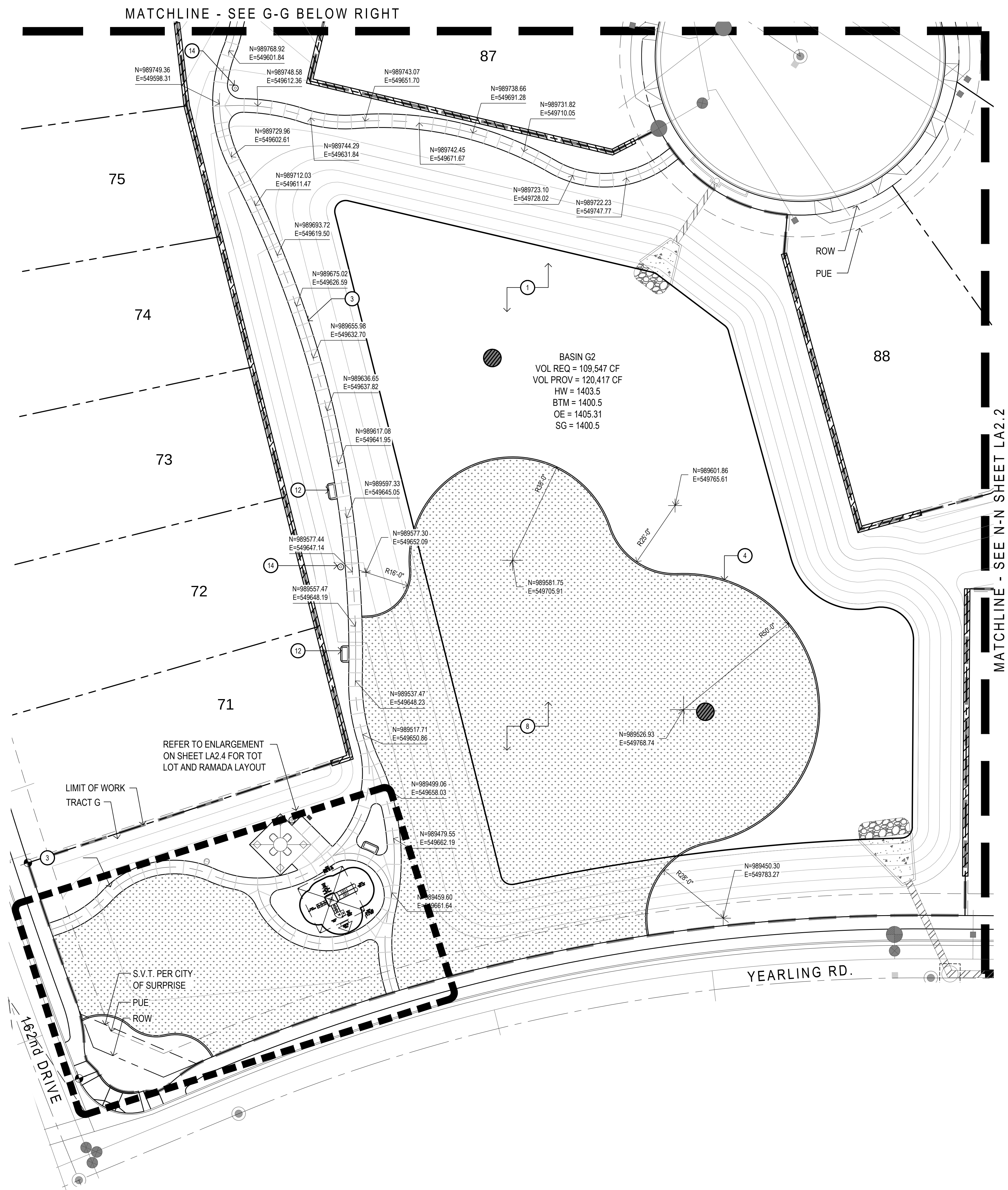
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UNDERGROUND SERVICE ALERT (USA)

Key Map



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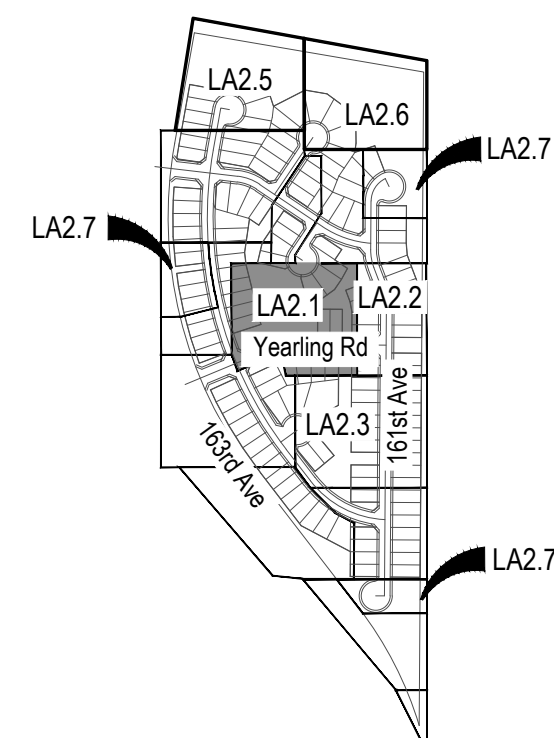
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- KEYNOTES
- 1 LANDSCAPE AREA - SEE PLANTING PLANS
 - 2 2" DEEP, 3/4" MINUS DECOMPOSED GRANITE
 - 3 5'-0" CONCRETE SIDEWALK - SEE DETAILS 2&3, SHEET LA6.2
 - 4 6" x 6" CONCRETE HEADER - SEE DETAIL 4, SHEET LA6.2
 - 5 CONCRETE TURNDOWN - SEE DETAIL 8, SHEET LA6.2
 - 6 CONCRETE HEADER TURNDOWN AROUND FUTURE TOT LOT AREA SHOWN - SEE DETAIL 5, SHEET LA6.2
 - 7 CONCRETE PAD - SEE DETAIL 7, SHEET LA6.2
 - 8 TURF - SEE PLANTING PLANS
 - 9 PLAY STRUCTURE - SEE SHEET LA2.4 AND DETAILS, SHEET LA6.3
 - 10 16'x16' RAMADA - SEE DETAILS, SHEET LA6.2
 - 11 PARK TABLE - SEE DETAIL 9 - SHEET LA6.1
 - 12 PARK BENCH - SEE DETAIL 6 - SHEET LA6.1
 - 13 DOGI-POT WASTE STATION- SEE DETAIL 7 SHEET LA6.1
 - 14 TRASH RECEPTACLE - SEE DETAIL 8, SHEET LA6.1
 - 15 REFER TO CIVIL ENGINEERING PLANS FOR UNDERGROUND UTILITIES
 - 16 PEDESTAL MOUNT BBQ GRILL - SEE DETAIL 9, SHEET LA6.2
 - 17 8'-0" CONCRETE SIDEWALK - SEE DETAIL 1, 2 & 3 SHEET LA6.2
- SYMBOLS AND ABBREVIATIONS
- TYP: TYPICAL
- POINT OF BEGINNING FOR DIMENSIONS

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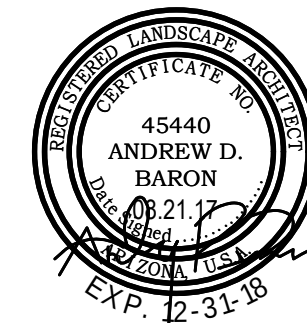
Call before you Dig. 1-800-227-2600 UNDERGROUND SERVICE ALERT (USA)



Key Map

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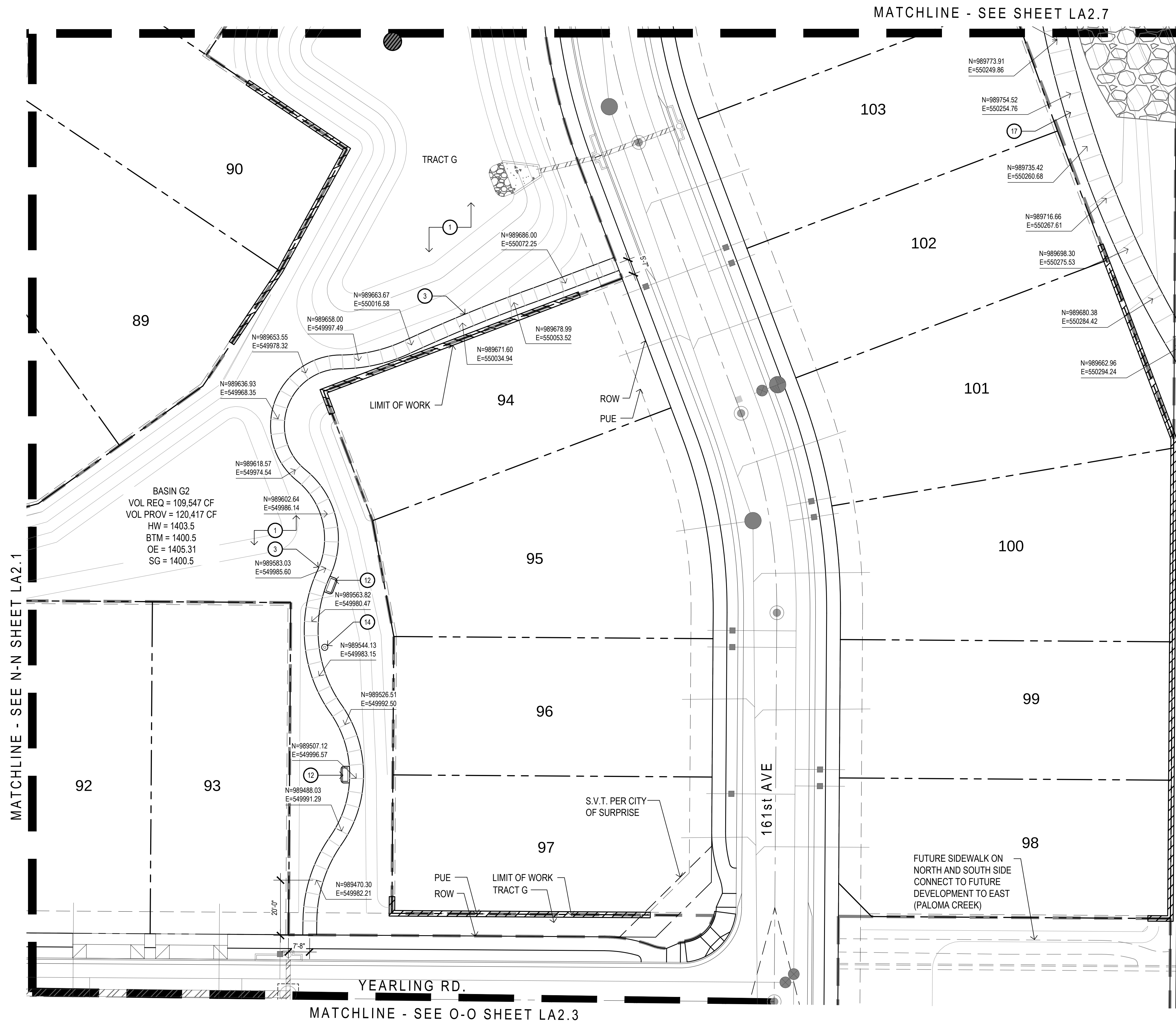
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Desert Oasis
Parcel B-10
Surprise, AZ
Layout Plan



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 - TURF - SEE PLANTING PLANS
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 - 16'x16' RAMADA - SEE DETAILS, SHEET LA6.2
 - PARK TABLE - SEE DETAIL 9 - SHEET LA6.1
 - PARK BENCH - SEE DETAIL 6 - SHEET LA6.1
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 - TRASH RECEPTACLE - SEE DETAIL 8, SHEET LA6.1
 - REFER TO CIVIL ENGINEERING PLANS FOR UNDERGROUND UTILITIES
 - PEDESTAL MOUNT BBQ GRILL - SEE DETAIL 9, SHEET LA6.2
 - 8'-0" CONCRETE SIDEWALK - SEE DETAIL 1, 2 & 3 SHEET LA6.2

SYMBOLS AND ABBREVIATIONS

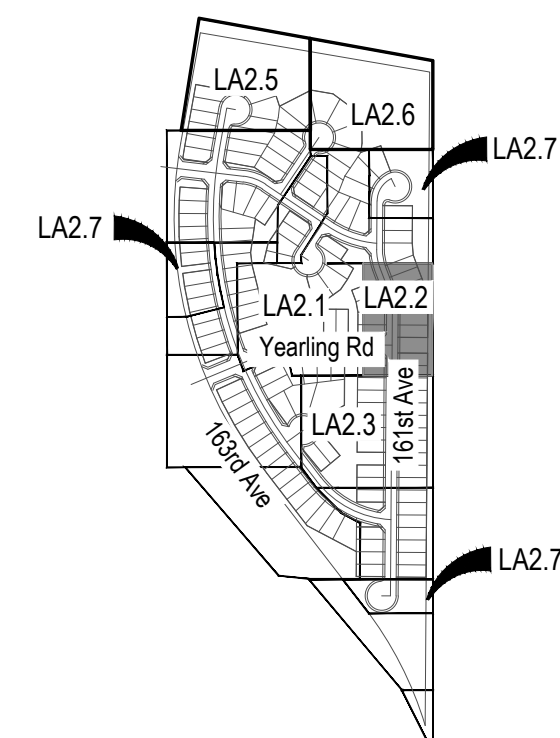
TYP: TYPICAL

POINT OF BEGINNING FOR DIMENSIONS

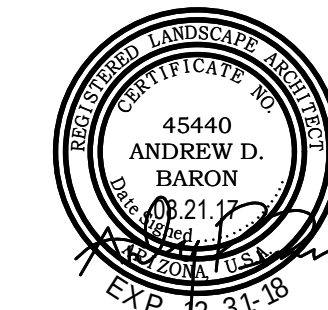
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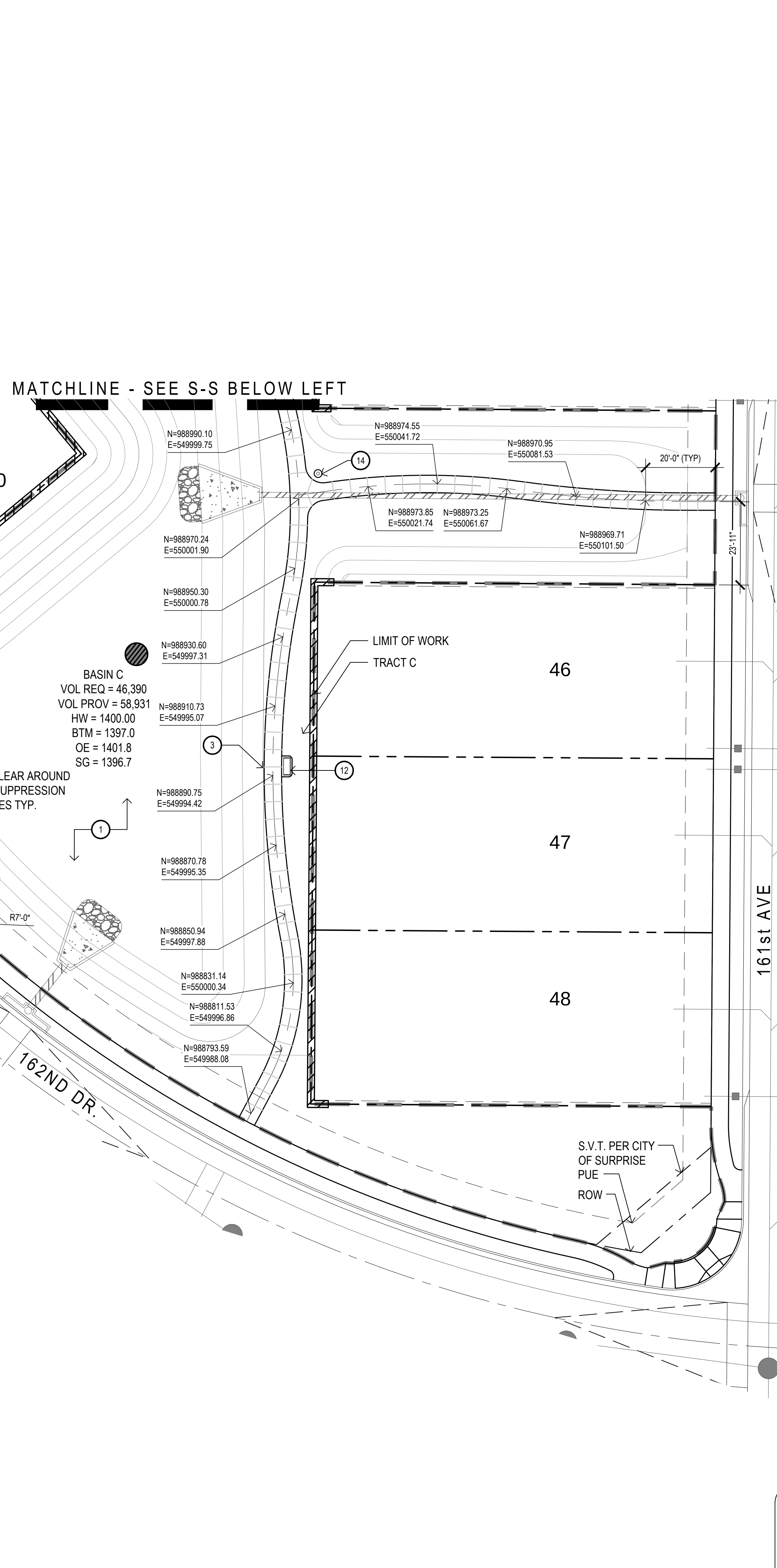
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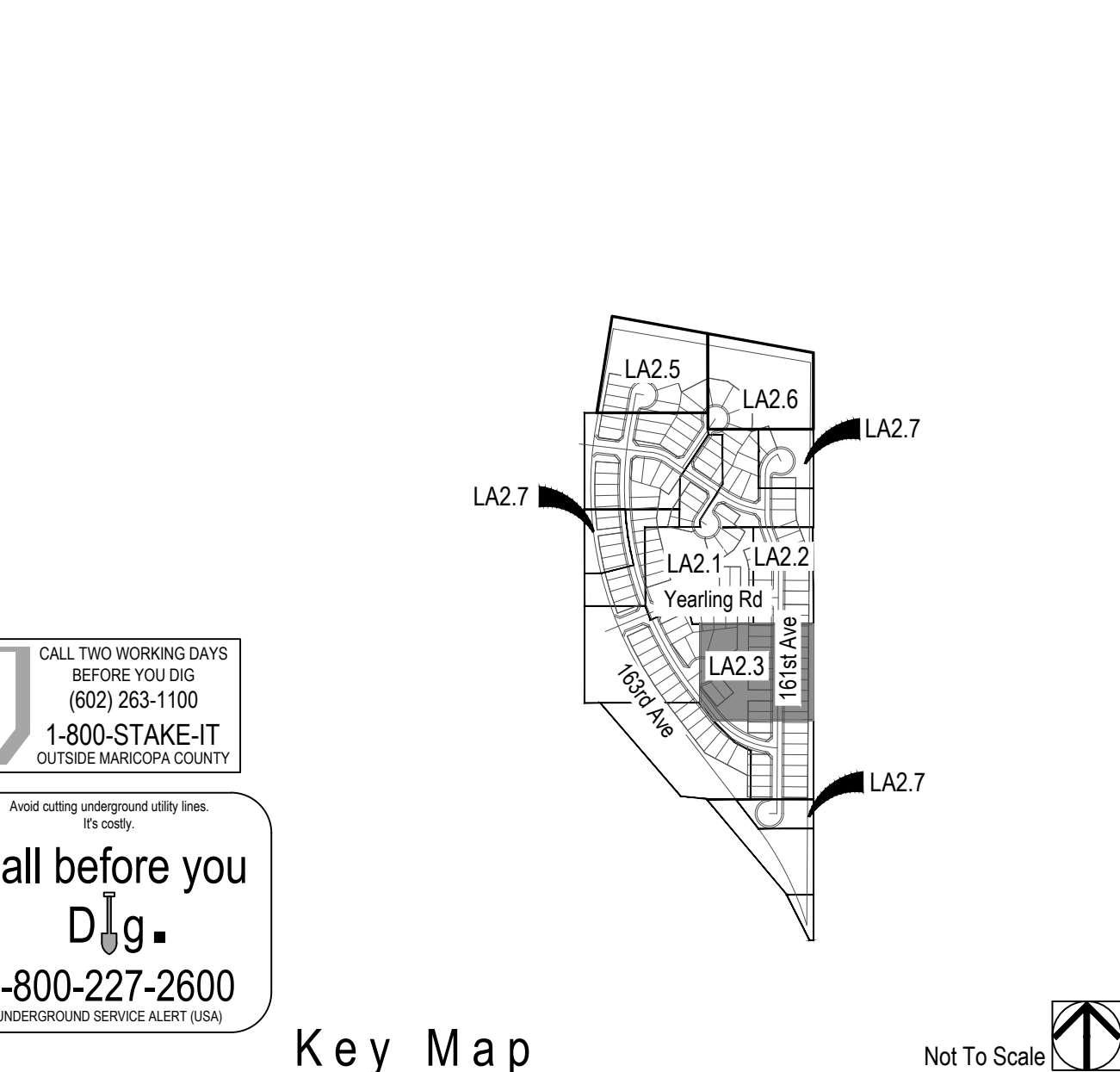
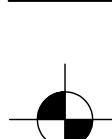
Desert Oasis
Parcel B-10
Surprise, AZ
Layout Plan



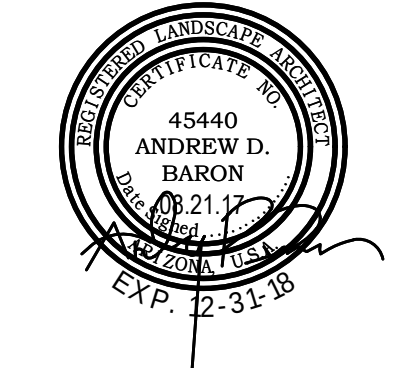
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- | SYMBOLS AND ABBREVIATIONS | |
|---|-----------------------------------|
| TYP: TYPICAL | |
|  | POINT OF BEGINNING FOR DIMENSIONS |



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LA2.3



- KEYNOTES
- 1

LANDSCAPE AREA - SEE PLANTING PLANS
- 2

2" DEEP, 3/4" MINUS DECOMPOSED GRANITE
- 3

5'-0" CONCRETE SIDEWALK - SEE DETAILS 2&3, SHEET LA6.2
- 4

6" x 6" CONCRETE HEADER - SEE DETAIL 4, SHEET LA6.2
- 5

CONCRETE TURNDOWN - SEE DETAIL 8, SHEET LA6.2
- 6

CONCRETE HEADER TURNDOWN AROUND FUTURE TOT LOT AREA SHOWN - SEE DETAIL 5, SHEET LA6.2
- 7

CONCRETE PAD - SEE DETAIL 7, SHEET LA6.2
- 8

TURF - SEE PLANTING PLANS
- 9

PLAY STRUCTURE - SEE SHEET LA2.4 AND DETAILS, SHEET LA6.3
- 10

16'x16' RAMADA - SEE DETAILS, SHEET LA6.2
- 11

PARK TABLE - SEE DETAIL 9 - SHEET LA6.1
- 12

PARK BENCH - SEE DETAIL 6 - SHEET LA6.1
- 13

DOG-POT WASTE STATION- SEE DETAIL 7 SHEET LA6.1
- 14

TRASH RECEPTACLE - SEE DETAIL 8, SHEET LA6.1
- 15

REFER TO CIVIL ENGINEERING PLANS FOR UNDERGROUND UTILITIES
- 16

PEDESTAL MOUNT BBQ GRILL - SEE DETAIL 9, SHEET LA6.2
- 17

8'-0" CONCRETE SIDEWALK - SEE DETAIL 1, 2 & 3 SHEET LA6.2

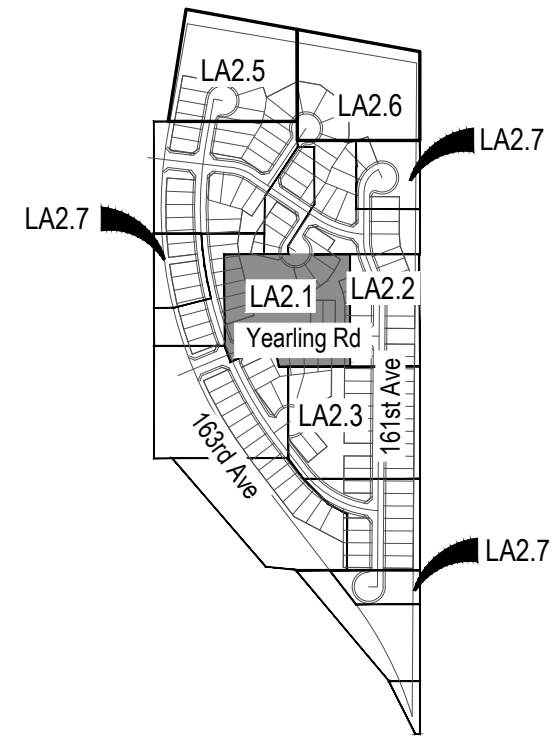
SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL

POINT OF BEGINNING FOR DIMENSIONS

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Key Map

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PROFESSIONAL LANDSCAPE ARCHITECT

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ANDREW D. BARON

08.21.17

09.20.18

EXP. 2-31-18

Desert Oasis

Parcel B-10

Surprise, AZ

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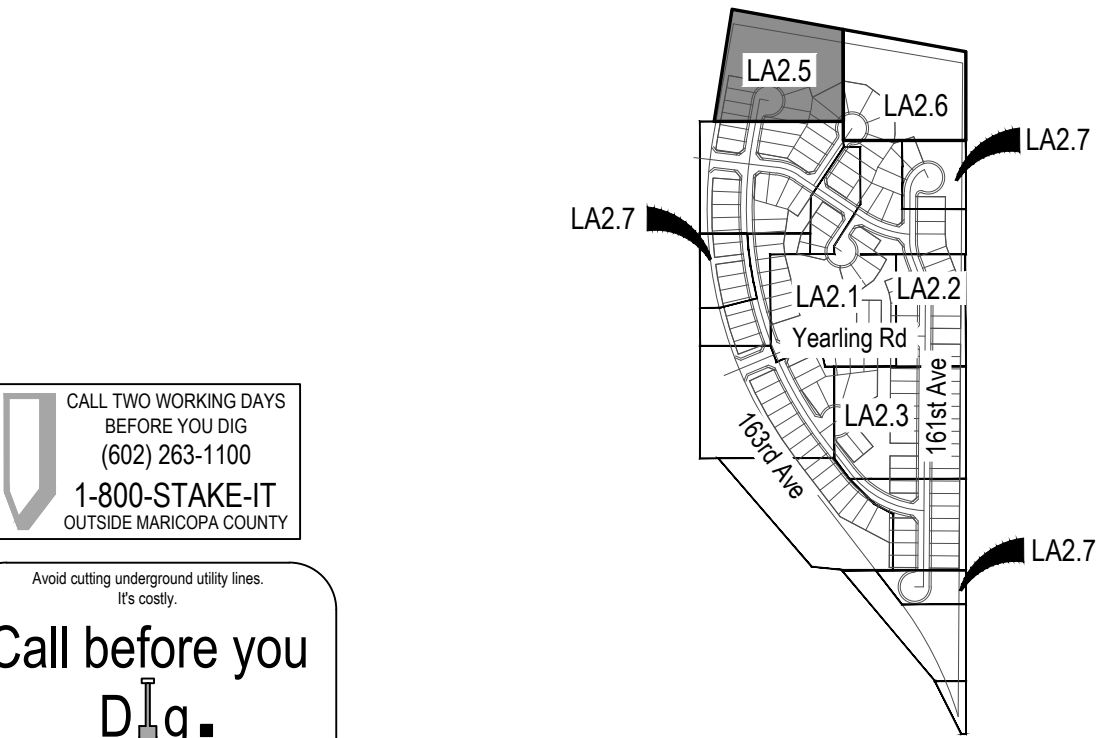
- KEYNOTES

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- SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL

POINT OF BEGINNING FOR DIMENSIONS

MATCHLINE - SEE SHEET LA2.6



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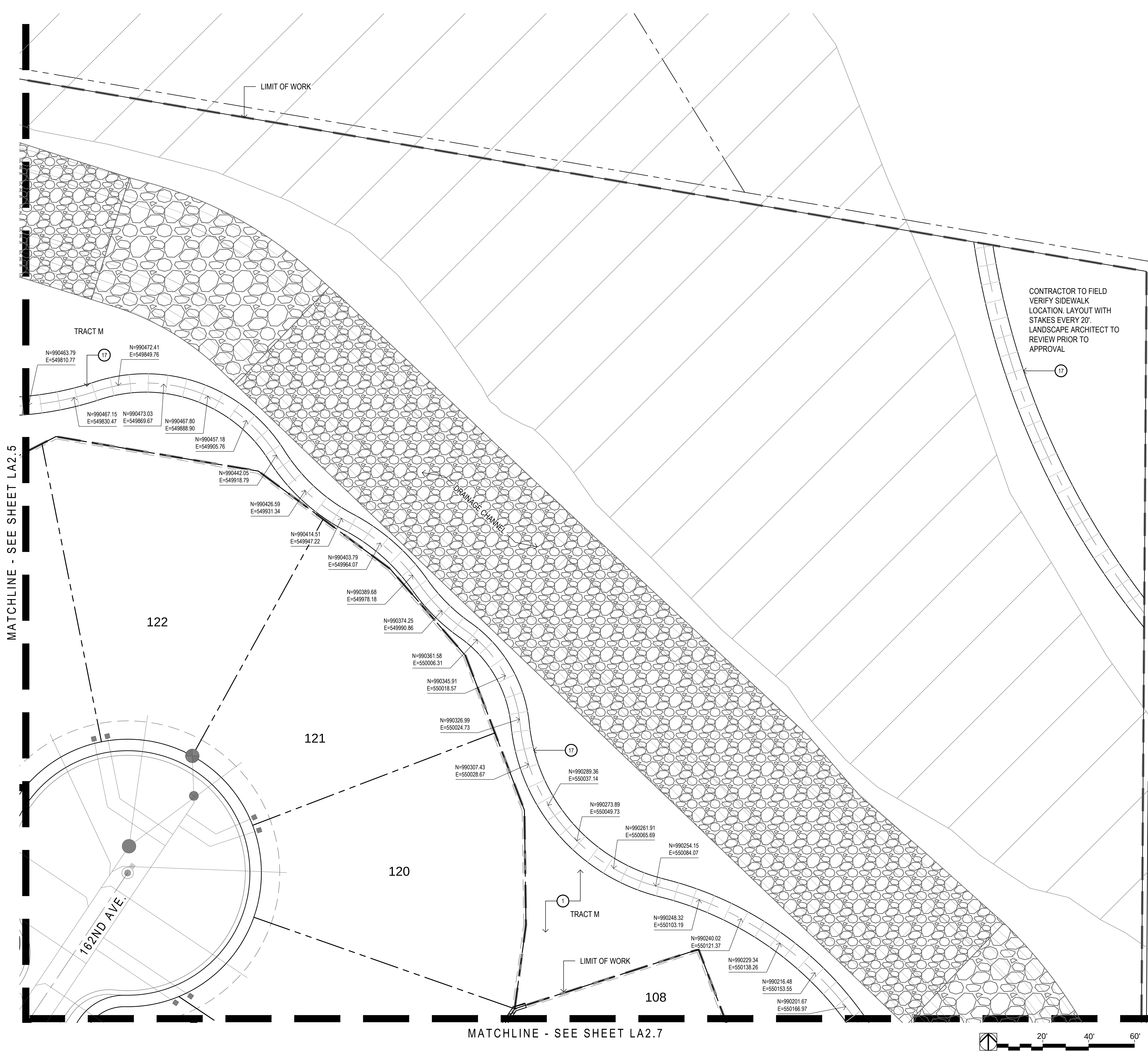
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review number

sheet number

LA2.5



- ### KEYNOTES
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- ### SYMBOLS AND ABBREVIATIONS
- TYP: TYPICAL
- POINT OF BEGINNING FOR DIMENSIONS

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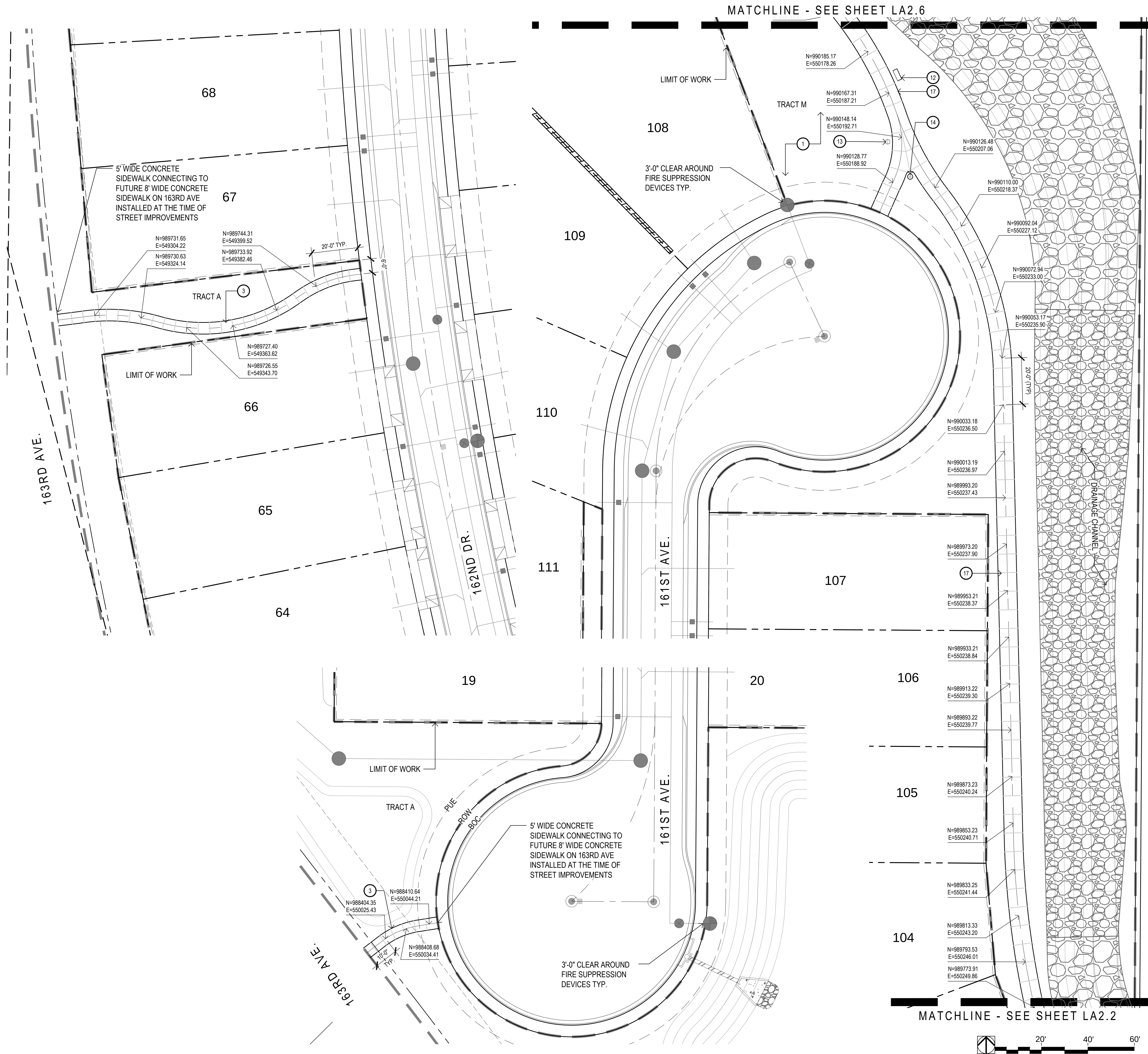
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Key Map

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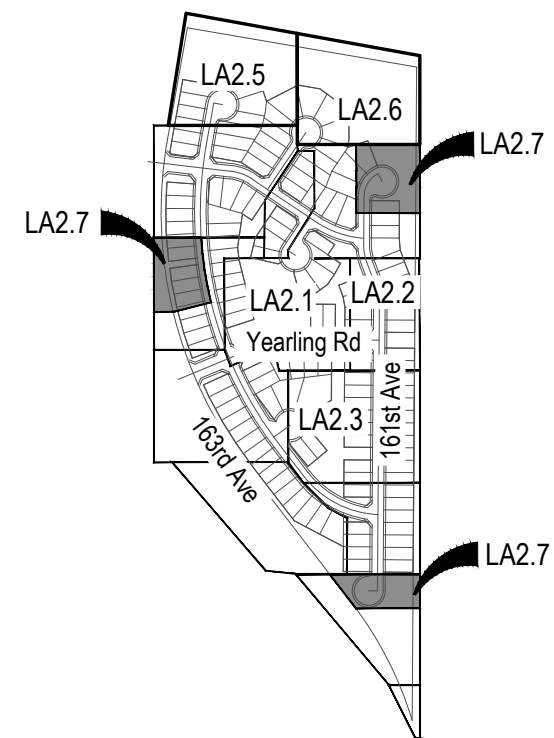


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Plant Materials Legend

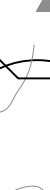
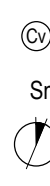
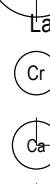
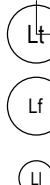
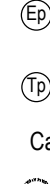
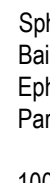
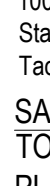
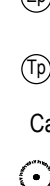
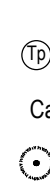
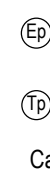
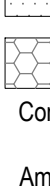
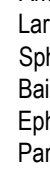
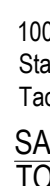
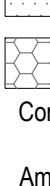
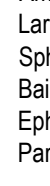
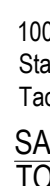
Trees	Size
Acacia farnesiana	24" Box
Sweet Acacia	24" Box
Caesalpinia cactalaco	24" Box
Cascalote	24" Box
Chilopsis linearis	36" Box
Desert Willow	24" Box
Olneya tesota	24" Box
Ironwood	24" Box
Parkinsonia praecox	36" Box
Palo Brea	24" Box
Prosopis hybrid	24" Box
Thornless Mesquite	24" Box
Quercus virginiana	24" Box
Cathedral Oak	24" Box
Ulmus parvifolia	24" Box
Allee Elm	24" Box
Extra Large Shrubs	
Caesalpinia pulcherrima	15 gal.
Red Bird of Paradise	15 gal.
Dodonea viscosa	15 gal.
Hobush	15 gal.
Hyptis emoryi	15 gal.
Desert Lavender	15 gal.
Tecoma alata 'Orange Jubilee'	15 gal.
Orange Jubilee	15 gal.
Tecoma Stans	15 gal.
Yellow Bells	15 gal.
Large Shrubs	
Calliandra californica	5 gal.
Red Fairy Duster	5 gal.
Cassia artemesoides	5 gal.
Feathery Cassia	5 gal.
Larrea tridentata	5 gal.
Creosote	5 gal.
Leucophyllum frutescens	5 gal.
Texas Sage	5 gal.
Leucophyllum langmaniae	5 gal.
Lyn's Legacy Sage	5 gal.
Simmondsia chinensis	5 gal.
Jobba	5 gal.
Viguiera deltoidea	5 gal.
Goldeneye	5 gal.
Medium Shrubs	
Eremophila gabra spp. caranica- Winter Blaze	5 gal.
Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells	5 gal.
Blue Bells	5 gal.
Ruellia peninsularis	5 gal.
Desert Ruellia	5 gal.
Small Shrubs	
Ephedra trifurca	5 gal.
Mormon Tea	5 gal.
Groundcovers	
Eremophila prostrata	1 gal.
Outback Sunrise Eremophila	1 gal.
Teucrium chamaedrys 'prostratum'	1 gal.
Prostrate Germander	1 gal.
Cacti/ Accents	
Dasyliiron acrotichium	5 gal.
Green Desert Spoon	5 gal.
Dasyliiron wheeleri	5 gal.
Desert Spoon	5 gal.
Hesperaloe parviflora	3 gal.
Red Yucca	5 gal.
Nolina microcarpa	5 gal.
Beargrass	5 gal.
Opuntia phaeacantha	5 gal.
Engelmann's Prickly Pear	5 gal.
2" Deep 3/4" minus	
Saddleback Brown (verify)	
Turf	
Midiron Sod	
Hydro-seed	
Common/Botanical	
Pls/Lbs/Acre	
Ambrosia deltoidea, Triangle Leaf Bursage	3.0
Larrea tridentata, Creosote	2.0
Sphaeralcea ambigua, Desert Globenallow	1.0
Baileya multiradiata, Desert Margold	2.0
Ephedra viridis, Mormon Tea	1.0
Parkinsonia microphyllum, Foothills Palo Verde	2.0
100% Virgin Wood Fiber applied at 1,500 pounds per acre	
Starter Fertilizer applied at 200 pounds per acre	
Tackifier applied at 60 pounds per acre	

TRACT USE AND AREA TABLE			
TRACT	PRIMARY USE	SQ. FT.	ACRE
TRACT A	LANDSCAPE/RETENTION	107,707	2.47
TRACT B	LANDSCAPE	1,996	0.05
TRACT C	LANDSCAPE/RETENTION	66,328	1.52
TRACT D	LANDSCAPE	1,775	0.04
TRACT E	LANDSCAPE	4,686	0.11
TRACT F	LANDSCAPE	7,583	0.17
TRACT G	LANDSCAPE/RETENTION	124,666	2.86
TRACT H	LANDSCAPE	24,703	0.57
TRACT I	LANDSCAPE	713	0.02
TRACT J	LANDSCAPE	3,659	0.08
TRACT K	LANDSCAPE	792	0.02
TRACT L	LANDSCAPE	900	0.02
TRACT M	LANDSCAPE/RETENTION	272,748	6.26
TOTAL TRACT AREA = 618,253 SQ. FT OR 14.19 ACRES MORE OR LESS			

SITE SUMMARY TABLE

GROSS AREA	43.16 ACRES	1,880,196 SQUARE FEET
AREA OF PUBLIC STREETS	7.28 ACRES	317,101 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	35.88 ACRES	1,563,095 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	14.19 ACRES	618,253 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	39.55%	
AREA OF LOTS	21.69 ACRES	944,843 SQUARE FEET
TOTAL NUMBER OF LOTS	142	
OVERALL GROSS DENSITY	3.29 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.25 ACRES	11,008 SQUARE FEET
MINIMUM LOT AREA	0.13 ACRES	5,678 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.15 ACRES	6,654 SQUARE FEET
MAXIMUM LOT AREA	0.40 ACRES	17,523 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	270	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	454.4	

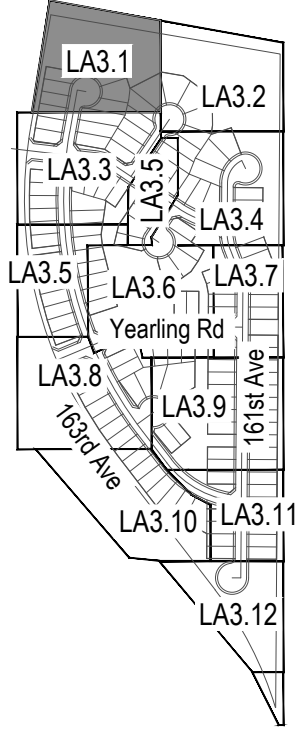


Plant Materials Legend		
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	Size	Qty.
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 Engelmann's Prickly Pear		
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 Turf		26,510 s.f.
 Midiron Sod		
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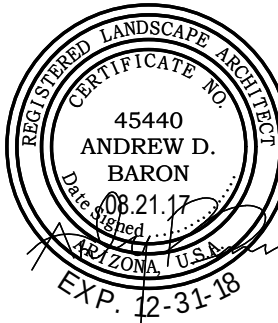
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Key Map

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p.h. 480.699.7956 f.480.699.7986

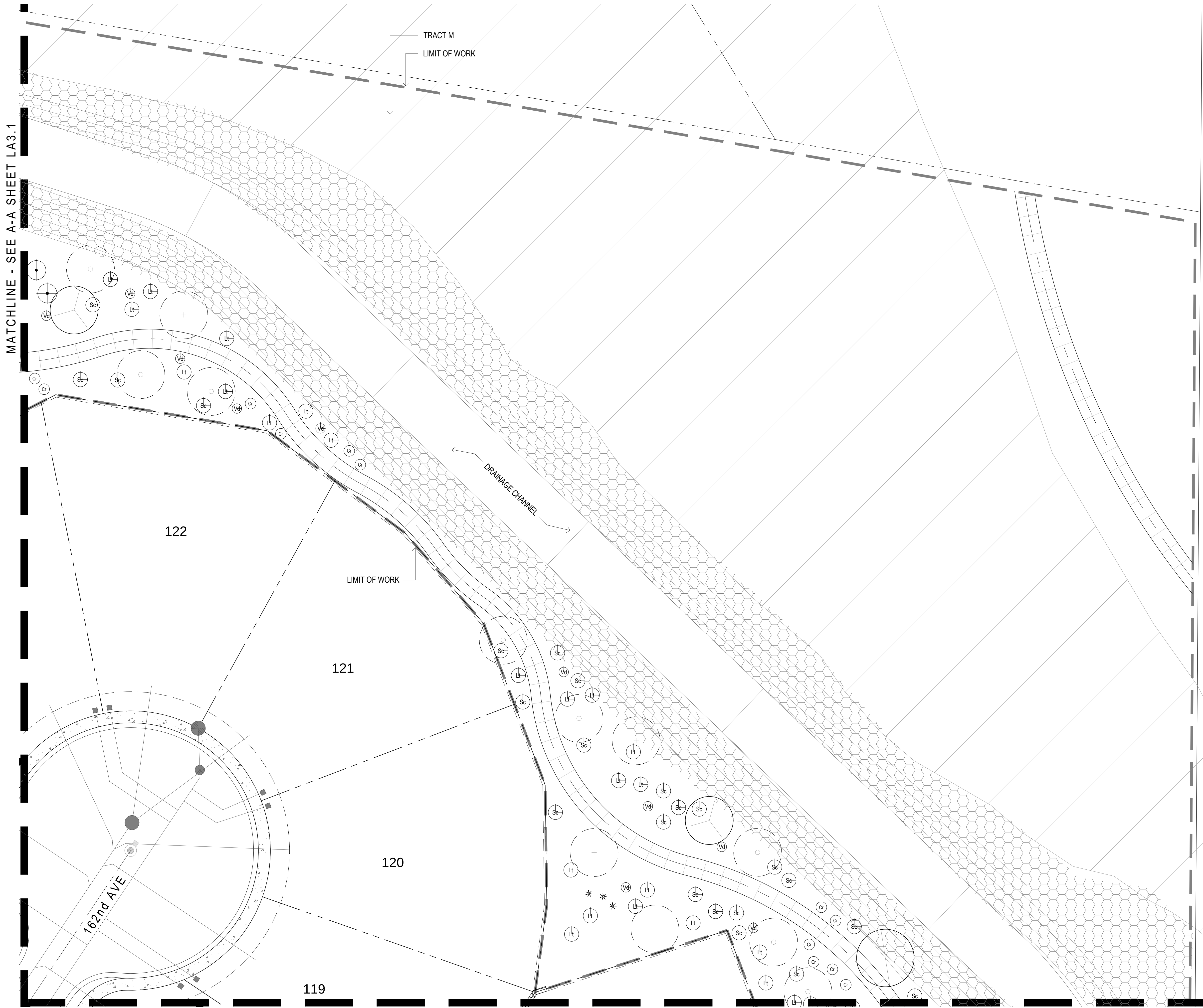


Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions	
1	
2	
3	
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☐ progress set	
☒ city submittal	08.21.17
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TD	
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sheet number	
LA3.1	

MATCHLINE - SEE A-A SHEET LA3.1



MATCHLINE - SEE C-C SHEET LA3.4



Plant Materials Legend

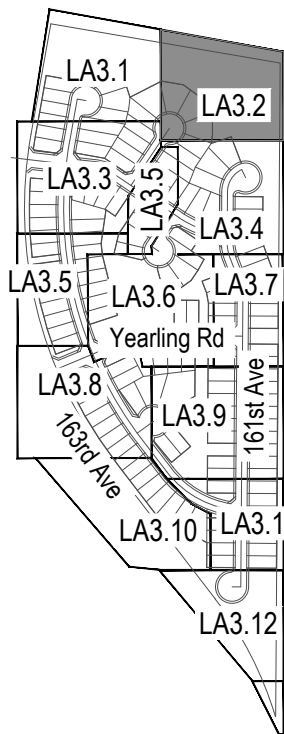
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Key Map

Not To Scale

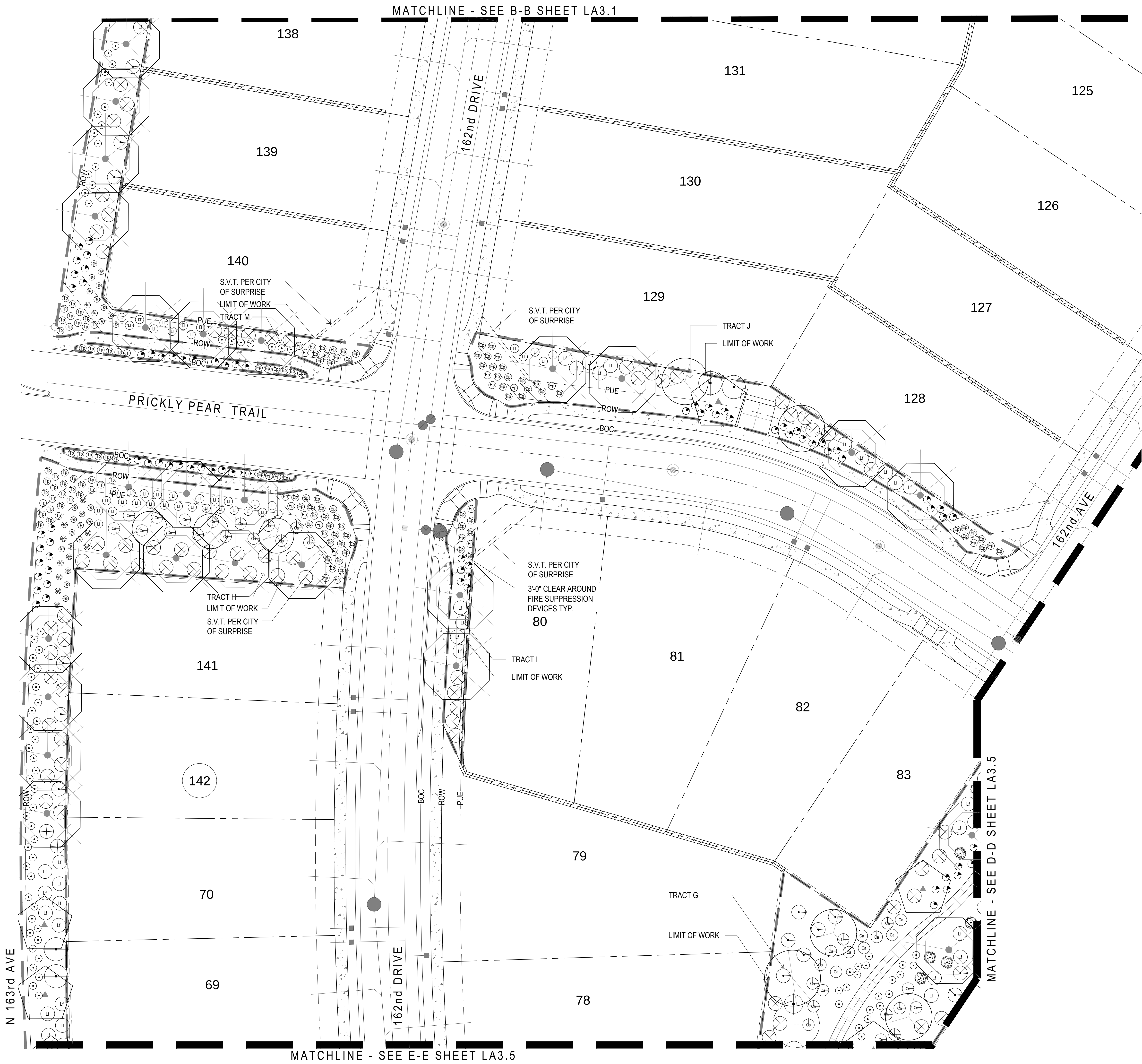
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Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions	
1	design dev.
2	progress set
3	city submittal
4	bid package
5	construction
title	
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1" = 20'-0"	
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checked by	
TD	
project number	
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review number	
sheet number	
LA3.2	



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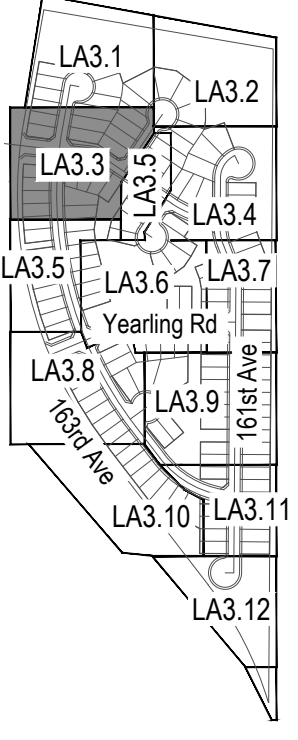
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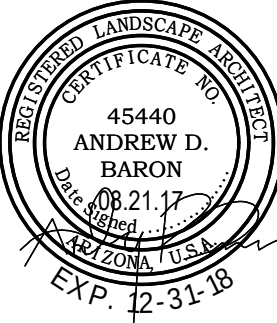
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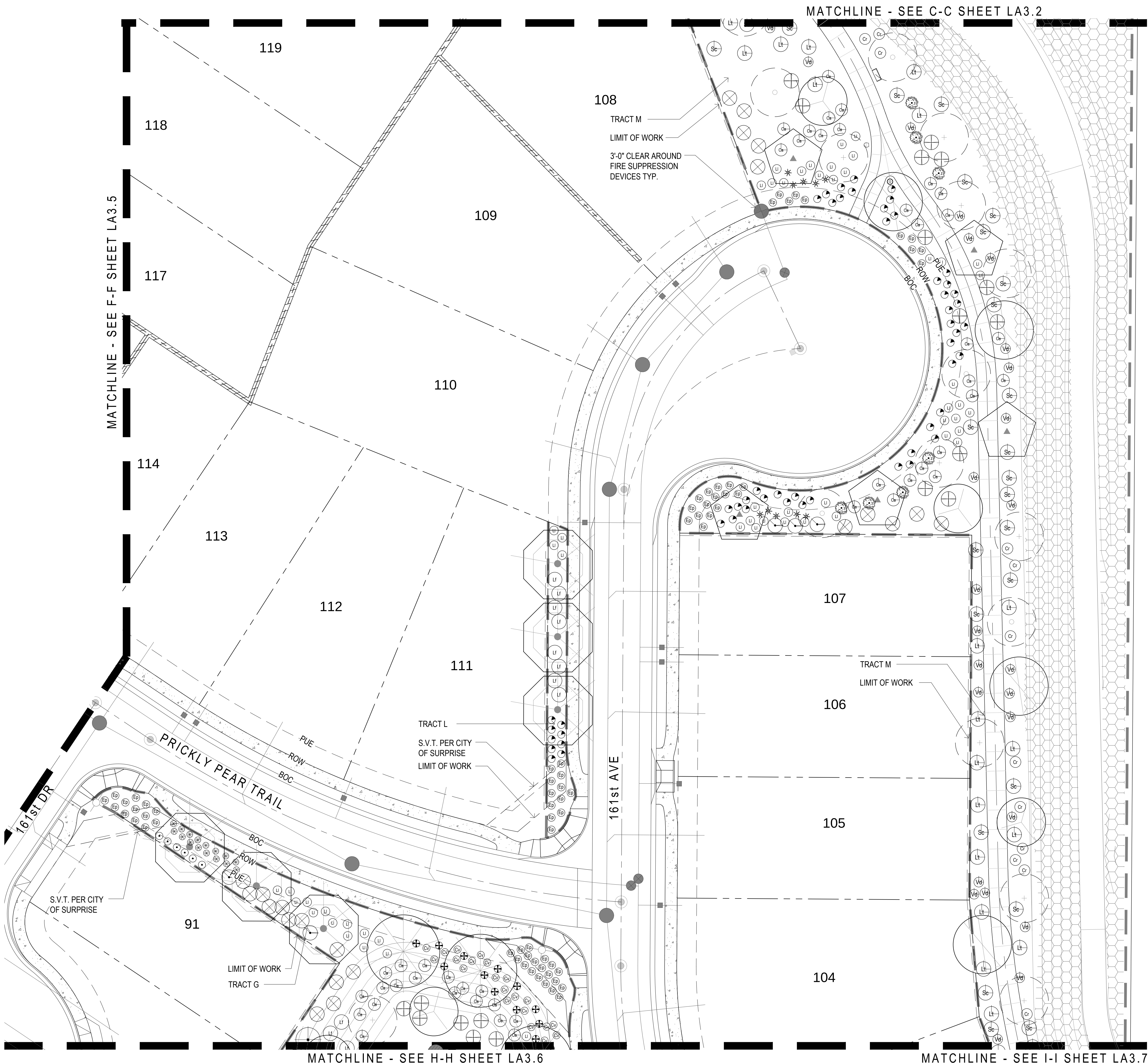
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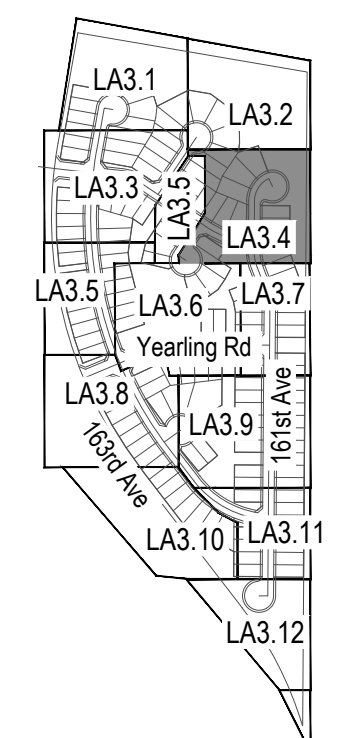
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DESERT LANDSCAPE ARCHITECTURE, INC.
45440
ANDREW D. BARON
08.21.17
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
EXP. 12-31-18

Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan

Pulte Homes
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revisions
1
2
3

issued for
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city submittal
bid package
construction

title
Planting Plan

date issued
08.21.17

scale
1" = 20'-0"

drawn by
JM

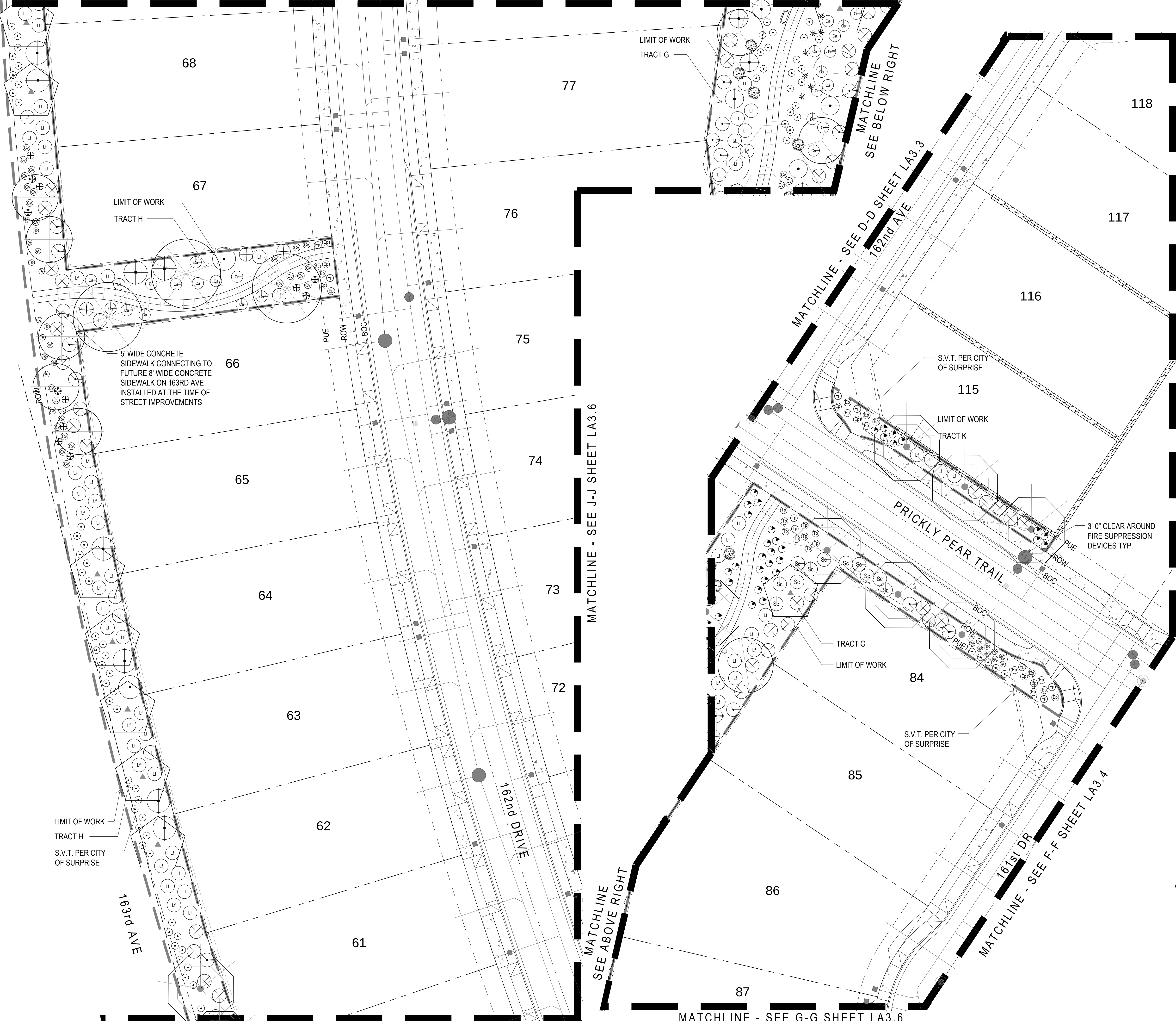
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project number
09-483-17

review number

sheet number
LA3.4

MATCHLINE - SEE E-E SHEET LA3.3



Plant Materials Legend

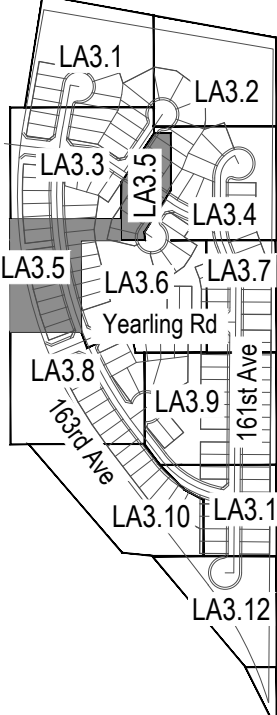
Trees	Size	Qty.
Acacia farnesiana	24" Box	58
Sweet Acacia		
Caesalpinia cacalaco	24" Box	22
Cascalote		
Chilopsis linearis	24" Box	17
Desert Willow		
Olneya tesota	36" Box	44
Ironwood		
Parkinsonia praecox	24" Box	43
Palo Brea	36" Box	2
Prosopis hybrid	24" Box	43
Thornless Mesquite		
Quercus virginiana	24" Box	86
'Cathedral' Oak		
Ulmus parvifolia	24" Box	28
'Allee' Elm		
Extra Large Shrubs	Size	Qty.
Caesalpinia pulcherrima	15 gal.	227
Red Bird of Paradise		
Dodonaea viscosa	15 gal.	394
Hopbush		
Hyptis emoryi	15 gal.	103
Desert Lavendar		
Tecoma alata 'Orange Jubilee'	15 gal.	46
Orange Jubilee		
Tecoma Stans	15 gal.	82
Yellow Bells		
Large Shrubs	Size	Qty.
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Red Fairy Duster		
Cassia artemesoides	5 gal.	388
Feathery Cassia		
Larrea tridentata	5 gal.	177
Creosote		
Leucophyllum frutescens	5 gal.	454
Texas Sage		
Leucophyllum langmaniae	5 gal.	341
Lynn's Legacy Sage		
Simmondsia Chinensis	5 gal.	127
Jojoba		
Viguira deltoidea	5 gal.	79
Goldeneye		
Medium Shrubs	Size	Qty.
Eremophila glabra ssp. caranosa-Winter Blaze	5 gal.	457
Winter Blaze		
Eremophila hydropapha Blue Bells	5 gal.	572
Blue Bells		
Ruellia peninsularis	5 gal.	458
Desert Ruellia		
Small Shrubs	Size	Qty.
Ephedra trifurca	5 gal.	47
Mormon Tea		
Groundcovers	Size	Qty.
Eremophila prostrata	1 gal.	515
Outback Sunrise Eremophila		
Teucrium chamaedrys 'prostratum'	1 gal.	142
Prostrate Germander		
Cacti/ Accents	Size	Qty.
Dasylium acrotrichum	5 gal.	23
Green Desert Spoon		
Dasylium wheeleri	5 gal.	33
Desert Spoon		
Hesperaloe parviflora	3 gal.	154
Red Yucca		
Nolina microcarpa	5 gal.	188
Beargrass		
Opuntia phaeacantha	5 gal.	48
Engelmann's Prickly Pear		
2" Deep 3/4" minus		
Saddleback Brown (verify)	395,475 s.f.	
Turf		
Midiron Sod	26,510 s.f.	
Native Gravel Multi-Use Trail	13,335 s.f.	
Hydro-seed	67,047 s.f.	
Common/Botanical	Pts/Lbs/Acre	
Ambrosia deltoidea, Triangle Leaf Bursage	3.0	
Larrea tridentata, Creosote	2.0	
Sphaeralcea ambigua, Desert Globemallow	1.0	
Baileya multiradiata, Desert Marigold	2.0	
Ephedra viridis, Mormon Tea	1.0	
Parkinsonia microphyllum, Foothills Palo Verde	2.0	
100% Virgin Wood Fiber applied at 1,500 pounds per acre		
Starter Fertilizer applied at 200 pounds per acre		
Tackifier applied at 60 pounds per acre		
SALVAGE TOTALS:		
TOTAL NUMBER OF SALVAGEABLE TREES PER APPROVED SALVAGE PLANS = 85 TOTAL		

PALO VERDE TREES = 23
MESQUITE TREES = 62

ALL LANDSCAPE INSTALLED IN THE R.O.W. OF 163rd AVE SHALL BE INSTALLED BY THE DEVELOPER AT TIME OF STREET IMPROVEMENTS.

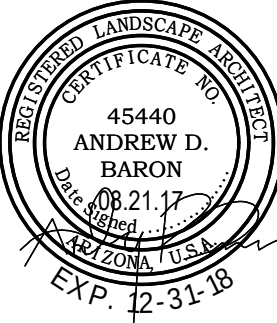
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Desert Oasis
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Surprise, AZ
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5	construction
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checked by	
TD	
project number	
09-483-17	
review number	
sheet number	

LA3.5



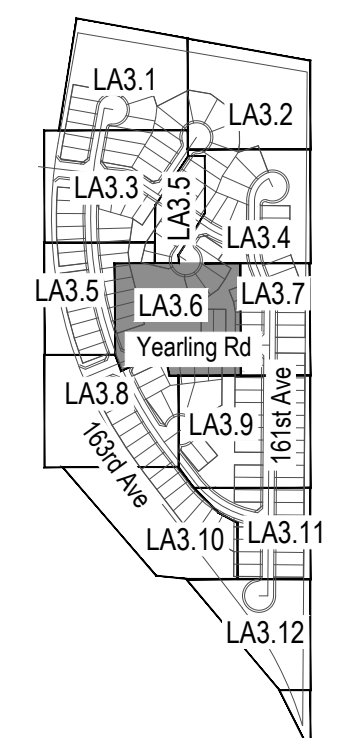
Plant Materials Legend

Trees	Size	Qty.
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Cassia artemesoides	5 gal.	177
Feathery Cassia	5 gal.	454
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Creosote	5 gal.	127
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Hydro-seed		
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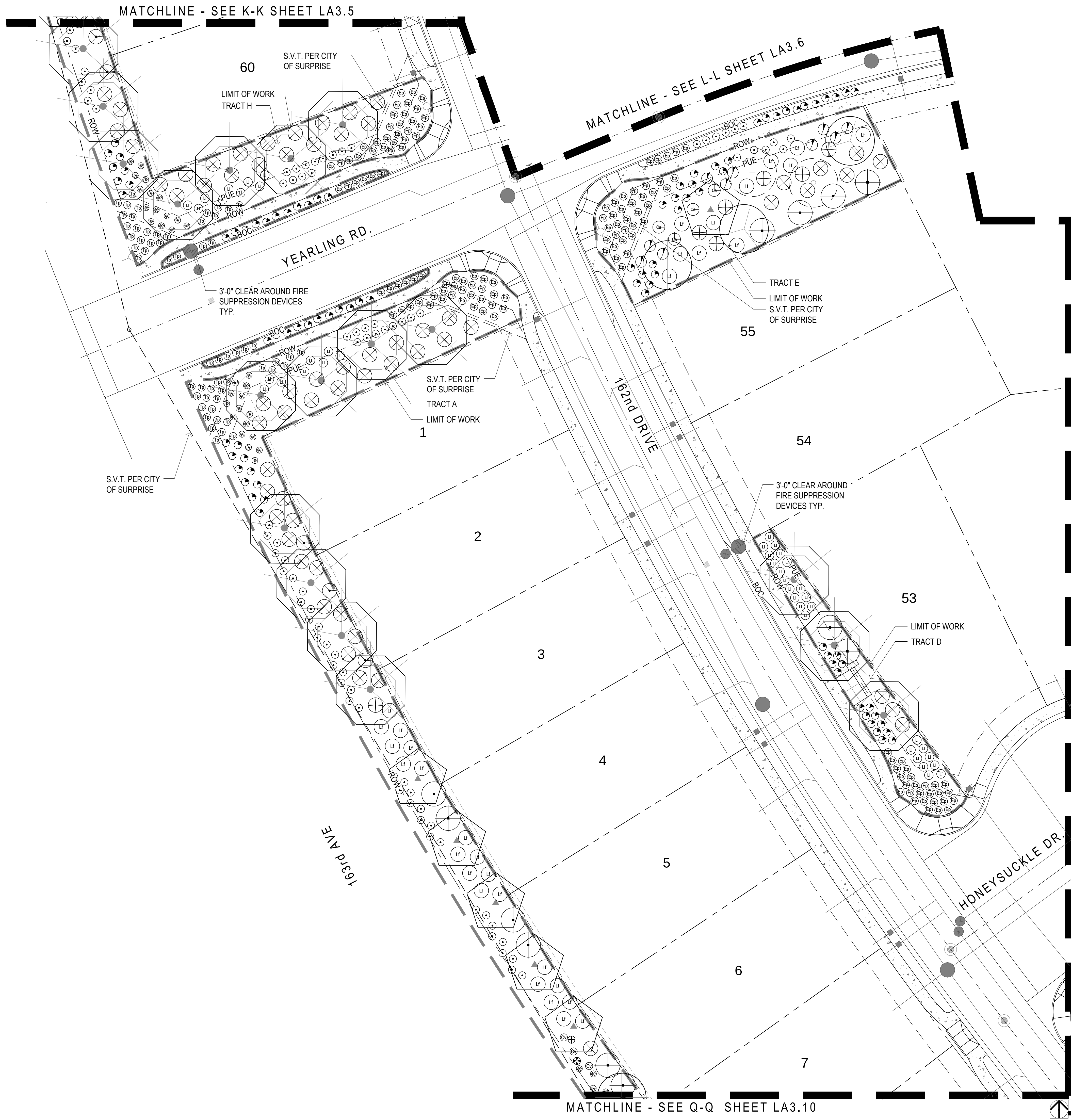
sheet number
LA3.6



A map of the 16th Ward showing the locations of the 12 LA3 bus stops. The stops are labeled LA3.1 through LA3.12. The map includes Yearling Rd, 161st Ave, and 162nd Ave. LA3.7 is highlighted in grey.

Not To Scale 

LA3.7



Plant Materials Legend

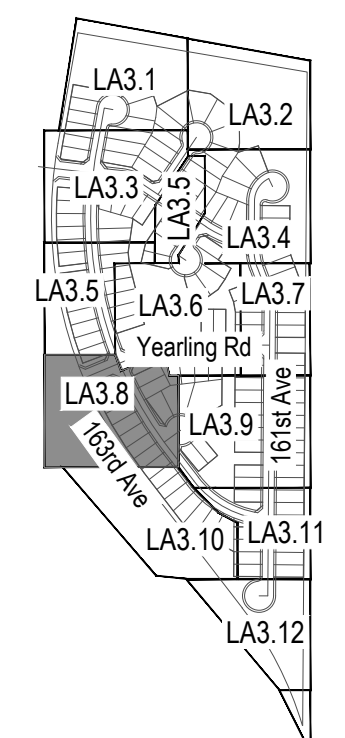
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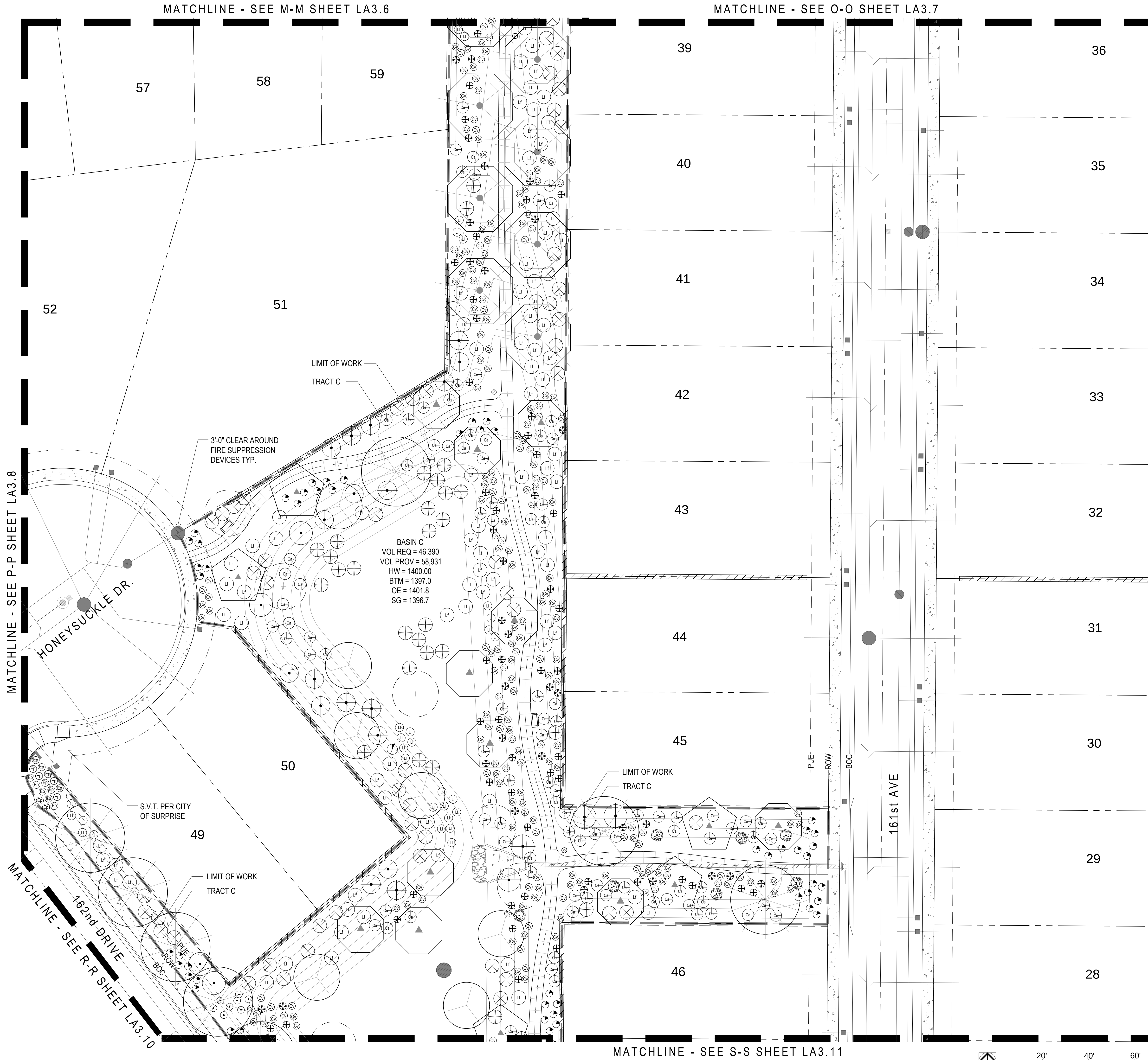
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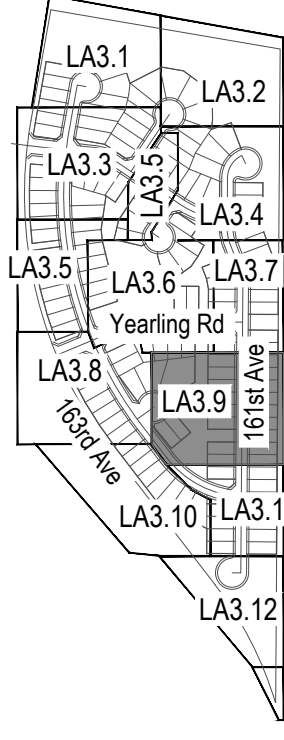


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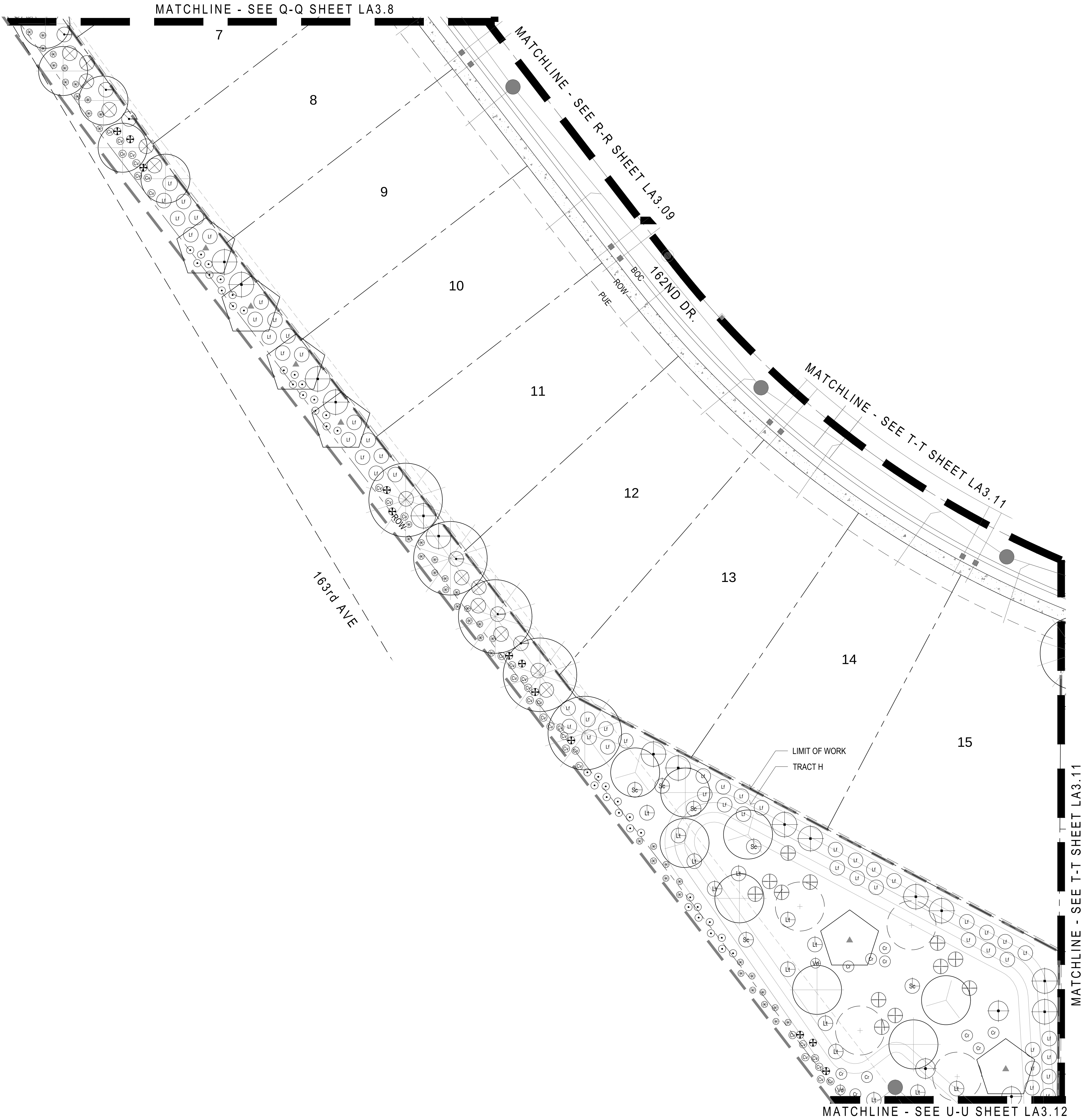
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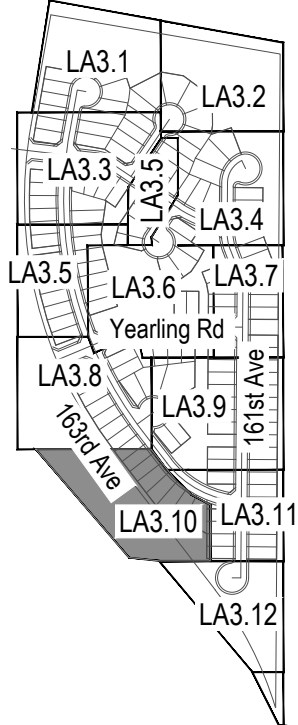


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Beargrass	5 gal.	48
Opuntia phaeacantha	5 gal.	48
Engelmann's Prickly Pear	5 gal.	48
2" Deep 3/4" minus	395,475 s.f.	
Saddleback Brown (verify)	26,510 s.f.	
Turf	13,335 s.f.	
Midiron Sod	67,047 s.f.	
Native Gravel Multi-Use Trail		
Hydro-seed		
Common/Botanical	Pts/Lbs/Acre	
Ambrosia deltoidea, Triangle Leaf Bursage	3.0	
Larrea tridentata, Creosote	2.0	
Sphaeralcea ambigua, Desert Globemallow	1.0	
Baileya multiradiata, Desert Marigold	2.0	
Ephedra viridis, Mormon Tea	1.0	
Parkinsonia microphyllum, Foothills Palo Verde	2.0	
100% Virgin Wood Fiber applied at 1,500 pounds per acre		
Starter Fertilizer applied at 200 pounds per acre		
Tackifier applied at 60 pounds per acre		
SALVAGE TOTALS:		
TOTAL NUMBER OF SALVAGEABLE TREES PER APPROVED SALVAGE PLANS = 85 TOTAL		
PALO VERDE TREES = 23		
MESQUITE TREES = 62		

ALL LANDSCAPE INSTALLED IN THE R.O.W. OF 163rd AVE SHALL BE INSTALLED BY THE DEVELOPER AT TIME OF STREET IMPROVEMENTS.

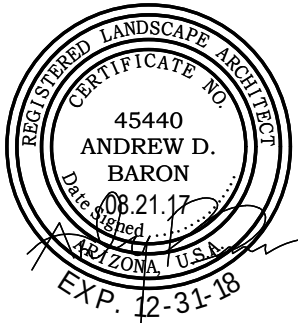
CALL TWO WORKING DAYS BEFORE YOU DIG (802) 263-1100 1-800-STAKE-IT OUTSIDE MARICOPA COUNTY

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Key Map Not To Scale

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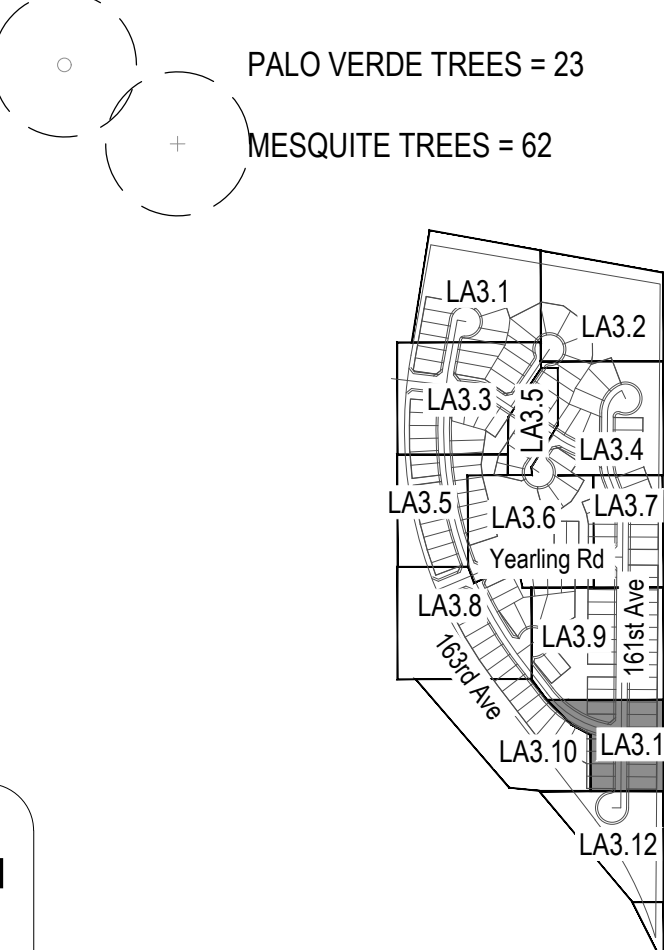
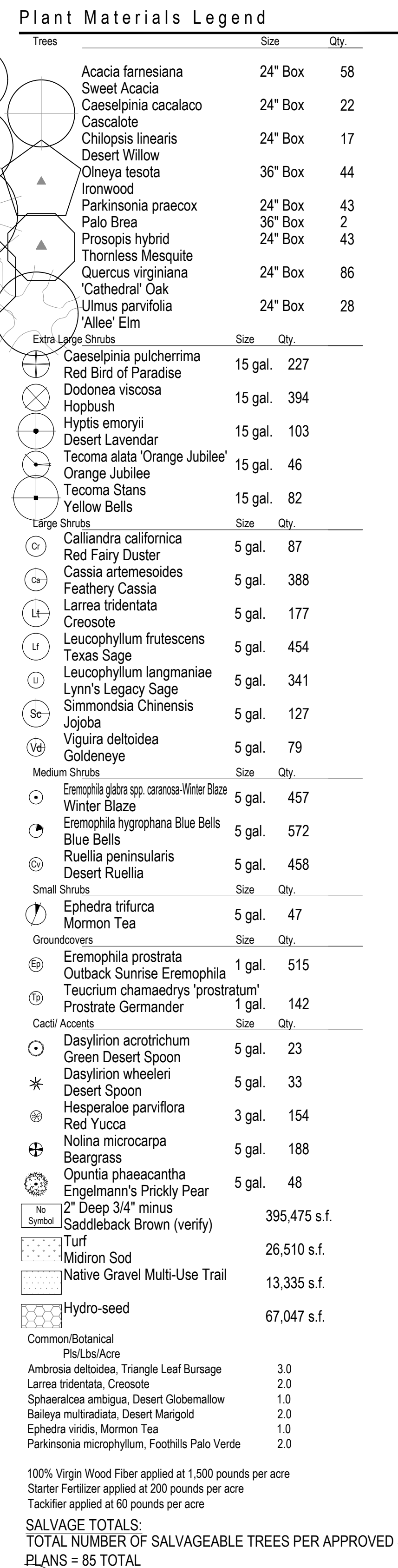


Desert Oasis Parcel B-10 Surprise, AZ Planting Plan



revisions	
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issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	08.21.17
☐ bid package	
☐ construction	
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Planting Plan	
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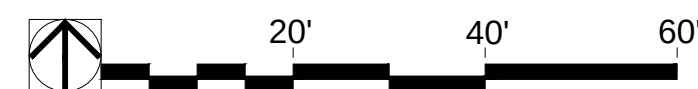


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OUTSIDE MARICOPA COUNTY

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It's costly.

Call before you
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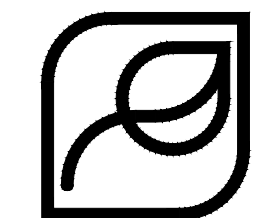
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UNDERGROUND SERVICE ALERT (USA)



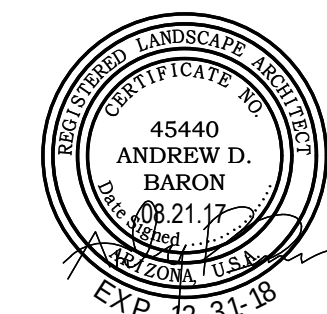
Key Map

Not To Scale 

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chandler, arizona 85226
9.7956 f.480.699.7986



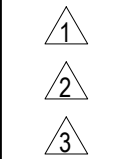
ph. 480.699.7956



Desert Oasis Parcel B-10 Surprise, AZ Planting Plan



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- ☐ progress se
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- ☐ bid package
- ☐ construction

08.21.17

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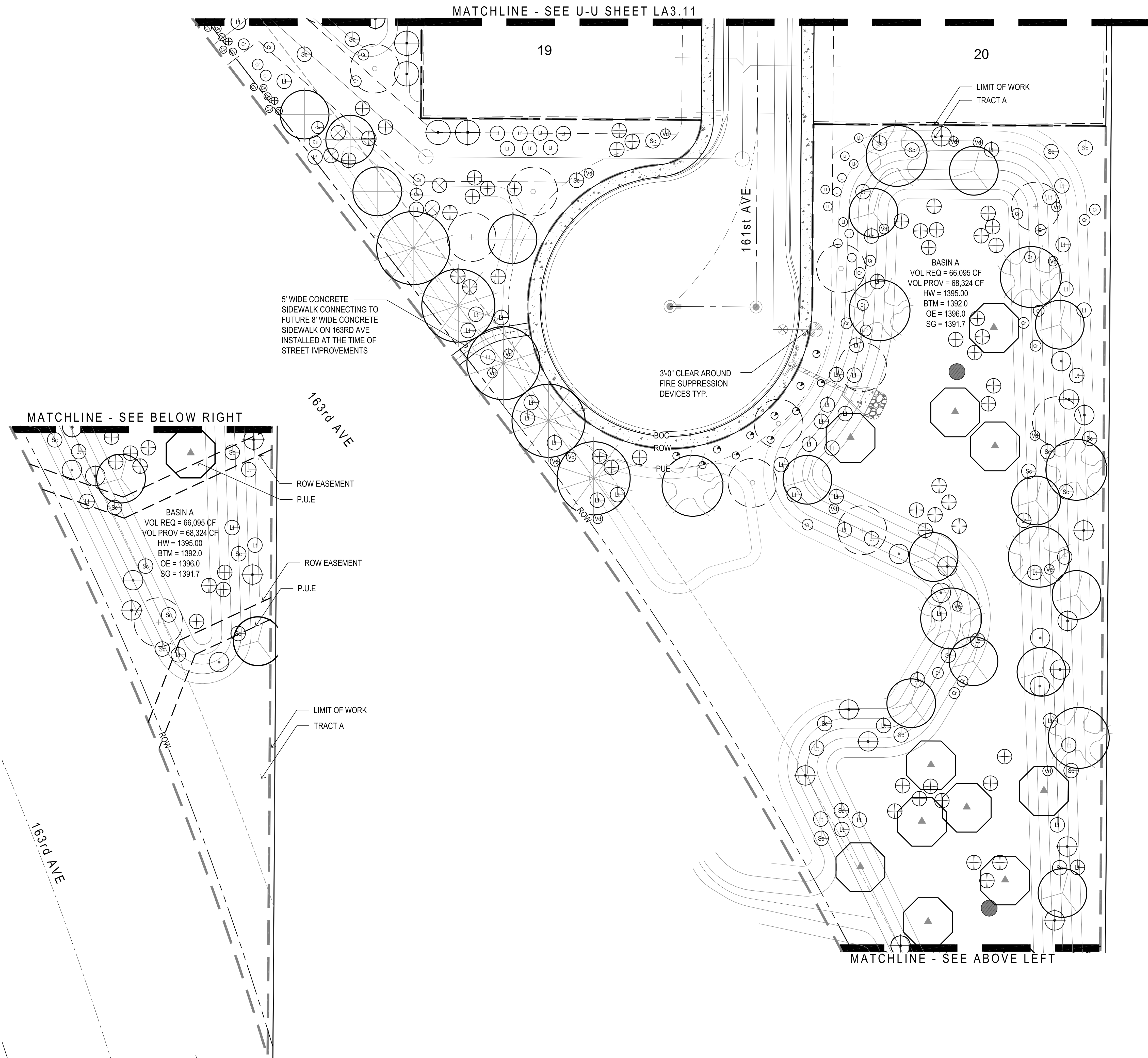
review numl

sheet numb

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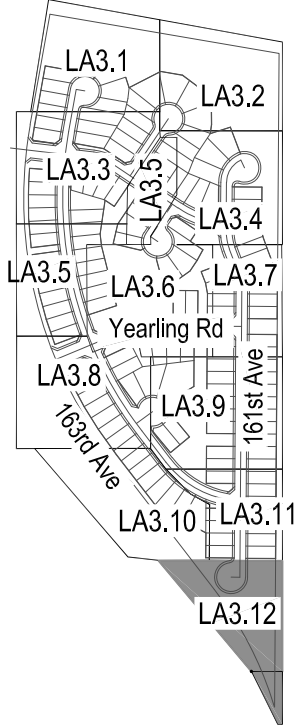
Plant Materials Legend

Trees	Size	Qty.
Acacia farnesiana	24" Box	58
Sweet Acacia	24" Box	22
Caesalpinia cactalaco	24" Box	17
Cascolote	24" Box	44
Chilopsis linearis	24" Box	43
Desert Willow	36" Box	2
Olneya tesota	24" Box	86
Ironwood	24" Box	28
Parkinsonia praecox	24" Box	43
Palo Brea	36" Box	43
Prosopis hybrid	24" Box	43
Thornless Mesquite	24" Box	86
Quercus virginiana	24" Box	86
'Cathedral' Oak	24" Box	28
Ulmus parvifolia	24" Box	28
'Allee' Elm	24" Box	28
Extra Large Shrubs	Size	Qty.
Caesalpinia pulcherrima	15 gal.	227
Red Bird of Paradise	15 gal.	394
Dodonaea viscosa	15 gal.	394
Hopbush	15 gal.	103
Hyptis emoryi	15 gal.	103
Desert Lavender	15 gal.	46
Tecoma alata 'Orange Jubilee'	15 gal.	46
Orange Jubilee	15 gal.	82
Tecoma Stans	15 gal.	82
Yellow Bells	15 gal.	82
Large Shrubs	Size	Qty.
Calliandra californica	5 gal.	87
Red Fairy Duster	5 gal.	388
Cassia artemesoides	5 gal.	177
Feathery Cassia	5 gal.	454
Larrea tridentata	5 gal.	341
Creosote	5 gal.	127
Leucophyllum frutescens	5 gal.	79
Texas Sage	5 gal.	79
Leucophyllum langmaniae	5 gal.	142
Lynn's Legacy Sage	5 gal.	142
Simmondsia Chinensis	5 gal.	142
Jojoba	5 gal.	142
Viguira deltoidea	5 gal.	142
Goldeneye	5 gal.	142
Medium Shrubs	Size	Qty.
Eremophila glabra ssp. caranosa-Winter Blaze	5 gal.	457
Winter Blaze	5 gal.	572
Eremophila hygrophana Blue Bells	5 gal.	572
Blue Bells	5 gal.	458
Ruellia peninsularis	5 gal.	458
Desert Ruellia	5 gal.	47
Small Shrubs	Size	Qty.
Ephedra trifurca	5 gal.	47
Mormon Tea	5 gal.	47
Groundcovers	Size	Qty.
Eremophila prostrata	1 gal.	515
Outback Sunrise Eremophila	1 gal.	142
Teucrium chamaedrys 'prostratum'	1 gal.	142
Prostrate Germander	1 gal.	142
Cacti/ Accents	Size	Qty.
Dasylium acrotrichum	5 gal.	23
Green Desert Spoon	5 gal.	33
Dasylium wheeleri	5 gal.	33
Desert Spoon	5 gal.	33
Hesperaloe parviflora	3 gal.	154
Red Yucca	3 gal.	154
Nolina microcarpa	5 gal.	188
Beargrass	5 gal.	188
Opuntia phaeacantha	5 gal.	48
Engelmann's Prickly Pear	5 gal.	48
2" Deep 3/4" minus	395,475 s.f.	
Saddleback Brown (verify)	395,475 s.f.	
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Midiron Sod	26,510 s.f.	
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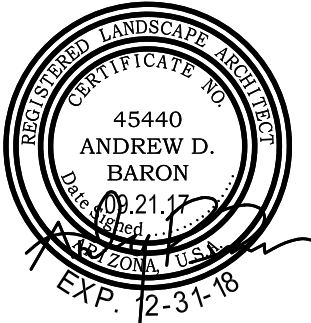
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Desert Oasis
Parcel B-10
Surprise, AZ
Planting Plan



revisions

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□ progress set	
■ city submittal	09.21.17
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title

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date issued

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scale

1" = 20'-0"

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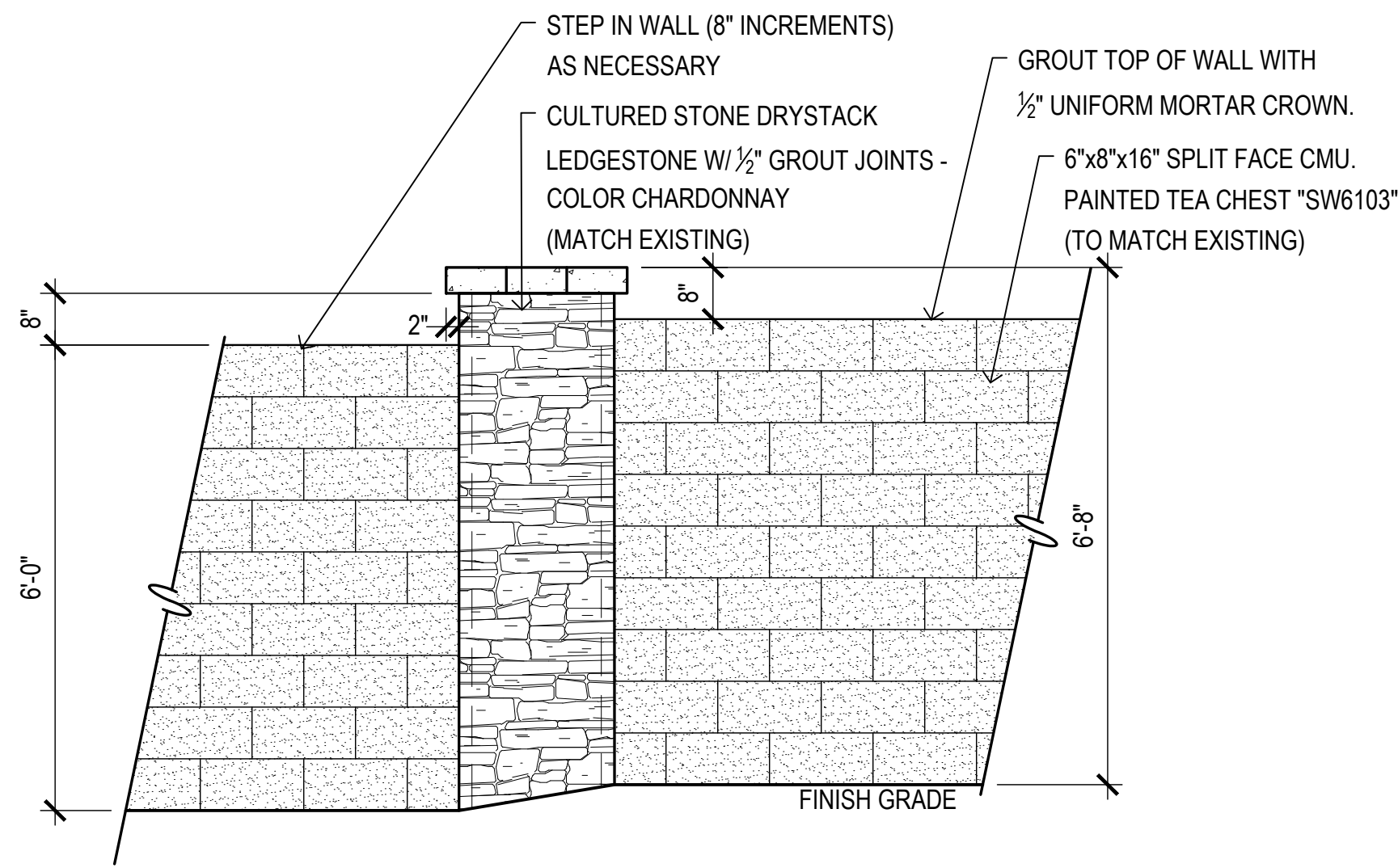
project number

09-483-17

review number

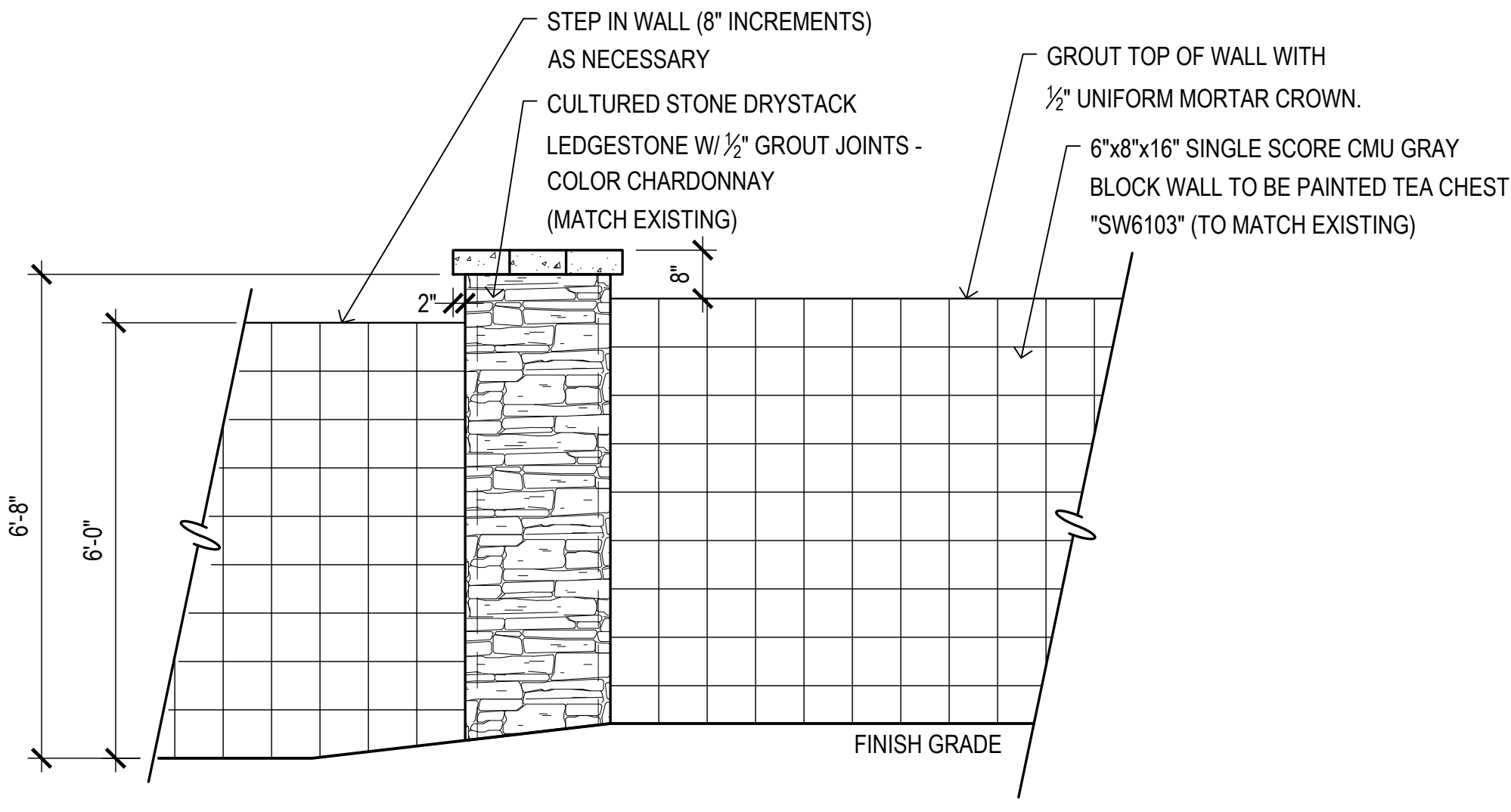
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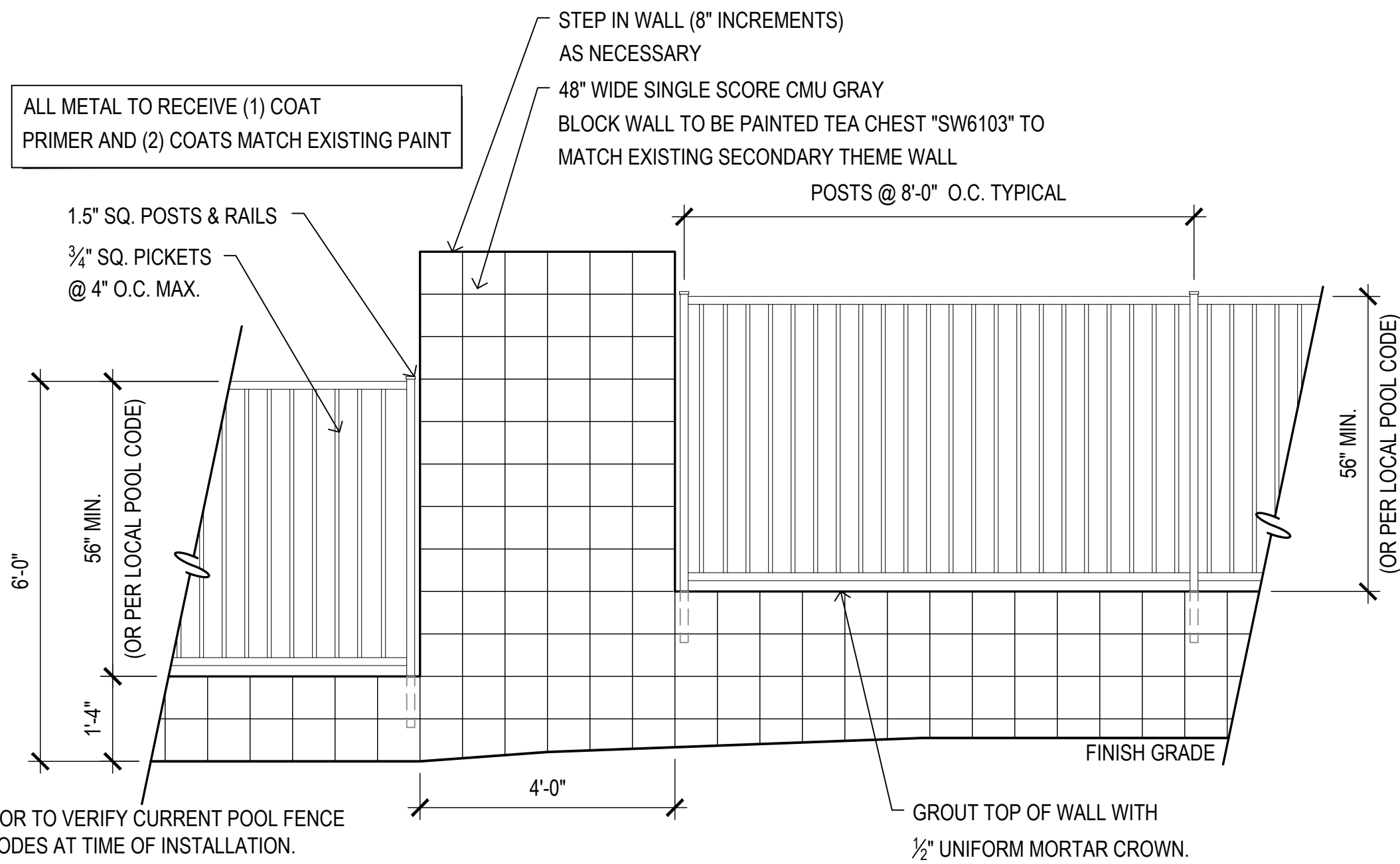
1 Primary Theme Wall

SCALE: 1/2"=1'-0"



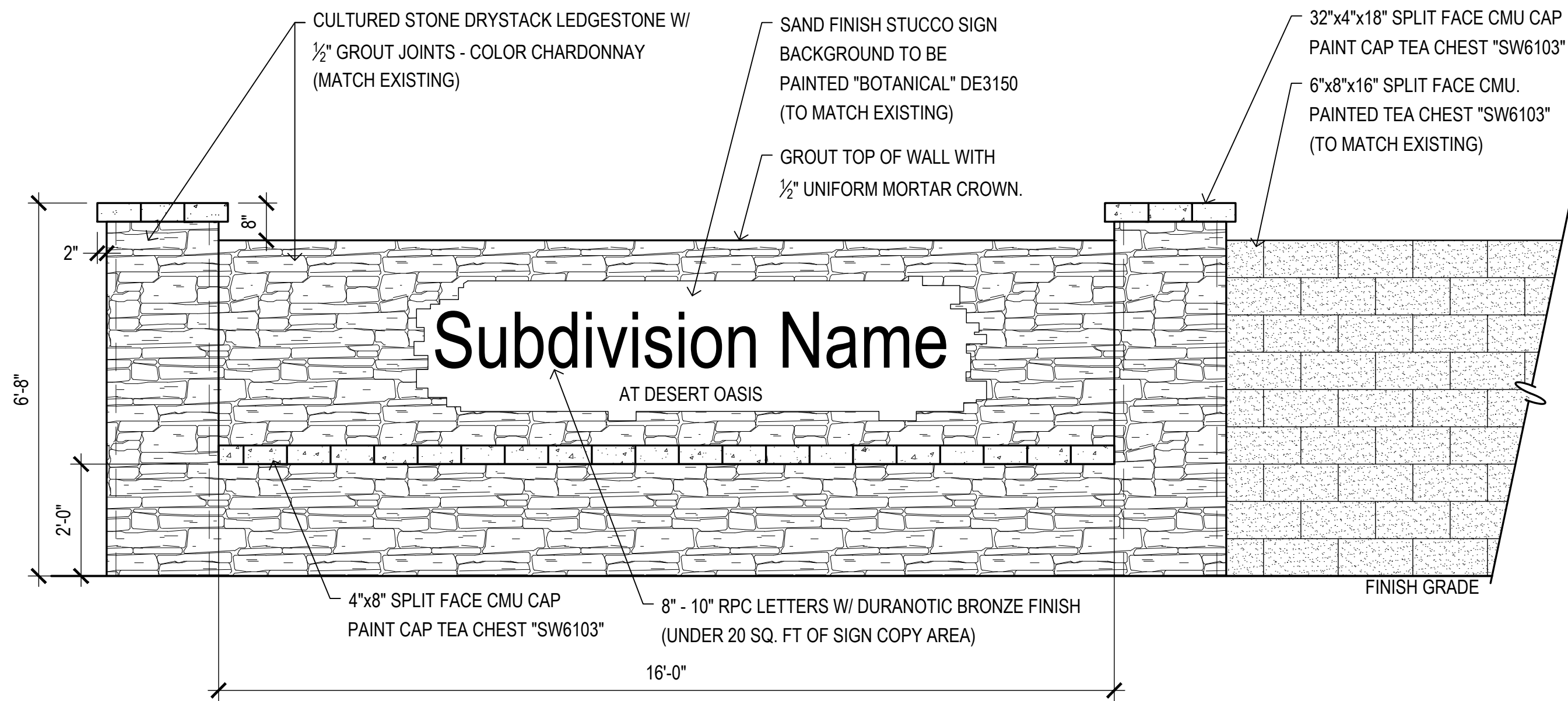
2 Secondary Theme Wall

SCALE: 1/2"=1'-0"



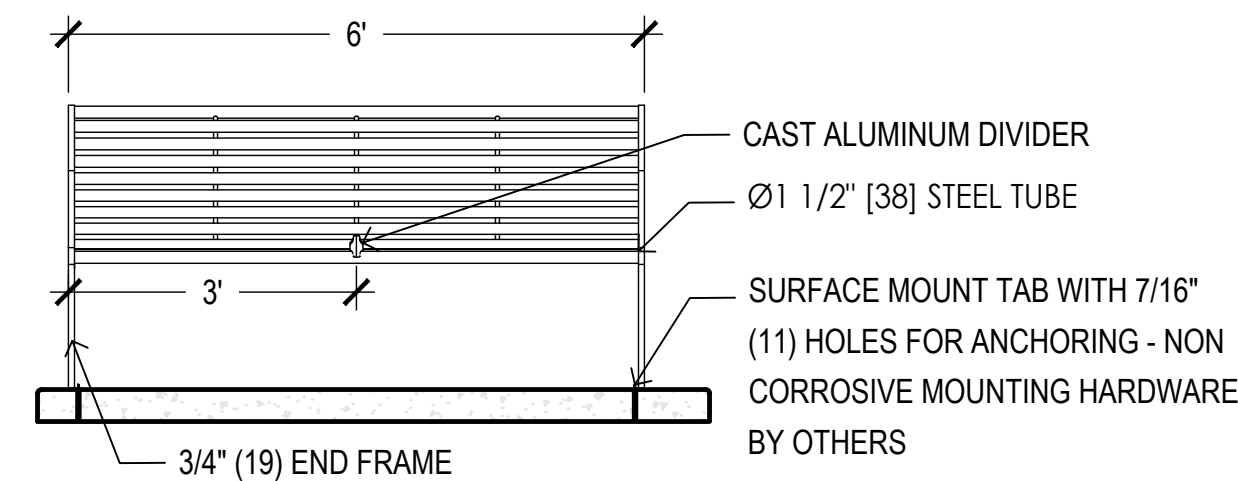
3 Combo View Fence

SCALE: 1/2"=1'-0"

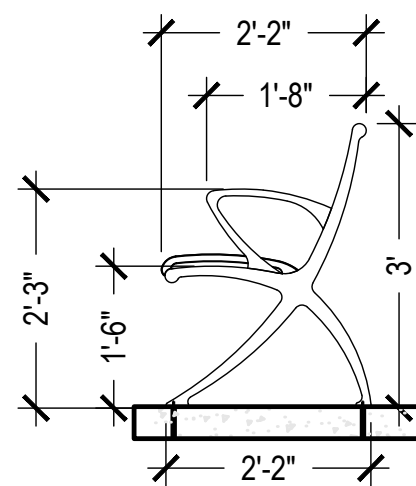


4 Subdivision Entry Signwall

SCALE: 1/2"=1'-0"



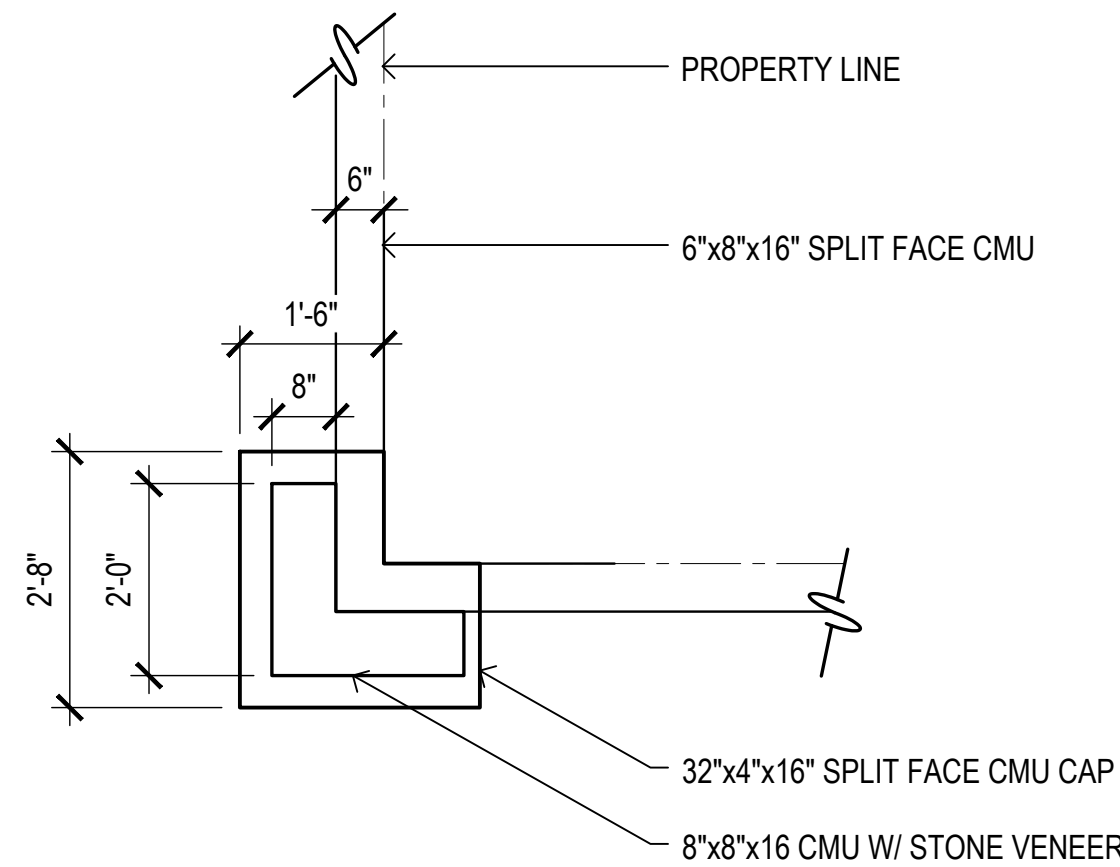
BENCH:
MANUF: LANDSCAPE FORMS
MODEL: PARC-VUE
PV644-08 METALLIC SILVER
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455



NOTES:
PET WASTE DISPOSAL STATION AS MANUFACTURED
BY DOG WASTE DEPOT. MODEL: DEPOT-006-B (BLACK)

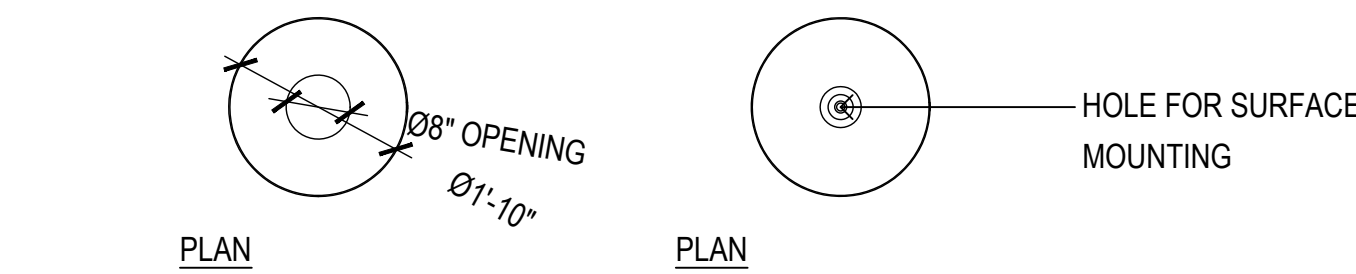
7 Dogi-Pot Waste Station

SCALE: 1/2"=1'-0"



5 Column Location - Plan View

SCALE: 1/2"=1'-0"



TRASH RECEPTACLE:
MANUF: LANDSCAPE FORMS
MODEL: PARC-VUE
PV64-01 W/ URN SHAPED-LINER - METALLIC SILVER
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455

8 Trash Receptacle

SCALE: 1/2"=1'-0"



MANUFACTURE: SHERWIN-WILLIAMS
COLOR: SW6103 TEA CHEST
LOCATION: SPLIT FACE CMU, SINGLE SCORE CMU & WALL CAP

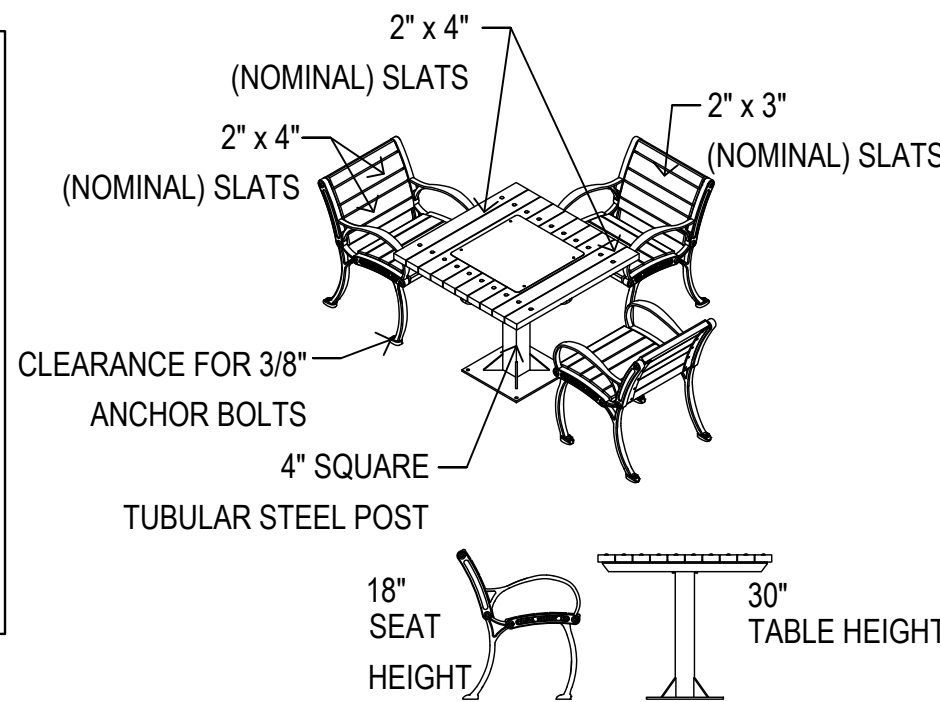


MANUFACTURE: APACHE STONE
TYPE: DRYSTACK LEDGESTONE
COLOR: CHARDONNAY



MANUFACTURE: DUNN-EDWARDS
COLOR: DE3150 'BOTANICAL'
LOCATION: SUBDIVISION ENTRY SIGN WALL BEHIND LETTERS

GENERAL NOTES: PICNIC BENCH
VICTOR STANLEY INC.
P.O.DRAWER 330
DUNKIRK, MD 20754
PHONE: 800-368-2573
WEB: www.victorstanley.com
COLOR: POWDERCOAT BRONZE METAL
CHERRY SLATS
MODEL: IP-48, CM-321
HOMESTEAD SERIES
COLOR:
BRONZE POWDER COATE
MAPLE SLATS
WITH GAME BOARD



NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL TABLE AND SEATS ARE IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

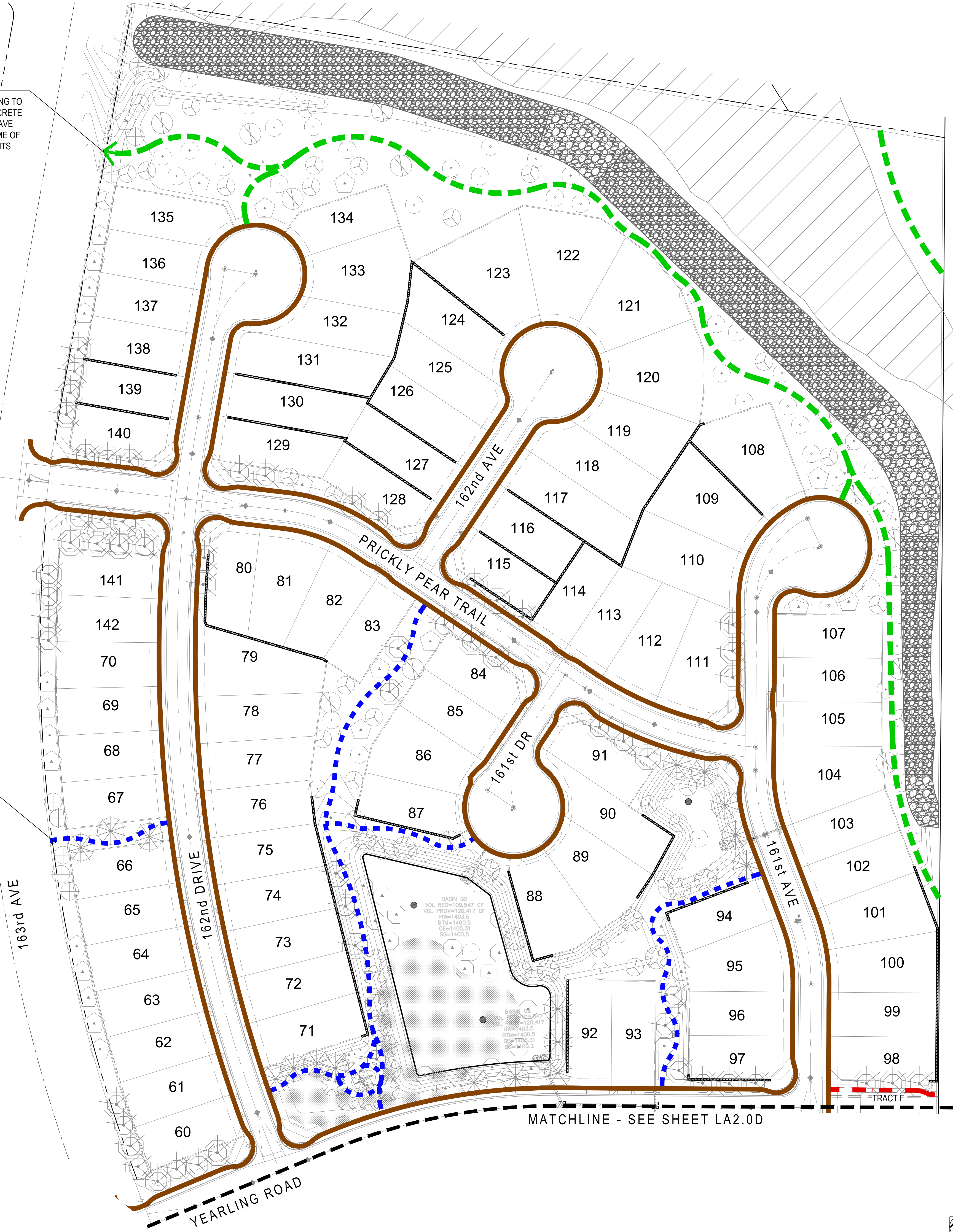
9 Game Table

SCALE: 1/2"=1'-0"

8' WIDE CONCRETE SIDEWALK CONNECTING TO FUTURE 8' WIDE CONCRETE SIDEWALK ON 163RD AVE INSTALLED AT THE TIME OF STREET IMPROVEMENTS

ALL HARDSCAPE & LANDSCAPE INSTALLED IN THE R.O.W. OF 163rd AVE SHALL BE INSTALLED AT TIME OF STREET IMPROVEMENTS.

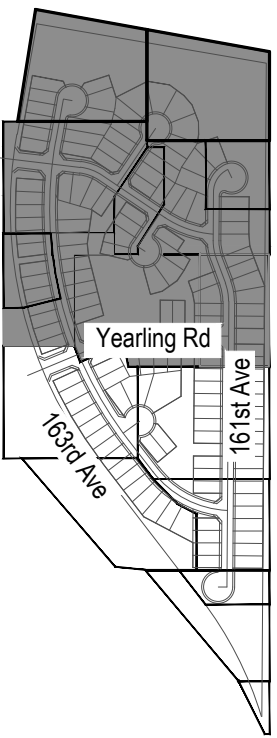
5' WIDE CONCRETE SIDEWALK CONNECTING TO FUTURE 8' WIDE CONCRETE SIDEWALK ON 163RD AVE INSTALLED AT THE TIME OF STREET IMPROVEMENTS



TRAIL LEGEND (PARCEL B-10)		
SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN SIDEWALK	12,065 LF
	5' PEDESTRIAN TRAIL	2,460 LF
	8' WIDE CONCRETE SIDEWALK	1,863 LF
	5' FUTURE SIDEWALK	240 LF

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Key Map

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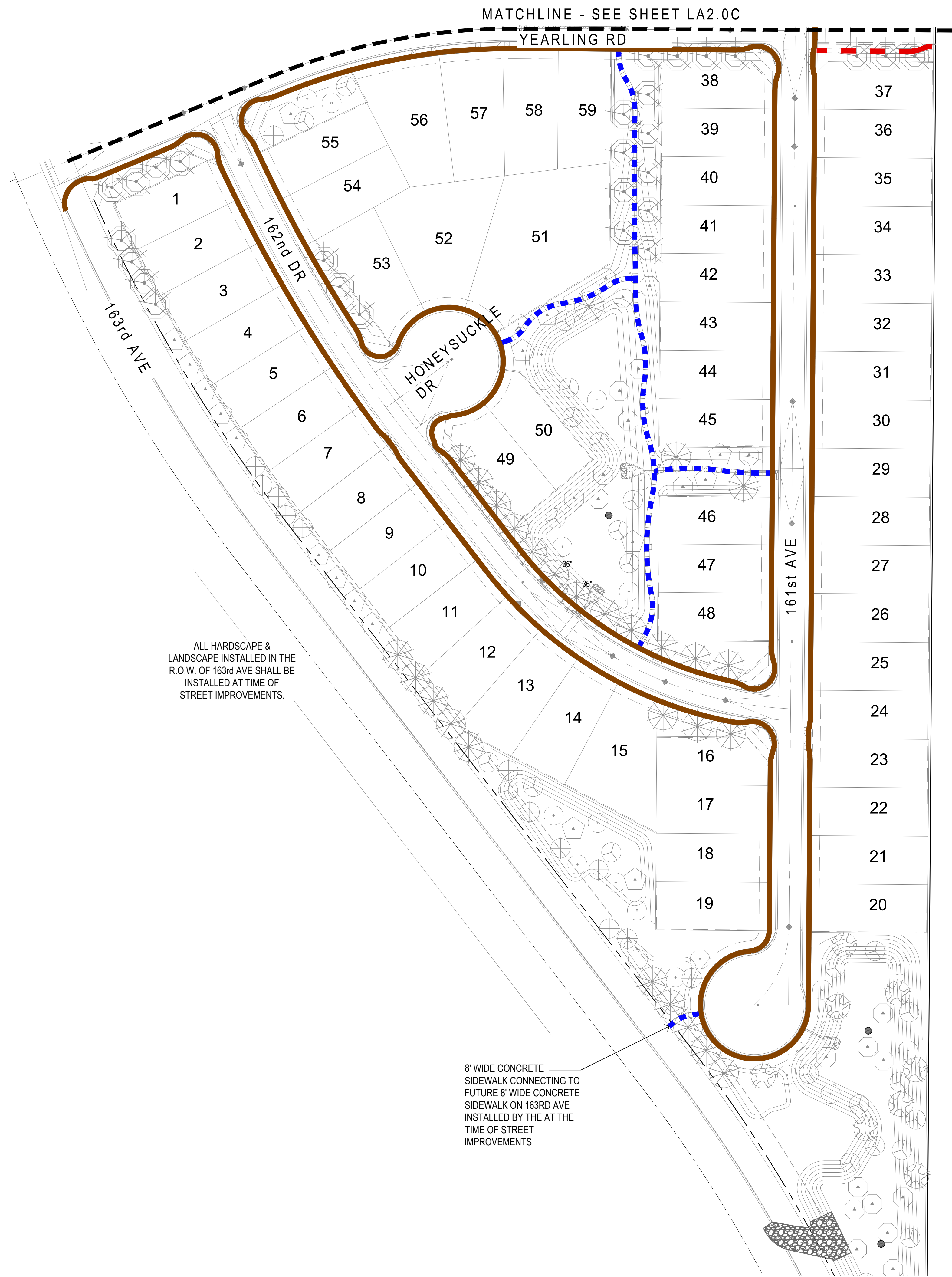
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Desert Oasis Parcel B-10 Surprise, AZ Sidewalk Circulation



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issued for	
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☒ city submittal	08.21.17
☐ bid package	
☐ construction	
title	
Sidewalk Circulation	
date issued	
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sheet number	
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	5' PEDESTRIAN TRAIL	2,460 LF
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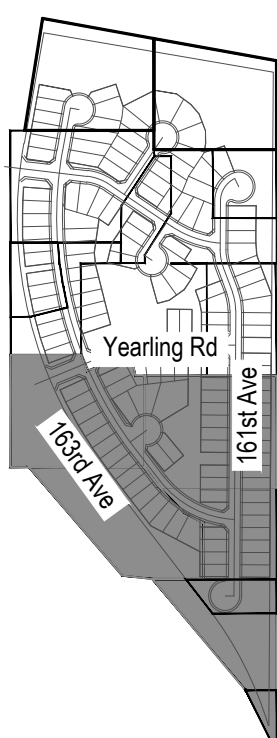
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Desert Oasis
Parcel B-10
Surprise, AZ
Sidewalk Circulation

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☐ construction	

title	Sidewalk Circulation
date issued	08.21.17
scale	1" = 60'-0"
drawn by	JM
checked by	TD
project number	09-483-17
review number	

sheet number	LA2.0D
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Jack Eaton
Executive Director
Business Services

15802 North Parkview Place
Surprise, Arizona 85374
Phone: 623-876-7008
Fax: 623-876-7046
jack.eaton@dysart.org

www.dysart.org

May 8, 2017

Heather Donaldson
Planning Project Coordinator
City of Surprise/Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

RE: Desert Oasis Parcel B10

Dear Ms. Donaldson,

Thank you for your continued cooperation with the Dysart Unified School District. The District and Centex, developer of the Desert Oasis Parcel B10, are finalizing a Donation Agreement in reference to their planned project in the City of Surprise and the Dysart Unified School District.

Centex has submitted a signed Donation Agreement, which is currently scheduled for approval by the Dysart Unified School District Governing Board at their May 24, 2017 regular meeting. This agreement is satisfactory to the District. Therefore, the District has no objection to the development of the property as currently planned for single family dwellings.

We appreciate the opportunity to comment on developments that the City is reviewing for approval. We will continue to work together in meeting the educational needs of the residents.

Sincerely,



Jack Eaton
Executive Director for Business Services

cc: Matthew Berens, Berens Blonstein PLC
Laura Sever Blanco, Gust Rosenfeld P.L.C.
Laura Meyers, Pulte Group

Superintendent
Gail Pletnick, Ed.D.

Governing Board
Spencer Bailey
Jay Leonard
Christine Pritchard
Traci Sawyer-Sinkbeil
Jennifer Tanner



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

22 May 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Heather Donaldson
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-230; Desert Oasis B10

Dear Ms. Donaldson

Thank you for the opportunity to provide comments on the Preliminary and Final Plat Application for Desert Oasis B10. The site is on 43.16 acres located 163rd Avenue and Jomax Road in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. The plan is to build 140 single family homes for a density of 3.29 dwellings per acres. The site is located approximately 3.3 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request as stated in the application will not negatively impact the flying operations at Luke AFB. Even though Desert Oasis B10 will be located outside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: [Dennis Haley](#)
To: [Heather Donaldson](#)
Cc: [Vanessa Nunez](#)
Subject: FS17-230 Desert Oasis B10
Date: Monday, May 15, 2017 9:02:20 AM
Attachments: [image003.jpg](#)

RE: FS17-230
Desert Oasis B10
163rd Ave. & Desert Oasis Blvd.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV



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From: [Leslie Jarrell](#)
To: [Heather Donaldson](#)
Cc: [Chris Cain](#); [Debbie Trasancos](#)
Subject: FS17-230 - Desert Oasis B10 Electronic Submittal
Date: Monday, May 15, 2017 5:49:44 AM
Attachments: [FS17-230 - Desert Oasis B10 Electronic Submittal 051217.pdf](#)

Heather,

Thank you for providing the electronic submittal for **Desert Oasis B10 FS17-230**. MWD has reviewed this submittal and determined that it is located outside of the current boundaries of MWD, and therefore does not impact MWD. Thanks again.

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

From: [Lynndsay O'Neill - FCDX](#)
To: [Heather Donaldson](#)
Cc: [Mark Frago - FCDX](#)
Subject: RE: FS17-230 - Desert Oasis B10 Electronic Submittal
Date: Wednesday, May 24, 2017 10:08:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[FS17-230 Desert Oasis.jpg](#)

Project Name: Desert Oasis B10. Project Information: 163rd Ave and Desert Oasis Boulevard. APN 503-73-179.

- This parcel is located on FEMA FIRM Panel Number 1210L, partially located in Zone X, not in the SFHA, and Zone AE, located in the SFHA, and Floodway, located in SFHA.
- Prior to obtaining a building permit, a floodplain use permit would be required by the District for the parcel since there is FEMA floodplain delineated on it.
- See attached .pdf for aerial view of this parcel and the location of the FEMA FIRM Zone.

Lynndsay O'Neill

Planner

Policy, Planning & Coordination Branch



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009

(O) 602-506-8725

lynndsayoneill@mail.maricopa.gov

www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	November 21, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Desert Oasis-Baer Parcel B10" dated October 25, 2017, to allow for the development of a single-family residential subdivision in parcel B10 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis; Resolution # 2017-144.

Motion:

I move to approve the Resolution # 2017-144.

Background:

On May 11, 2017 Centex Homes submitted a request for a Preliminary Plat and Final Plat to allow for the development of a single-family residential subdivision in parcel B10 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis. On October 19, 2017 the Planning and Zoning Commission passed a motion to recommend approval of the Preliminary Plat, Case FS17-230, to the Mayor and City Council.

Objective Analysis:

This proposed Final Plat will allow for the development of a single-family residential subdivision on the subject site.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

Click to download

- ☐ [00-Fs17-230 Desert Oasis B10 Final Plat-staff report](#)
 - ☐ [01 - FS17-230 Desert Oasis B10 - Final Plat - Vicinity Map](#)
 - ☐ [02 - FS17-230 Desert Oasis B10 - Final Plat](#)
 - ☐ [03 - FS17-230 Desert Oasis B10 - Final Plat - DUSD Letter](#)
 - ☐ [04 - FS17-230 Desert Oasis B10 - Final Plat - Luke AFB Letter](#)
 - ☐ [05 - FS17-230 Desert Oasis B10 - Final Plat - ADOT Comments](#)
 - ☐ [06 - FS17-230 Desert Oasis B10 - Final Plat - MWD Comments](#)
 - ☐ [07 - FS17-230 Desert Oasis B10 - Final Plat - Flood Control District Comments](#)
 - ☐ [08 - FS17-230 Desert Oasis B10 - Final Plat - Presentation](#)
 - ☐ [Resolution 2017-144](#)
-

Final Plat

REPORT TO THE CITY COUNCIL

Case: **FS17-230**

Project Name: Desert Oasis B10

Council District: **1 – ACACIA**

Meeting Date: **November 21, 2017**

Planner: Sergio Angulo

Owner: Centex Homes

Applicant: Laura Meyers with Centex Homes

Request: Final Plat for 142 Lots.

Site Location: Generally south of Jomax Road and east of 163rd Avenue in Desert Oasis.

Site Size: 43.16 Acres (approx.)

Density: 3.29 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-230.

Support/Opposition: None known.

Recommendation: **Approve** [with stipulations A-D below]

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Desert Oasis at Surprise PAD and the SUDC.
- The proposed Final Plat is consistent with the Preliminary Plat case FS17-230.

37 **History:**

38
39 **November 3, 1988:** The subject parcel was annexed into the City.

40 **September 14, 2000:** The Mayor and City Council approved The Desert Oasis at Surprise Planned
41 Area Development (PAD).

42 **December 8, 2016:** Staff met with the applicant to discuss the project during a regularly scheduled
43 Concept Review meeting under CR16-527.

44 **May 11, 2017:** The applicant filed a request for a Preliminary Plat and Final Plat approval for a new
45 142-lots residential subdivision.

46 **October 19, 2017:** The Planning and Zoning Commission passed a motion to recommend **approval**
47 to the Mayor and City Council of the Preliminary Plat case FS17-230, subject to stipulations 'A'
48 through 'D'.
49

50 **Project Description:**

51
52 Centex Homes requests approval of a Final Plat to allow for the development of a single-family
53 residential subdivision on approximately 43.16 acres in parcels B10 & B11 of the Desert Oasis at
54 Surprise Planned Area Development (PAD) generally located south of Jomax Road and east of 163rd
55 Avenue. The applicant proposes 142 residential lots and landscape tracts for open space recreation
56 and retention which includes an amenity tot lot.
57

58 The subject property is zoned Planned Area Development (PAD) and has land use designations of
59 Medium Density Residential (39 acres approx.) and Open Space (4 acres approx.). The PAD allows a
60 maximum density of 6 dwelling units per acre and this development proposes a total density of 3.29
61 dwelling units per acre.
62

63 This Final Plat application is in conjunction with a related Preliminary Plat application. On October
64 19, 2017, the Planning and Zoning Commission passed a motion to recommend approval of the
65 Preliminary Plat to the Mayor and City Council, subject to the following stipulations:
66

- 67 A. The applicant will continue to work with City Staff on a conceptual design for 163rd
68 Avenue from San Ysidro Road to Jomax Road, including the intersection of Jomax
69 Road and 163rd Avenue through a Design Concept Report (or similar type)
70 deliverable. This design concept will ensure, at a minimum, a Level of Service (LOS) C
71 on 163rd Avenue.
- 72 B. The Final Plat of Desert Oasis – Baer Parcel B10 will dedicate TRACT F as Right of
73 Way with improvements required. The associated Yearling Road extension
74 construction documents will be completed after B10 plat recordation and shall be an
75 amendment to the approved B10 improvement plans.
- 76 C. The Final Plat of Desert Oasis – Baer Parcel B10 will show a 55' easement for future
77 Public right-of-way and 8' Public Utility Easements (PUE's) from 163rd Avenue to the
78 proposed development to the east through TRACT A in general conformance with
79 the location identified in Exhibit A. To account for the existing access onto

northbound 163rd Avenue from Desert Oasis Parcel B9, the Tract A future local street connection will be limited to right-in, right-out ingress and egress. Within 60 days following the annexation of the Paloma Creek property into the City of Surprise and the City acceptance of Paloma Creek property into the SPA 2 service area, the Owner shall authorize the formal dedication of the Public right-of-way and PUE. All costs for said dedications, roadway extension and utilities construction shall be borne by the developer of Paloma Creek.

- D. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

The proposed Final Plat is in compliance with these stipulations and meets all the requirements of the Surprise General Plan, the Desert Oasis at Surprise PAD, and the SUDC.

Attachments:

- 01 Vicinity Maps
- 02 Final Plat
- 03 Dysart Unified School District Letter
- 04 Luke AFB Letter
- 05 ADOT Comments
- 06 MWD Comments
- 07 Flood Control District Comments

EXHIBIT A

161ST ST

LEATHER LN

PARCEL B10
BOUNDARY

9,970 CF OF RETENTION
GAINED

55'
EX R/W

33'
ESMT TO BE ABANDONED

10'
TCE

SADDLEHORN RD

PALOMA CREEK
PROPERTY BOUNDARY

503-55-004
ACE PSP LLC
PROPERTY BOUNDARY

9,744 CF OF RETENTION LOST

CITY OF SURPRISE LIMITS

65'
EX R/W

65'
EX R/W

163RD AVE

20 0 20 40
scale feet

SHEET

1

OF 1

JOB NO
16-400

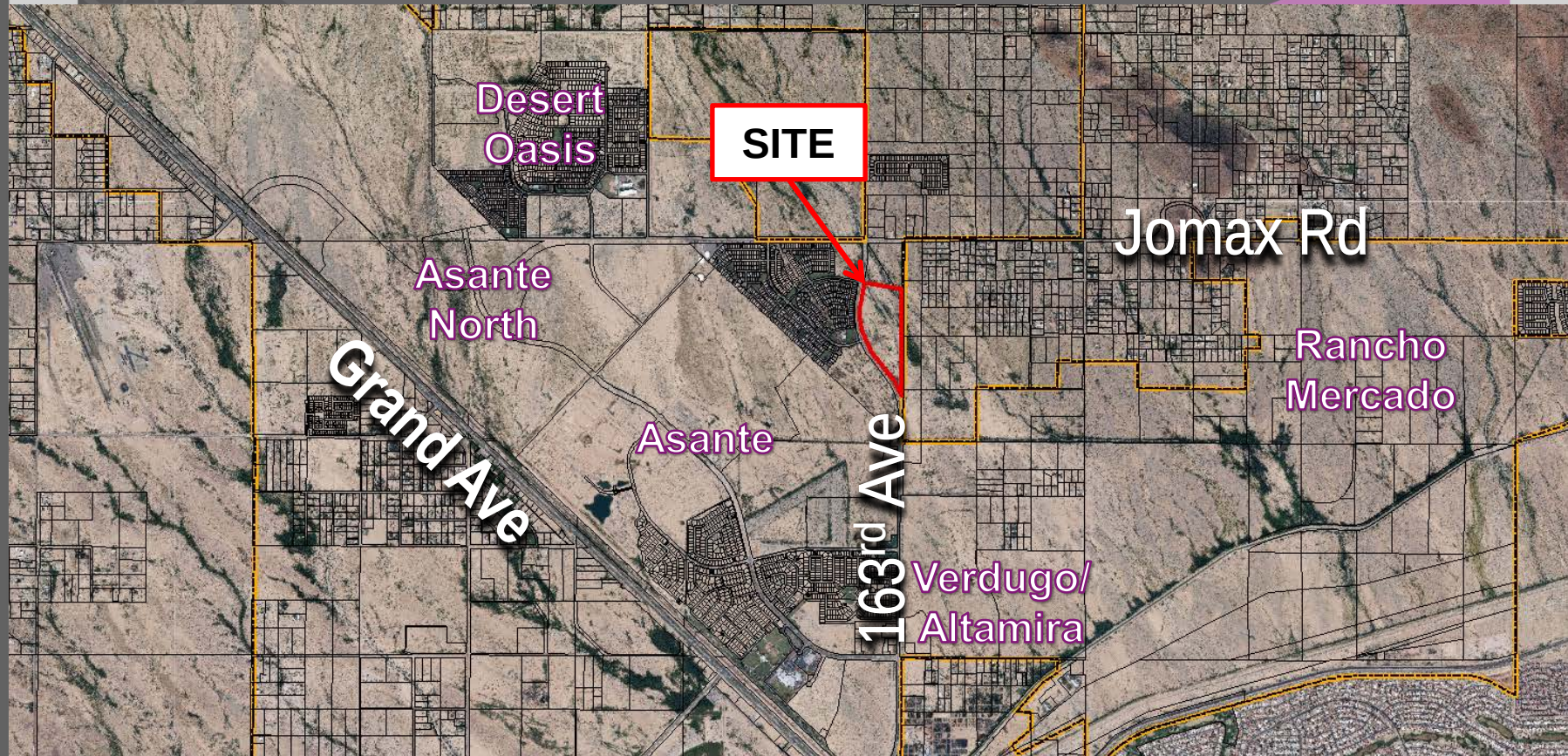
Paloma Creek

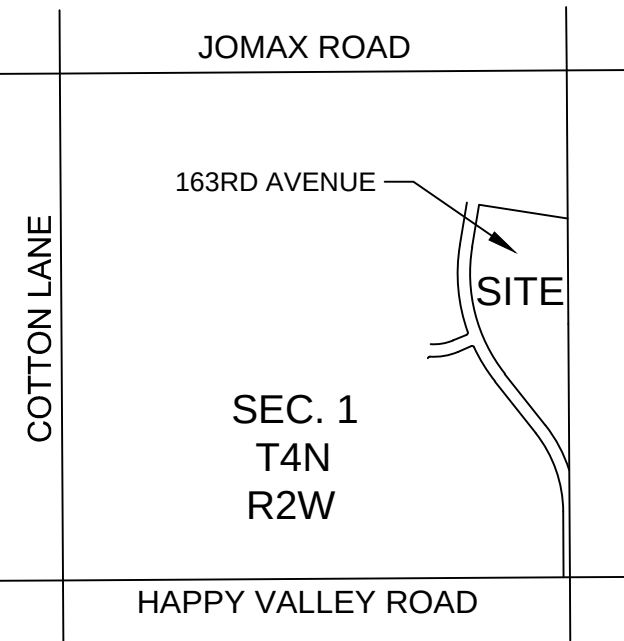
Road Connection and Retention Exhibit



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

VICINITY MAP



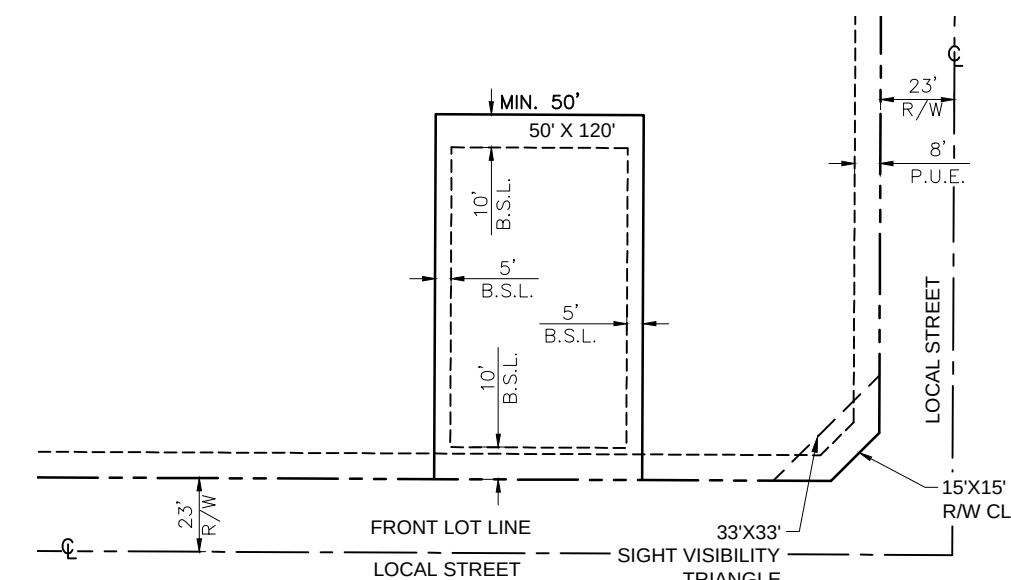
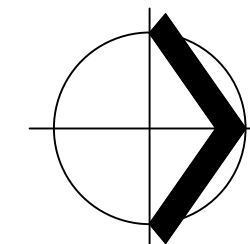


ITS:



SCALE: 1"=100'

A horizontal scale bar with alternating black and white segments. It is marked with '100'' at the left end, '50'' at the midpoint, '0' at the center, and '100'' at the right end.



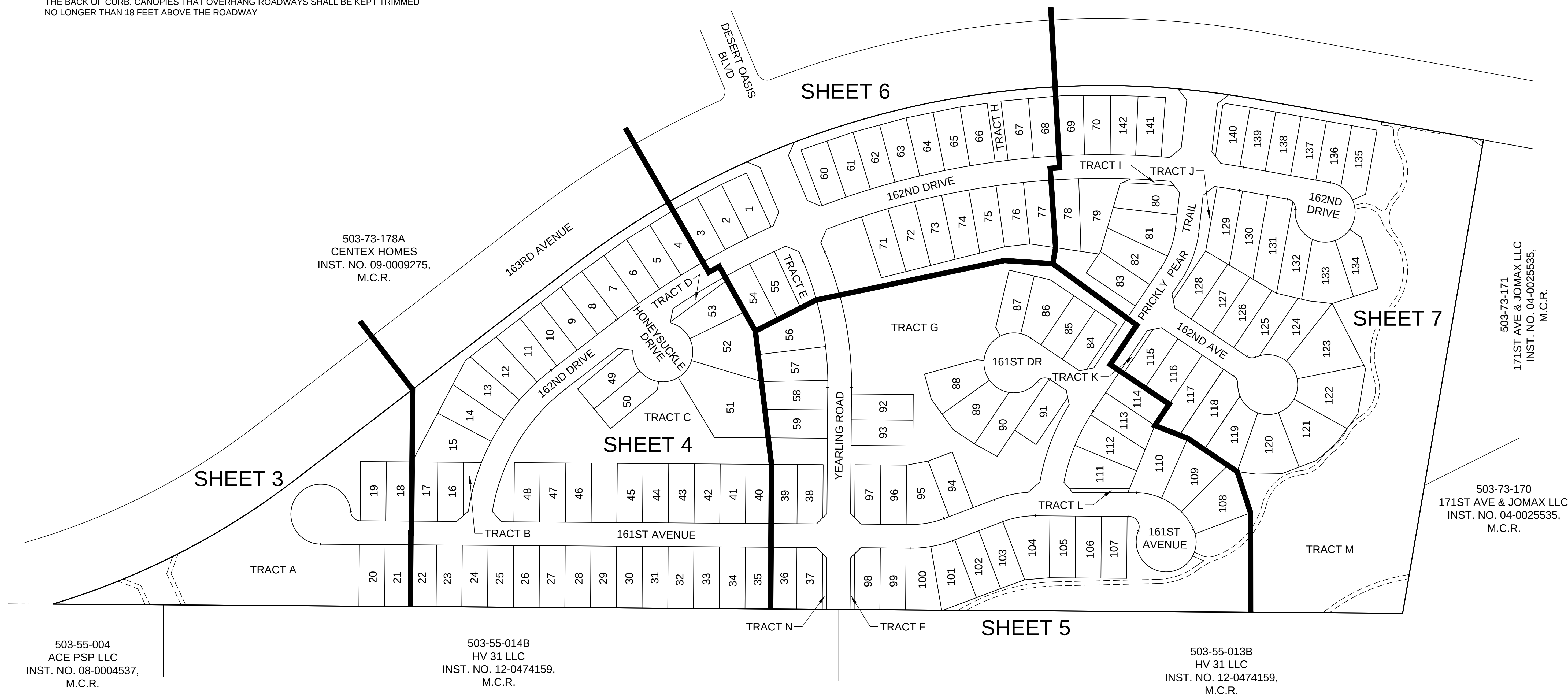
LEGEND

⊕	SURVEY MONUMENT (FOUND AS NOTED)
●	CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP RLS #59228 UNLESS OTHERWISE STATED
○	SET BRASS CAP PER MAG DETAIL 120-1 TYPE B OR FOUND AS NOTED
P.U.E.	PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
R=	INDICATES RADIUS
M.C.R.	MARICOPA COUNTY RECORDER
(R)	RECORD - DESERT OASIS OF SURPRISE MAP OF BAER PARC DEDICATION PER BOOK 666, PAGE 08, M.C.R.
R/W	RIGHT OF WAY
	33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
	8' P.U.E.
	8' SIDEWALK EASEMENT
	33' EASEMENT FOR ROADS, CANALS, LATERALS AND DITCHES - DKT. 1715, PG 87, M.C.R. (TO BE ABANDONED WITHIN THE PLAT BOUNDARY)
	55' RIGHT OF WAY EASEMENT
	8' MULTI USE EASEMENT (SEE SHEET 9 FOR EASEMENT DATA)

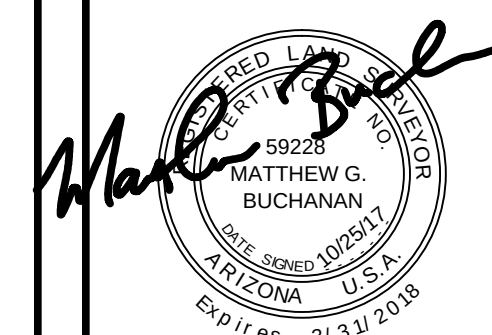
NOTES:

1. FRONT SETBACK SHALL BE 18 FEET FROM FACE OF GARAGE TO PROPERTY LINE, 10 FEET FROM PROPERTY LINE TO LIVING AREA, OR 10 FEET TO NON LIVABLE AREA.
2. A 3-FOOT FRONT YARD SETBACK STAGGER SHALL BE INCORPORATED WITH NO MORE THAN TWO HOMES IN A ROW WITH THE SAME FRONT YARD SETBACK. MAX LOT COVERAGE SHALL BE 55%.
3. NO OBJECT, WALL, STRUCTURE, MOUND, OR MATURE LANDSCAPING OVER 24" IN HEIGHT SHALL BE ALLOWED WITHIN THE SIGHT VISIBILITY TRIANGLES. TREE CANOPIES THAT OVERHANG THE SVT'S SHALL BE KEPT TRIMMED NO LOWER THAN SEVEN (7) FEET ABOVE THE BACK OF CURB. CANOPIES THAT OVERHANG ROADWAYS SHALL BE KEPT TRIMMED NO LONGER THAN 18 FEET ABOVE THE ROADWAY

DESERT OASIS OF SURPRISE
PARCEL B7
BOOK 665, PAGE 38, M.C.R.



KEY MAP

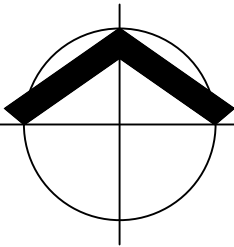
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DATE	09/14/17
DRAWN	DME
SURVEYED	MAS
CHECKED	MGB
PROJECT #	4161239000
SHEET TITLE	
KEY MAP	
SHEET NUMBER	

"DESERT OASIS - BAER PARCEL B10"

MATCH LINE SEE SHEET 4

SCALE: 1"=40'



LEGEND

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- B 8' P.U.E.
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- D 33' EASEMENT FOR ROADS, CANALS, LATERALS AND DITCHES - DKT. 1715, PG 87, M.C.R. (TO BE ABANDONED WITHIN THE PLAT BOUNDARY)
- E 55' RIGHT OF WAY EASEMENT
- F 8' MULTI USE EASEMENT (SEE SHEET 9 FOR EASEMENT DATA)

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	20°50'43"	1465.00'	532.99'
C116	265°22'10"	58.30'	270.02'
C117	85°22'10"	18.50'	27.56'
C195	20°50'43"	1465.00'	532.99'

LINE TABLE		
NO.	BEARING	LENGTH
L71	N70°31'57"W	35.69'
L72	N65°00'20"E	66.80'
L73	S21°01'56"W	35.99'
L74	N65°00'20"E	41.17'

DESERT OASIS - BAER PARCEL B10 FINAL PLAT

DESERT OASIS - BAER PARCEL B10
CENTEX HOMES

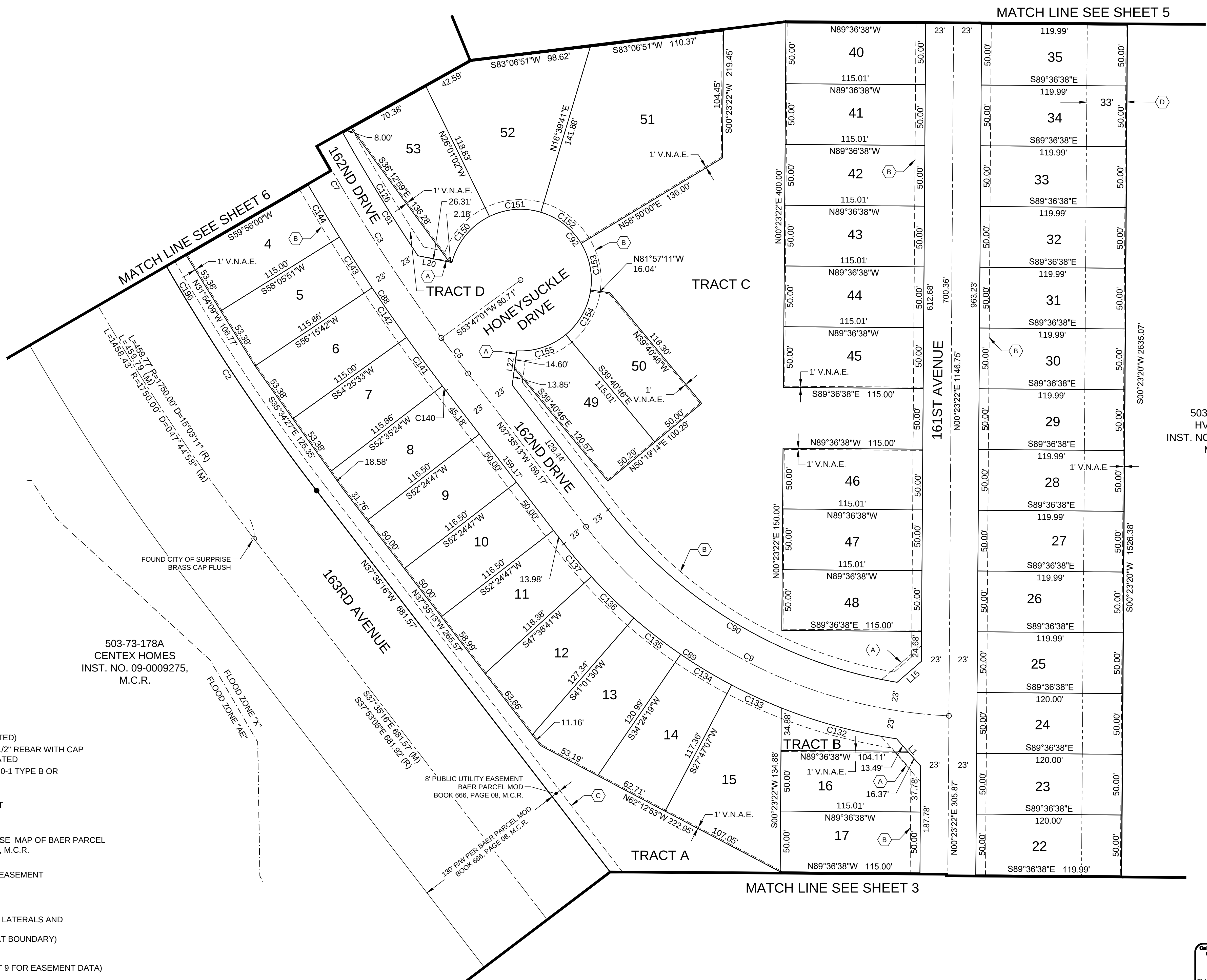
SURPRISE, AZ

NO.	DATE	DESCRIPTION	BT

NO.	DELTA	RADIUS	LENGTH
C2	47°44'58"	1685.00'	1404.26'
C3	47°44'47"	1527.50'	1272.92'
C7	13°40'47"	1527.50'	364.70'
C8	1°22'14"	1527.50'	36.54'
C9	49°47'23"	400.00'	347.60'
C88	13°12'06"	1550.50'	357.26'
C89	44°04'47"	423.00'	325.43'
C90	43°06'30"	377.00'	283.65'
C92	258°43'48"	58.30'	263.26'
C126	4°30'18"	1504.50'	118.29'
C133	6°06'18"	423.00'	45.07'
C134	6°37'11"	423.00'	48.87'
C135	6°37'11"	423.00'	48.87'
C136	6°37'11"	423.00'	48.87'
C137	4°46'06"	423.00'	35.20'
C140	0°10'37"	1550.50'	4.79'
C141	1°50'09"	1550.50'	49.68'
C142	1°50'09"	1550.50'	49.68'
C143	1°50'09"	1550.50'	49.68'
C144	1°50'09"	1550.50'	49.68'
C150	49°36'52"	58.30'	50.48'
C151	42°40'43"	58.30'	43.43'
C152	42°10'19"	58.30'	42.91'
C153	39°12'49"	58.30'	39.90'
C154	42°16'25"	58.30'	43.01'
C155	42°46'39"	58.30'	43.53'

NO.	DELTA	RADIUS	LENGTH
C2	47°44'58"	1685.00'	1404.26'
C3	47°44'47"	1527.50'	1272.92'
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C143	1°50'09"	1550.50'	49.68'
C144	1°50'09"	1550.50'	49.68'
C150	49°36'52"	58.30'	50.48'
C151	42°40'43"	58.30'	43.43'
C152	42°10'19"	58.30'	42.91'
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C154	42°16'25"	58.30'	43.01'
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⊕	SURVEY MONUMENT (FOUND AS NOTED)
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M.C.R.	MARICOPA COUNTY RECORDER
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B	8' P.U.E.
C	8' SIDEWALK EASEMENT
D	33' EASEMENT FOR ROADS, CANALS, LATERALS AND DITCHES - DKT. 1715, PG 87, M.C.R. (TO BE ABANDONED WITHIN THE PLAT BOUNDARY)
E	55' RIGHT OF WAY EASEMENT
F	8' MULTI USE EASEMENT (SEE SHEET 9 FOR EASEMENT DATA)



503-55-014B
HV 31 LLC
INST. NO. 12-0474159,
M.C.R.

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DATE	09/14/17
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SHEET NUMBER	

4 OF 9

DESERT OASIS - BAER PARCEL B10 FINAL PLAT

DESERT OASIS - BAER PARCEL B10
CENTEX HOMES

SURPRISE, AZ



Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona One Stop, Inc.

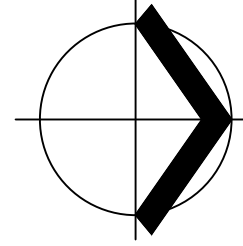
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

"DESERT OASIS - BAER PARCEL B10"

LEGEND

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RLS #59228 UNLESS OTHERWISE STATED
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DITCHES - DKT. 1715, PG 87, M.C.R.
(TO BE ABANDONED WITHIN THE PLAT BOUNDARY)
E 55' RIGHT OF WAY EASEMENT
F 8' MULTI USE EASEMENT (SEE SHEET 9 FOR EASEMENT DATA)

SCALE: 1"=40'

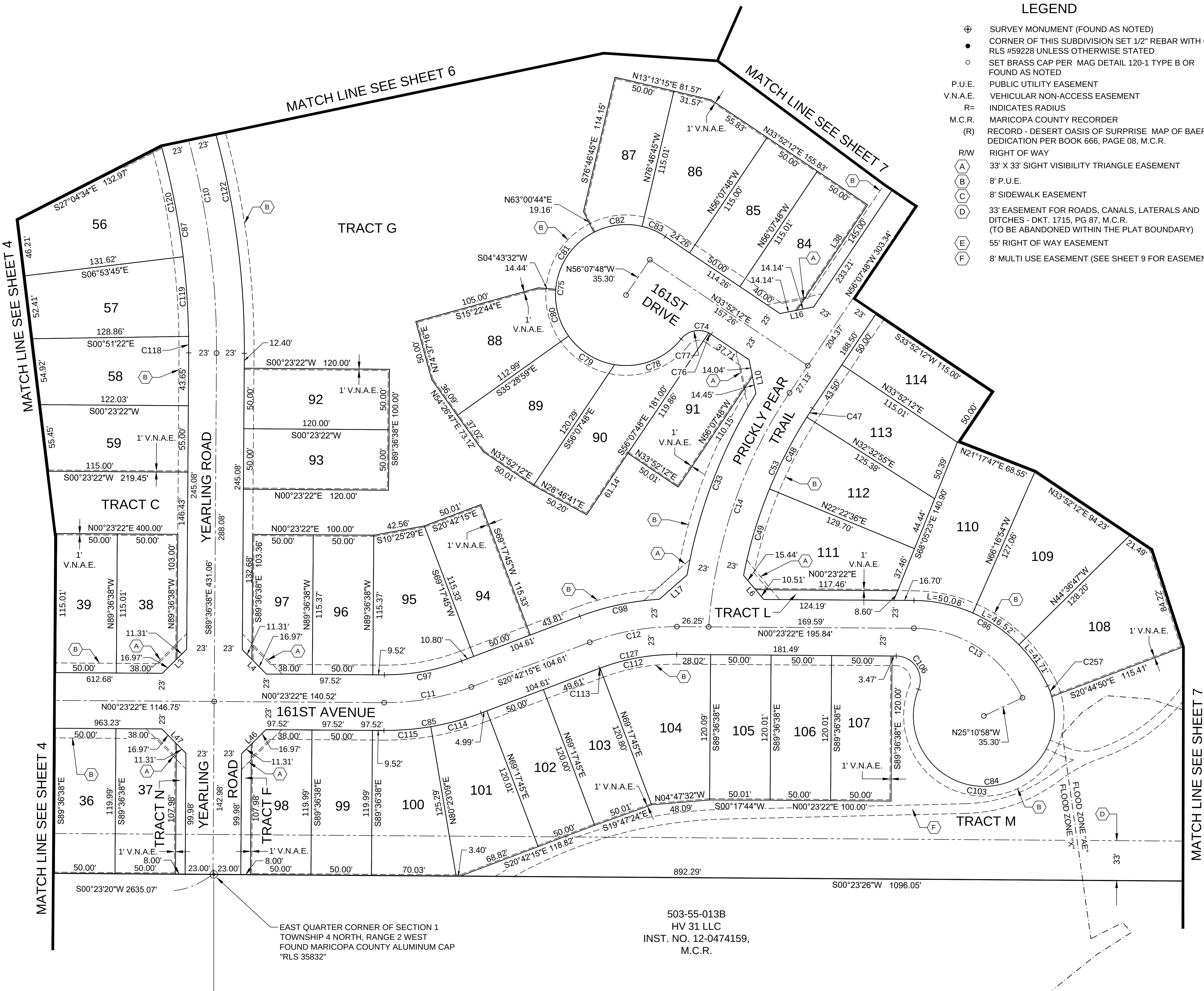


LINE TABLE

NO.	BEARING	LENGTH
L3	S44°36'38"E	28.28'
L4	N45°23'22"E	28.28'
L6	N49°56'25"E	25.95'
L10	N78°26'37"E	28.49'
L16	S11°07'48"E	28.28'
L17	N41°15'08"W	30.53'
L38	N56°07'48"W	105.00'
L46	N44°36'38"W	28.28'
L47	N45°23'22"E	28.28'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C10	22°59'15"	650.00'	260.78'
C11	21°05'38"	200.00'	73.63'
C12	21°05'38"	200.00'	73.63'
C13	64°25'40"	100.00'	112.45'
C14	29°38'51"	400.00'	206.98'
C33	21°52'07"	423.00'	161.45'
C53	22°51'33"	377.00'	150.41'
C74	85°22'10"	18.50'	27.56'
C77	78°16'22"	18.50'	25.27'
C78	60°46'31"	58.30'	61.84'
C79	45°14'28"	58.30'	46.03'
C80	40°12'31"	58.30'	40.91'
C81	58°17'12"	58.30'	59.31'
C82	40°12'31"	58.30'	40.91'
C83	20°38'57"	58.30'	21.01'
C84	227°22'04"	58.30'	231.35'
C85	21°05'38"	223.00'	82.10'
C86	64°25'40"	123.00'	138.31'
C87	22°59'15"	627.00'	251.56'
C97	21°05'38"	177.00'	65.16'
C98	17°18'44"	223.00'	67.38'
C103	218°00'15"	58.30'	221.83'
C106	111°46'57"	20.00'	39.02'
C112	20°58'08"	177.00'	64.78'
C113	0°07'30"	177.00'	0.39'
C114	11°05'24"	223.00'	43.16'
C115	10°00'14"	223.00'	38.94'
C118	1°14'45"	627.00'	13.63'
C119	6°02'23"	627.00'	66.09'
C120	8°26'42"	627.00'	92.42'
C122	22°59'15"	673.00'	270.01'
C127	21°05'38"	177.00'	65.16'
C256	218°00'31"	58.30'	221.83'
C257	9°21'33"	58.30'	9.52'



503-55-013B
HV 31 LLC
INST. NO. 12-0474159,
M.C.R.

EAST QUARTER CORNER OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
FOUND MARICOPA COUNTY ALUMINUM CAP
"RLS 35832"



DESERT OASIS - BAER PARCEL B10 FINAL PLAT

DESERT OASIS - BAER PARCEL B10
CENTEX HOMES

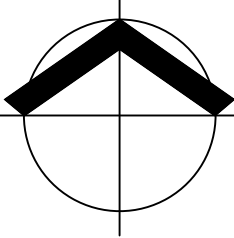
SURPRISE, AZ

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DATE 09/14/17
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CHECKED MGB
PROJECT # 4161239000
SHEET TITLE PLAN SHEET
SHEET NUMBER

"DESERT OASIS - BAER PARCEL B10"



LEGEND

- ⊕ SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP RLS #59228 UNLESS OTHERWISE STATED
- SET BRASS CAP PER MAG DETAIL 120-1 TYPE B OR FOUND AS NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- R= INDICATES RADIUS
- M.C.R. MARICOPA COUNTY RECORDER
- (R) RECORD - DESERT OASIS OF SURPRISE MAP OF BAER PARCEL DEDICATION PER BOOK 666, PAGE 08, M.C.R.
- R/W RIGHT OF WAY
- A 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
- B 8' P.U.E.
- C 8' SIDEWALK EASEMENT
- D 33' EASEMENT FOR ROADS, CANALS, LATERALS AND DITCHES - DKT. 1715, PG 87, M.C.R. (TO BE ABANDONED WITHIN THE PLAT BOUNDARY)
- E 55' RIGHT OF WAY EASEMENT
- F 8' MULTI USE EASEMENT (SEE SHEET 9 FOR EASEMENT DATA)

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C2	47°44'58"	1685.00'	1404.26'
C3	47°44'47"	1527.50'	1272.92'
C5	29°11'52"	1527.50'	778.41'
C7	13°40'47"	1527.50'	364.70'
C10	22°59'15"	650.00'	260.78'
C87	22°59'15"	627.00'	251.56'
C88	13°12'06"	1550.50'	357.26'
C91	9°31'36"	1504.50'	250.16'
C93	24°53'13"	1550.50'	673.47'
C94	23°10'55"	1504.50'	608.72'
C95	1°42'01"	1685.00'	50.00'
C96	1°42'01"	1685.00'	50.00'
C121	7°15'25"	627.00'	79.41'
C122	22°59'15"	673.00'	270.01'
C123	0°55'40"	1504.50'	24.36'
C124	2°02'50"	1504.50'	53.75'
C125	2°02'50"	1504.50'	53.75'
C145	1°50'09"	1550.50'	49.68'
C146	1°50'09"	1550.50'	49.68'
C147	1°50'09"	1550.50'	49.68'
C148	0°10'25"	1550.50'	4.70'
C157	0°05'22"	1550.50'	2.42'
C158	1°50'07"	1550.50'	49.66'
C159	1°50'08"	1550.50'	49.68'
C160	1°50'08"	1550.50'	49.68'
C161	1°50'08"	1550.50'	49.68'
C162	1°50'08"	1550.50'	49.68'
C163	1°50'08"	1550.50'	49.68'
C164	1°50'08"	1550.50'	49.68'
C165	0°56'03"	1550.50'	25.28'
C166	1°50'08"	1550.50'	49.68'
C167	1°50'08"	1550.50'	49.68'
C177	2°02'50"	1504.50'	53.75'
C178	2°02'50"	1504.50'	53.75'
C179	2°02'50"	1504.50'	53.75'
C180	2°02'50"	1504.50'	53.75'
C181	2°02'50"	1504.50'	53.75'
C182	2°02'50"	1504.50'	53.75'
C183	2°02'50"	1504.50'	53.75'
C184	2°44'22"	1504.50'	71.94'
C194	25°48'05"	1685.00'	758.79'

LINE TABLE		
NO.	BEARING	LENGTH
L18	N23°10'17"E	28.66'
L19	N68°18'24"W	28.63'
L21	S21°48'18"W	27.99'
L23	S66°56'18"E	27.96'
L28	S21°45'19"W	27.96'
L29	S66°53'05"E	27.93'
L40	S27°04'34"E	34.13'

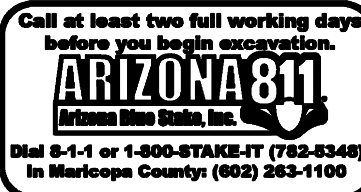
DESERT OASIS OF SURPRISE
PARCEL B7
BOOK 665, PAGE 38, M.C.R.

8' PUBLIC UTILITY EASEMENT
BAER PARCEL MOD
BOOK 666, PAGE 08, M.C.R.

130' RW PER BAER PARCEL MOD
BOOK 666, PAGE 08, M.C.R.

WEST DESERT OASIS
BOULEVARD
FOUND CITY OF SURPRISE
BRASS CAP FLUSH

503-73-178A
CENTEX HOMES
INST. NO. 09-0009275,
M.C.R.



DESERT OASIS - BAER PARCEL B10 FINAL PLAT

DESERT OASIS - BAER PARCEL B10
CENTEX HOMES

SURPRISE, AZ



DATE	09/14/17
DRAWN	DME
SURVEYED	MAS
CHECKED	MGB
PROJECT #	4161239000
SHEET TITLE	PLAN SHEET
SHEET NUMBER	6 OF 9

"DESERT OASIS - BAER PARCEL B10"

503-73-171
171ST AVE & JOMAX LLC
INST. NO. 04-0025535,
M.C.R.

LEGEND

- ⊕ SURVEY MONUMENT (FOUND AS NOTED)
● CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP
○ SET BRASS CAP PER MAG DETAIL 120-1 TYPE B OR FOUND AS NOTED
P.U.E. PUBLIC UTILITY EASEMENT
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
R= INDICATES RADIUS
M.C.R. MARICOPA COUNTY RECORDER

503-73-170
171ST AVE & JOMAX LLC
INST. NO. 04-0025535,
M.C.R.

- (R) RECORD - DESERT OASIS OF SURPRISE MAP OF BAER PARCEL DEDICATION PER BOOK 666, PAGE 08, M.C.R.
R/W RIGHT OF WAY
A 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT
B 8' P.U.E.
C 8' SIDEWALK EASEMENT
D 33' EASEMENT FOR ROADS, CANALS, LATERALS AND DITCHES - DKT. 1715, PG 87, M.C.R. (TO BE ABANDONED WITHIN THE PLAT BOUNDARY)
E 55' RIGHT OF WAY EASEMENT
F 8' MULTI USE EASEMENT (SEE SHEET 9 FOR EASEMENT DATA)

NORTHEAST CORNER OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
FOUND MARICOPA COUNTY
BRASS CAP IN POT HOLE STAMPED
"T4N R1W S6 R2W S1 2009 RLS 27239"

503-55-013A
HV 31 LLC
INST. NO. 12-0474159,
M.C.R.

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

LINE TABLE

NO.	BEARING	LENGTH
L5	S52°24'17"W	28.64'
L7	S37°42'22"E	27.97'
L8	S78°52'12"W	28.28'
L9	S11°07'48"E	28.28'
L11	N51°02'14"E	27.97'
L12	N39°04'24"W	28.65'
L13	S50°59'24"W	27.95'
L30	S34°53'43"W	27.26'
L31	N23°58'01"W	27.79'
L32	S13°14'41"W	22.21'

LINE TABLE

NO.	BEARING	LENGTH
L33	S13°14'41"W	14.80'
L34	S37°32'21"E	6.93'
L36	S56°07'48"E	103.00'
L39	N24°19'33"W	22.77'
L41	S56°07'48"E	5.54'
L42	N30°48'29"E	53.43'
L43	N30°48'29"E	53.43'
L44	N30°48'29"E	53.43'
L45	N13°14'41"E	50.07'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C2	47°44'58"	1685.00'	1404.26'
C3	47°44'47"	1527.50'	1272.92'
C4	3°29'54"	1527.50'	93.27'
C5	29°11'52"	1527.50'	778.41'
C15	27°11'59"	200.00'	94.95'
C16	1°23'00"	1550.50'	37.44'
C19	21°23'42"	58.30'	21.77'
C20	34°28'42"	58.30'	35.08'
C22	35°31'24"	58.30'	36.15'
C23	44°47'19"	58.30'	45.57'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C24	70°19'19"	58.30'	71.55'
C25	47°16'34"	18.50'	15.26'
C26	38°05'36"	18.50'	12.30'
C27	1°39'49"	1504.50'	43.69'
C28	0°11'50"	1504.50'	5.18'
C29	1°51'39"	1504.50'	48.86'
C31	85°22'10"	18.50'	27.56'
C32	265°22'10"	58.30'	270.02'
C36	8°48'08"	177.00'	27.19'
C37	18°23'51"	177.00'	56.83'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C40	1°42'01"	1685.00'	50.00'
C42	27°11'59"	222.86'	105.80'
C55	27°11'59"	177.00'	84.03'
C59	1°42'01"	1685.00'	50.00'
C61	57°17'30"	18.50'	18.50'
C62	7°09'09"	58.30'	7.28'
C63	54°46'15"	58.30'	55.73'
C65	40°12'31"	58.30'	40.91'
C66	40°12'31"	58.30'	40.91'
C67	40°12'31"	58.30'	40.91'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C68	48°10'11"	58.30'	49.01'
C69	23°39'22"	58.30'	24.07'
C70	57°17'30"	18.50'	18.50'
C73	294°34'59"	58.30'	299.75'
C93	24°53'13"	1550.50'	673.47'
C99	0°16'02"	1550.50'	7.23'
C100	1°39'02"	1550.50'	44.67'
C168	1°50'08"	1550.50'	49.68'
C169	1°50'08"	1550.50'	49.68'
C170	1°50'08"	1550.50'	49.68'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C171	1°50'08"	1550.50'	49.68'
C172	0°36'59"	1550.50'	16.68'
C174	2°56'39"	1504.50'	77.31'
C175	3°51'39"	1504.50'	101.38'
C176	2°02'50"	1504.50'	53.75'
C194	25°48'05"	1685.00'	758.79'
C211	3°51'52"	1496.50'	100.93'
C255	58°51'44"	58.30'	59.89'



DESERT OASIS - BAER PARCEL B10 FINAL PLAT

DESERT OASIS - BAER PARCEL B10
CENTEX HOMES

SURPRISE, AZ

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"DESERT OASIS - BAER PARCEL B10"

LOT #	AREA (SF)
1	5940.49'
2	5940.49'
3	5940.49'
4	5940.49'
5	5940.49'
6	5940.49'
7	5940.49'
8	5836.30'
9	5825.00'
10	5825.00'
11	6323.06'
12	6836.67'
13	7043.15'
14	6606.65'
15	9031.81'
16	5683.45'
17	5750.00'
18	5750.00'
19	5750.00'
20	5999.65'
21	5999.62'
22	5999.59'
23	5999.56'
24	5999.54'
25	5999.51'
26	5999.48'
27	5999.45'
28	5999.42'
29	5999.39'
30	5999.37'
31	5999.34'
32	5999.31'
33	5999.28'
34	5999.25'
35	5999.22'
36	5999.20'
37	5927.17'
38	5678.00'
39	5750.00'
40	5750.00'
41	5750.00'
42	5750.00'
43	5750.00'
44	5750.00'
45	5750.00'
46	5750.00'
47	5750.00'
48	5750.00'

LOT #	AREA (SF)
49	6088.57'
50	6036.12'
51	17522.86'
52	11548.85'
53	7371.31'
54	6271.74'
55	6274.81'
56	9047.88'
57	7738.04'
58	7017.54'
59	6518.09'
60	5938.20'
61	5939.73'
62	5939.73'
63	5939.73'
64	5939.73'
65	5939.73'
66	5939.73'
67	5939.73'
68	5939.73'
69	5966.83'
70	5928.32'
71	6485.53'
72	6572.17'
73	6572.17'
74	6485.53'
75	6311.35'
76	6205.13'
77	6492.63'
78	7009.61'
79	8810.82'
80	6373.23'
81	7904.22'
82	6850.99'
83	5750.00'
84	5700.00'
85	5750.00'
86	7648.74'
87	5993.65'
88	7543.43'
89	7620.85'
90	7383.75'
91	5950.60'
92	6000.00'
93	6000.00'
94	5766.31'
95	7487.69'
96	5768.08'

LOT #	AREA (SF)
97	5696.08'
98	5927.18'
99	5999.22'
100	7177.00'
101	7314.57'
102	6000.00'
103	6019.95'
104	8569.83'
105	6002.05'
106	6000.00'
107	6000.00'
108	9504.53'
109	8735.61'
110	8729.20'
111	7902.17'
112	7121.66'
113	6108.04'
114	5750.00'
115	5678.00'
116	6555.00'
117	7971.20'
118	8010.76'
119	7259.73'
120	9458.30'
121	9411.18'
122	10660.91'
123	11212.61'
124	7219.50'
125	6907.55'
126	6605.22'
127	6471.48'
128	6265.75'
129	6830.60'
130	7781.94'
131	8709.75'
132	6879.31'
133	8655.16'
134	5875.32'
135	6573.45'
136	5853.08'
137	5825.00'
138	5825.00'
139	5851.25'
140	5918.43'
141	5928.32'
142	5928.32'
TOTAL LOT AREA = 944,843 SQ. FT OR 21.69 ACRES MORE OR LESS	

TRACT USE AND AREA TABLE			
TRACT	PRIMARY USE	SQ. FT.	ACRE
TRACT A	LANDSCAPE/RETENTION	107707'	2.47
TRACT B	LANDSCAPE	1996'	0.05
TRACT C	LANDSCAPE/RETENTION	66326'	1.52
TRACT D	LANDSCAPE	1775'	0.04
TRACT E	LANDSCAPE	4686'	0.11
TRACT F	LANDSCAPE	832'	0.02
TRACT G	LANDSCAPE/RETENTION	124666'	2.86
TRACT H	LANDSCAPE	24703'	0.57
TRACT I	LANDSCAPE	713'	0.02
TRACT J	LANDSCAPE	3659'	0.08
TRACT K	LANDSCAPE	792'	0.02
TRACT L	LANDSCAPE	900'	0.02
TRACT M	LANDSCAPE/RETENTION	272748'	6.26
TRACT N	LANDSCAPE	832'	0.02
TOTAL TRACT AREA = 612,334 SQ. FT OR 14.06 ACRES MORE OR LESS			

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1:

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, ALONG THE EAST
LINE OF SAID SECTION 1, A DISTANCE OF 1108.71 FEET TO THE POINT OF
BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO COURSES;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 1526.45 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE
OF 1096.05 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 80 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 933.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 163RD AVENUE AS SHOWN ON A MAP OF DEDICATION FOR BAER PARCEL IN BOOK 666, PAGE 08 OF MAPS ON FILE IN THE MARICOPA COUNTY RECORDERS OFFICE;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES;

THENCE SOUTH 09 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 449.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1685.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1404.17 FEET THROUGH A CENTRAL ANGLE OF 47 DEGREES 44 MINUTES 47 SECONDS;

THENCE SOUTH 37 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 681.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1465.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 532.99 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 50 MINUTES 42 SECONDS TO THE POINT OF BEGINNING.

RIGHT-OF-WAY AREA TABLE			
<i>RIGHT-OF-WAY</i>	<i>PRIMARY USE</i>	<i>SQ. FT.</i>	<i>ACRE</i>
161ST AVENUE	RIGHT OF WAY	101,101	2.32
161ST DRIVE	RIGHT OF WAY	14,051	0.32
162ND AVENUE	RIGHT OF WAY	18,811	0.43
162ND DRIVE (MID)	RIGHT OF WAY	31,529	0.72
162ND DRIVE (NORTH)	RIGHT OF WAY	18,833	0.43
162ND DRIVE (SOUTH)	RIGHT OF WAY	47,107	1.08
HONEYSUCKLE DRIVE	RIGHT OF WAY	9,341	0.21
PRICKLY PEAR TRAIL	RIGHT OF WAY	46,162	1.06
YEARLING ROAD (EAST)	RIGHT OF WAY	4,599	0.11
YEARLING ROAD (MID)	RIGHT OF WAY	24,207	0.56
YEARLING ROAD (WEST)	RIGHT OF WAY	7,279	0.17
TOTAL RIGHT OF WAY AREA = 323,019 SQ. FT OR 7.42 ACRES MORE OR LESS			

DESERT OASIS - BAER PARCEL B10 FINAL PLAT

DESERT OASIS - BAER PARCEL B10

CENTEX HOMES

SURPRISE. AZ

[illegible]

DATE	09/14/17
DRAWN	DME
SURVEYED	MAS
CHECKED	MGB
PROJECT #	4161239000
SHEET TITLE	
PLAN SHEET	
SHEET NUMBER	

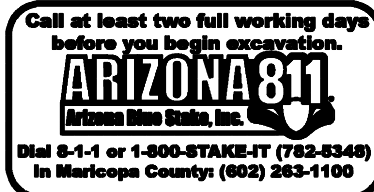
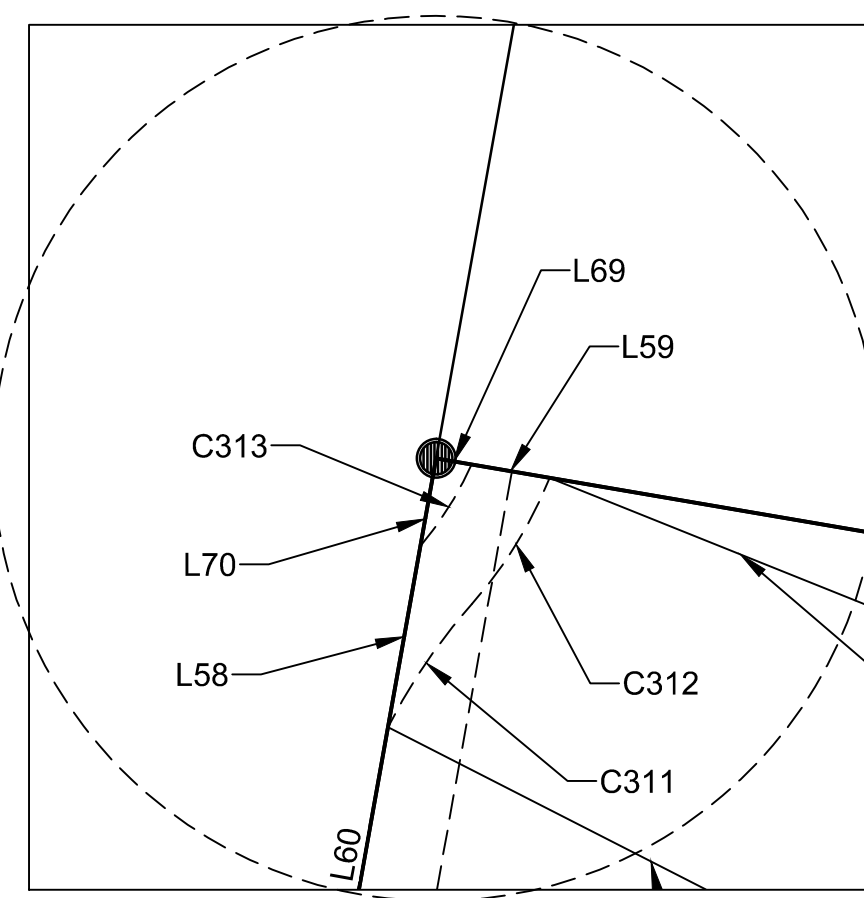


Figure 1 shows a scale bar and a north arrow. The scale bar is labeled "SCALE: 1"=60'" and has markings for 60', 30', 0, and 60'. The north arrow is a circle with a vertical line and a horizontal line, with the top half shaded to indicate North.



NORTHEAST CORNER OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 2 WEST
FOUND MARICOPA COUNTY
BRASS CAP IN POT HOLE STAMPED
"T4N R1W S6 R2W S1 2009 RLS 27239"



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C261	27°57'15"	371.75'	181.37'
C262	30°00'26"	379.75'	198.89'
C263	36°16'59"	134.05'	84.89'
C264	36°16'59"	126.05'	79.82'
C265	18°48'11"	114.84'	37.69'
C266	8°37'34"	122.84'	18.49'
C267	57°13'21"	151.50'	151.30'
C268	57°07'08"	143.50'	143.05'
C271	43°09'26"	34.57'	26.04'
C272	70°17'50"	85.92'	105.42'
C273	70°17'50"	77.92'	95.61'
C274	49°08'17"	61.23'	52.52'
C275	49°08'17"	53.23'	45.66'
C276	19°45'55"	85.02'	29.33'
C277	19°45'55"	77.02'	26.57'
C278	26°58'40"	92.40'	43.50'
C279	26°58'40"	84.40'	39.74'
C280	29°52'46"	79.57'	41.49'
C281	29°52'46"	87.57'	45.67'
C282	76°02'46"	63.34'	84.07'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C283	76°02'46"	71.34'	94.69'
C284	60°47'15"	134.14'	142.31'
C285	60°47'15"	142.14'	150.80'
C286	84°45'19"	103.49'	153.09'
C287	81°28'47"	111.49'	158.55'
C288	82°32'54"	50.01'	72.06'
C290	23°45'59"	75.00'	31.11'
C291	85°09'25"	36.72'	54.57'
C292	54°45'12"	44.72'	42.74'
C293	110°27'16"	10.00'	19.28'
C294	22°46'02"	58.03'	23.06'
C297	73°22'45"	72.89'	93.35'
C298	73°31'38"	80.89'	103.80'
C299	32°23'25"	65.36'	36.95'
C300	33°46'35"	73.36'	43.25'
C301	88°04'45"	10.00'	15.37'
C302	95°38'38"	9.93'	16.58'
C303	0°59'59"	845.78'	14.76'
C304	3°06'50"	1070.49'	58.18'
C305	12°55'41"	150.42'	33.94'

CURVE TABLE			
<i>NO.</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>LENGTH</i>
C306	12°05'14"	42.57'	8.98'
C309	28°21'52"	341.71'	169.16'
C310	30°28'02"	349.71'	185.96'
C311	14°22'20"	62.03'	15.56'
C312	19°37'21"	45.24'	15.49'
C313	15°27'34"	37.24'	10.05'
C314	7°52'06"	58.30'	8.01'
C315	7°52'07"	58.30'	8.01'

LINE TABLE		
NO.	BEARING	LENGTH
L48	N01°20'26"W	199.96'
L49	N01°20'26"W	199.96'
L50	N24°13'58"E	15.37'
L52	S13°37'18"E	8.55'
L53	N13°37'18"W	8.00'
L54	N85°14'13"W	6.70'
L55	S24°13'58"W	15.32'
L58	S10°09'43"W	19.16'
L59	S80°18'36"E	8.22'
L60	S10°09'43"W	36.86'
L61	S80°18'36"E	8.44'
L62	N80°18'36"W	67.98'
L63	S00°23'26"W	142.43'
L64	S10°09'43"W	135.56'
L65	S00°23'26"W	12.81'
L67	S00°23'26"W	15.66'
L69	N80°18'36"W	3.76'
L70	S10°09'43"W	9.25'

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602) 263-1100

[illegible]

DATE	09/14/17
DRAWN	DME
SURVEYED	MAS
CHECKED	MGB
PROJECT #	4161239000
SHEET TITLE	
PLAN SHEET	
SHEET NUMBER	

Jack Eaton
Executive Director
Business Services

15802 North Parkview Place
Surprise, Arizona 85374
Phone: 623-876-7008
Fax: 623-876-7046
jack.eaton@dysart.org

www.dysart.org

May 8, 2017

Heather Donaldson
Planning Project Coordinator
City of Surprise/Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

RE: Desert Oasis Parcel B10

Dear Ms. Donaldson,

Thank you for your continued cooperation with the Dysart Unified School District. The District and Centex, developer of the Desert Oasis Parcel B10, are finalizing a Donation Agreement in reference to their planned project in the City of Surprise and the Dysart Unified School District.

Centex has submitted a signed Donation Agreement, which is currently scheduled for approval by the Dysart Unified School District Governing Board at their May 24, 2017 regular meeting. This agreement is satisfactory to the District. Therefore, the District has no objection to the development of the property as currently planned for single family dwellings.

We appreciate the opportunity to comment on developments that the City is reviewing for approval. We will continue to work together in meeting the educational needs of the residents.

Sincerely,



Jack Eaton
Executive Director for Business Services

cc: Matthew Berens, Berens Blonstein PLC
Laura Sever Blanco, Gust Rosenfeld P.L.C.
Laura Meyers, Pulte Group

Superintendent
Gail Pletnick, Ed.D.

Governing Board
Spencer Bailey
Jay Leonard
Christine Pritchard
Traci Sawyer-Sinkbeil
Jennifer Tanner



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

22 May 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Heather Donaldson
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-230; Desert Oasis B10

Dear Ms. Donaldson

Thank you for the opportunity to provide comments on the Preliminary and Final Plat Application for Desert Oasis B10. The site is on 43.16 acres located 163rd Avenue and Jomax Road in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. The plan is to build 140 single family homes for a density of 3.29 dwellings per acres. The site is located approximately 3.3 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request as stated in the application will not negatively impact the flying operations at Luke AFB. Even though Desert Oasis B10 will be located outside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: [Dennis Haley](#)
To: [Heather Donaldson](#)
Cc: [Vanessa Nunez](#)
Subject: FS17-230 Desert Oasis B10
Date: Monday, May 15, 2017 9:02:20 AM
Attachments: [image003.jpg](#)

RE: FS17-230
Desert Oasis B10
163rd Ave. & Desert Oasis Blvd.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV



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From: [Leslie Jarrell](#)
To: [Heather Donaldson](#)
Cc: [Chris Cain](#); [Debbie Trasancos](#)
Subject: FS17-230 - Desert Oasis B10 Electronic Submittal
Date: Monday, May 15, 2017 5:49:44 AM
Attachments: [FS17-230 - Desert Oasis B10 Electronic Submittal 051217.pdf](#)

Heather,

Thank you for providing the electronic submittal for **Desert Oasis B10 FS17-230**. MWD has reviewed this submittal and determined that it is located outside of the current boundaries of MWD, and therefore does not impact MWD. Thanks again.

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

From: [Lynndsay O'Neill - FCDX](#)
To: [Heather Donaldson](#)
Cc: [Mark Frago - FCDX](#)
Subject: RE: FS17-230 - Desert Oasis B10 Electronic Submittal
Date: Wednesday, May 24, 2017 10:08:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[FS17-230 Desert Oasis.jpg](#)

Project Name: Desert Oasis B10. Project Information: 163rd Ave and Desert Oasis Boulevard. APN 503-73-179.

- This parcel is located on FEMA FIRM Panel Number 1210L, partially located in Zone X, not in the SFHA, and Zone AE, located in the SFHA, and Floodway, located in SFHA.
- Prior to obtaining a building permit, a floodplain use permit would be required by the District for the parcel since there is FEMA floodplain delineated on it.
- See attached .pdf for aerial view of this parcel and the location of the FEMA FIRM Zone.

Lynndsay O'Neill

Planner

Policy, Planning & Coordination Branch



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009

(O) 602-506-8725

lynndsayoneill@mail.maricopa.gov

www.fcd.maricopa.gov



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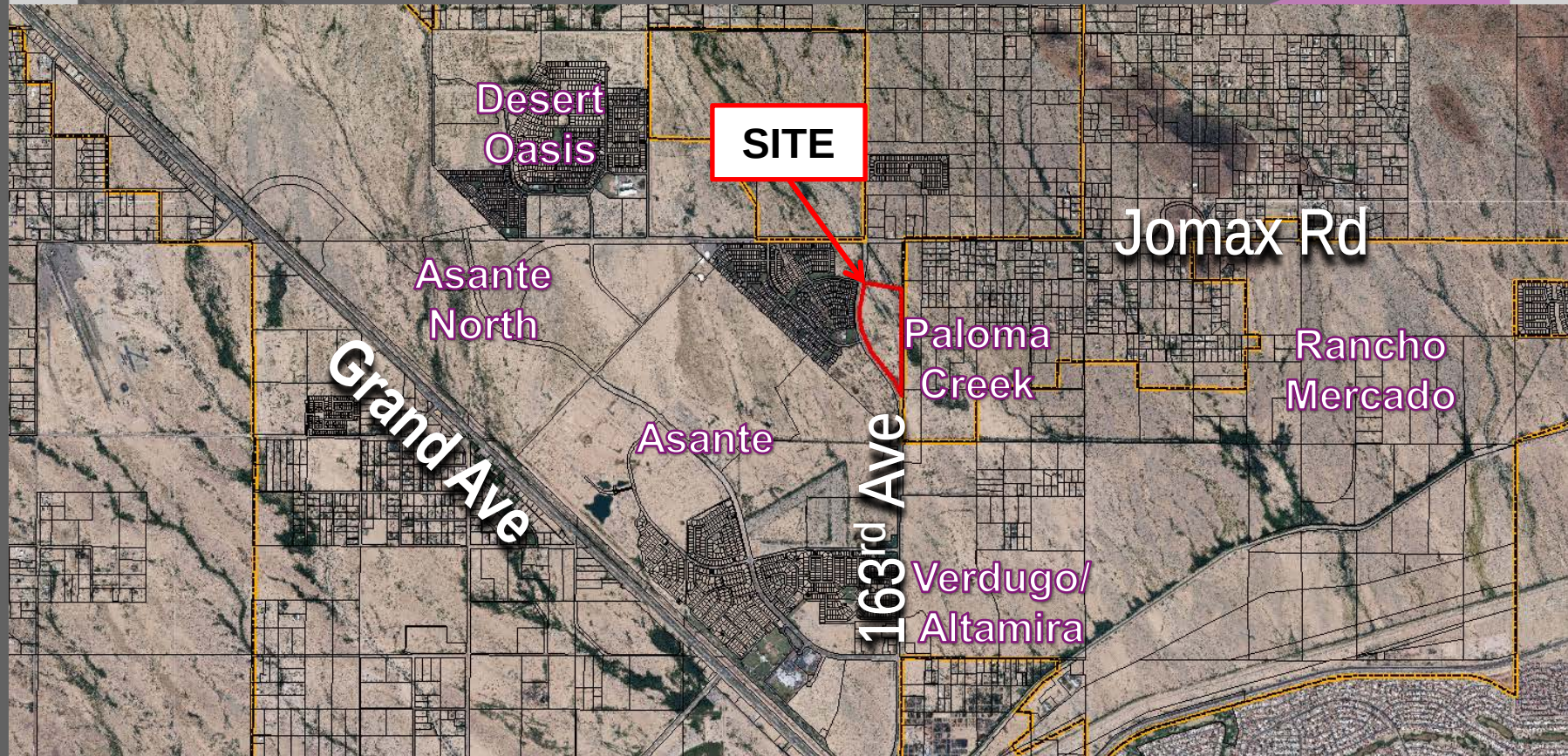


SURPRISE
ARIZONA

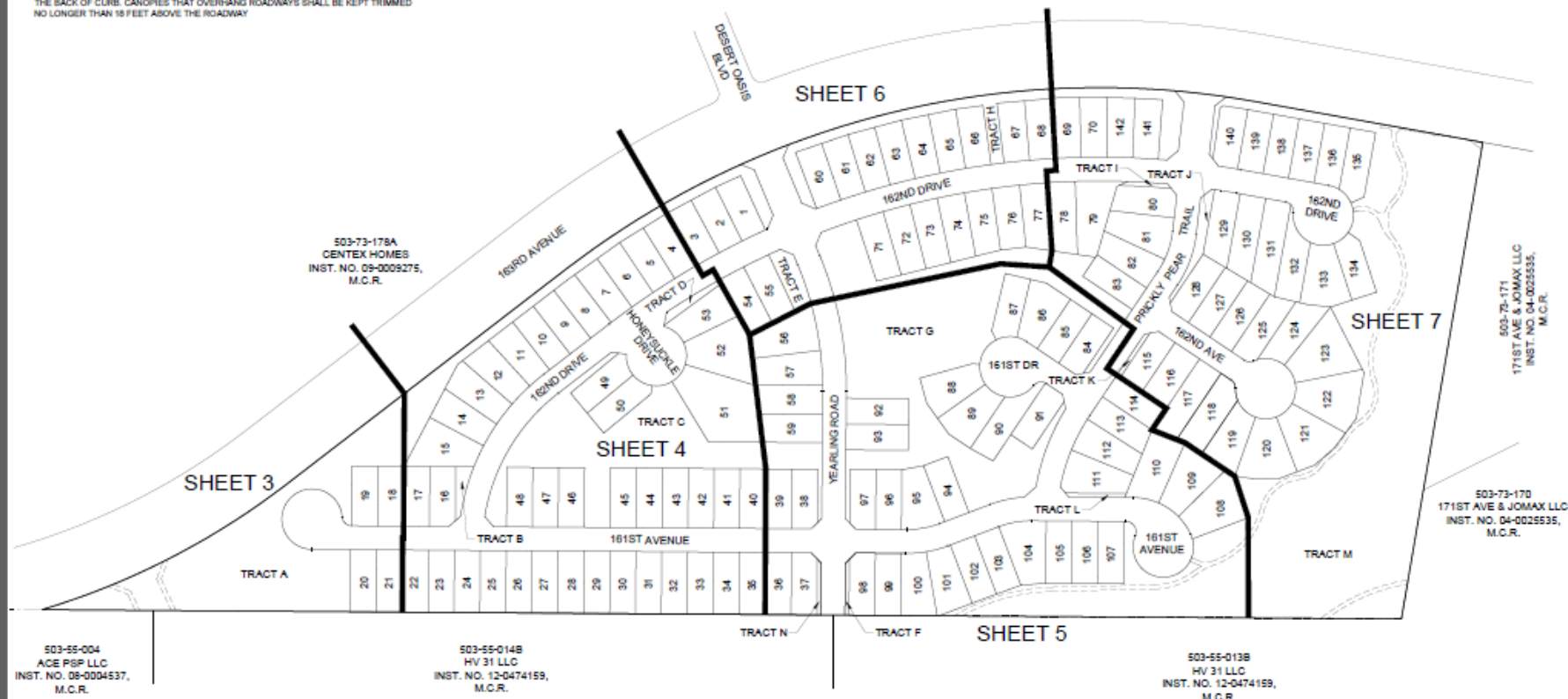
Desert Oasis Parcel B10
Final Plat
FS17-230

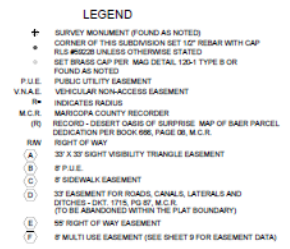
City Council
November 21, 2017

VICINITY MAP



- PARCEL B7
BOOK 665, PAGE 38, M.C.R.



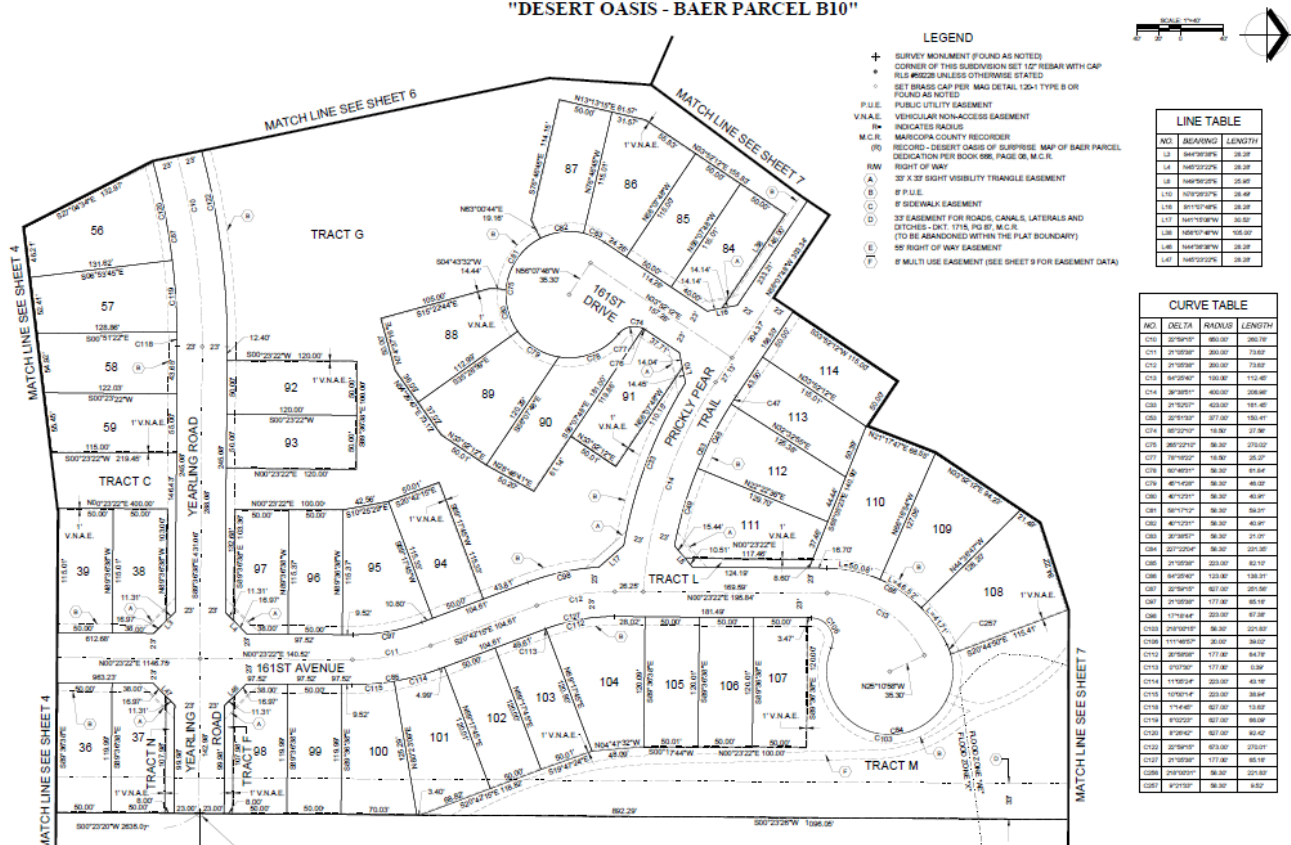


NO.	DELTA	RADIUS	LENGTH
C1	20°52'43"	1485.33'	532.89'
C110	265°22'11"	58.33'	275.32'
C117	85°22'11"	18.52'	27.56'
C185	20°52'43"	1485.33'	532.89'

LINE TABLE		
NO.	BEARING	LENGTH
L71	N00°21'57"W	25.99'
L72	N85°00'20"E	66.93'
L73	S01°11'58"W	35.99'
L74	N85°00'20"E	41.17'

Final Plat

"DESERT OASIS - BAER PARCEL B10"





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

RESOLUTION #2017-144

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED "DESERT OASIS BAER PARCEL B-10" FINAL PLAT FOR DESERT OASIS, GENERALLY LOCATED NORTH ON THE NORTHWEST CORNER OF HAPY VALLEY ROAD AND 163RD AVENUE.

WHEREAS, on September 14, 2000 the Mayor and City Council approved the Desert Oasis Planned Area Development;

WHEREAS, the proposed final plat conforms to the Desert Oasis preliminary plat approved by the Planning and Zoning Commission on October 19, 2017 subject to stipulations A through D';

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed amended Final Plat complies with the Surprise Municipal Code and Surprise General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Final Plat entitled "Desert Oasis Baer Parcel B-10," dated September 14, 2017 is approved subject to stipulations A through D as approved by the Planning and Zoning Commission on October 19th, 2017, to wit:

- A. The applicant will continue to work with City Staff on a conceptual design for 163rd Avenue from San Ysidro Road to Jomax Road, including the intersection of Jomax Road and 163rd Avenue through a Design Concept Report (or similar type) deliverable. This design concept will ensure, at a minimum Level of Service (LOS) C on 163rd Avenue.
- B. The Final Plat of Desert Oasis-Baer Parcel B10 will dedicate TRACT F as Right of Way with improvements required. The associated Yearling Road extension construction documents will be completed after B10 plat recordation and shall be an amendment to the approved B10 improvement plans.
- C. The Final Plat of Desert Oasis-Baer Parcel B10 will show a 55' easement for future Public right-of-way and 8' Public Utility Easements (PUE's) from 163rd Avenue to the proposed development to the east through TRACT A in general conformance with the

location identified in Exhibit A. To account for the existing access onto northbound 163rd Avenue from Desert Oasis Parcel B9, the Tract A local street connection will be limited to right-in, right-out ingress and egress. Within 60 days following the annexation of the Paloma Creek property into the City of Surprise and the City acceptance of Paloma Creek property into the SPA 2 service area, the Owner shall authorize the formal dedication of the Public right-of-way and PUE. All costs for said dedications, roadway extension and utilities construction shall be borne by the developer of Paloma Creek.

- D. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

APPROVED AND ADOPTED this _____ day of _____ 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

161ST ST

LEATHER LN

PARCEL B10
BOUNDARY

9,970 CF OF RETENTION
GAINED

55'
EX R/W

33'
ESMT TO BE ABANDONED

10'
TCE

SADDLEHORN RD

PALOMA CREEK
PROPERTY BOUNDARY

503-55-004
ACE PSP LLC
PROPERTY BOUNDARY

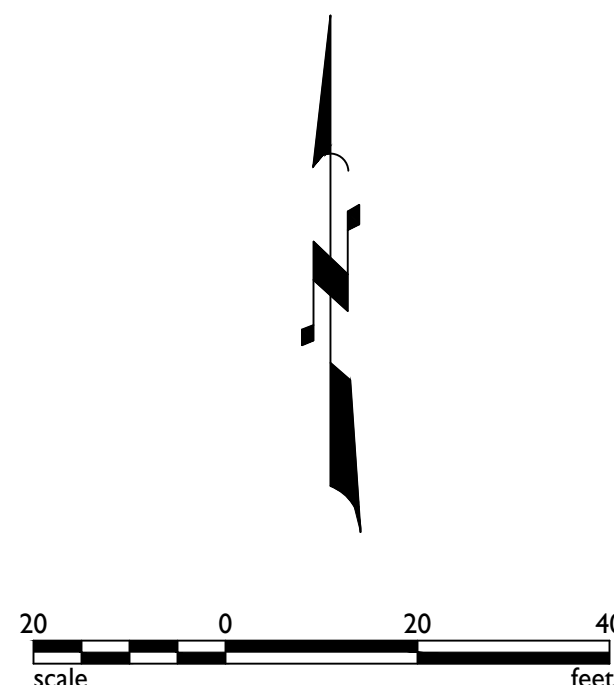
9,744 CF OF RETENTION LOST

CITY OF SURPRISE LIMITS

65'
EX R/W

65'
EX R/W

163RD AVE



SHEET

1

OF 1

JOB NO
16-400

Paloma Creek

Road Connection and Retention Exhibit



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	November 21, 2017	Contact Person:	Lindsey Duncan, Finance Director
Submitting Department:	Finance Dept	District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action authorizing the transition of one Utility Billing Customer Service Representative position to two part-time positions and amending the FY2018 adopted budget by reallocating appropriations in the amount of \$8,400 within the Water Operations Fund, \$11,200 within the Sewer Operations Fund, \$5,000 within the Solid Waste Operations Fund, and \$1,600 within the Stormwater Operations Fund from full-time salaries to part-time salaries; Resolution # 2017-143.

Motion:

I move to approve Resolution # 2017-143.

Background:

On November 1, 2016 the City began providing in-house customer service and utility billing services for its water, sewer, solid waste and stormwater customers. These were services previously provided through American Water Enterprises. The Customer Service/Utility Billing Division within the Finance department consists of 19 FTE's with an annual budget of approximately \$2.3M. Due to the efforts of divisional staff and others within the City, many billing processes have been improved which has resulted in improved revenues and operational efficiencies. As can be expected with any start-up business, the division has continued to evolve and shift its processes based on the actual behaviors and needs of its customers. As a result of these efforts, the Finance Department would like to replace a current vacant full-time Customer Service Representative (CSR) position with two part-time CSR positions which can be used to better match the heavier customer transactions at the beginning of the week compared to the end of the week.

Objective Analysis:

Approval of this action will allow the Division to best apply its resource dollars in a manner that provides the highest level of customer service possible in the most cost effective approach.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

The vacant full-time position will be replaced with two part-time positions of the same grade with no increased financial impact.

Budget Impact:

This full-time Utility Billing CSR position is included in the FY2018 budget in the amount of \$52,200. This action will reallocate appropriation of \$26,200 from full-time salaries to part-time salaries. This does not represent an actual transfer of funds, but only a transfer of budget authority and does not increase or decrease the total budget.

FTE Impact:

This action does not change the overall Finance Department's full-time equivalent (FTE) count of 49.8.

ATTACHMENTS:

Click to download

- ☐ [Presentation - part time position](#)
 - ☐ [Resolution 2017-143](#)
-



Customer Service/Utility Billing Part -Time Position

November 21, 2017

Utility Billing/Customer Service

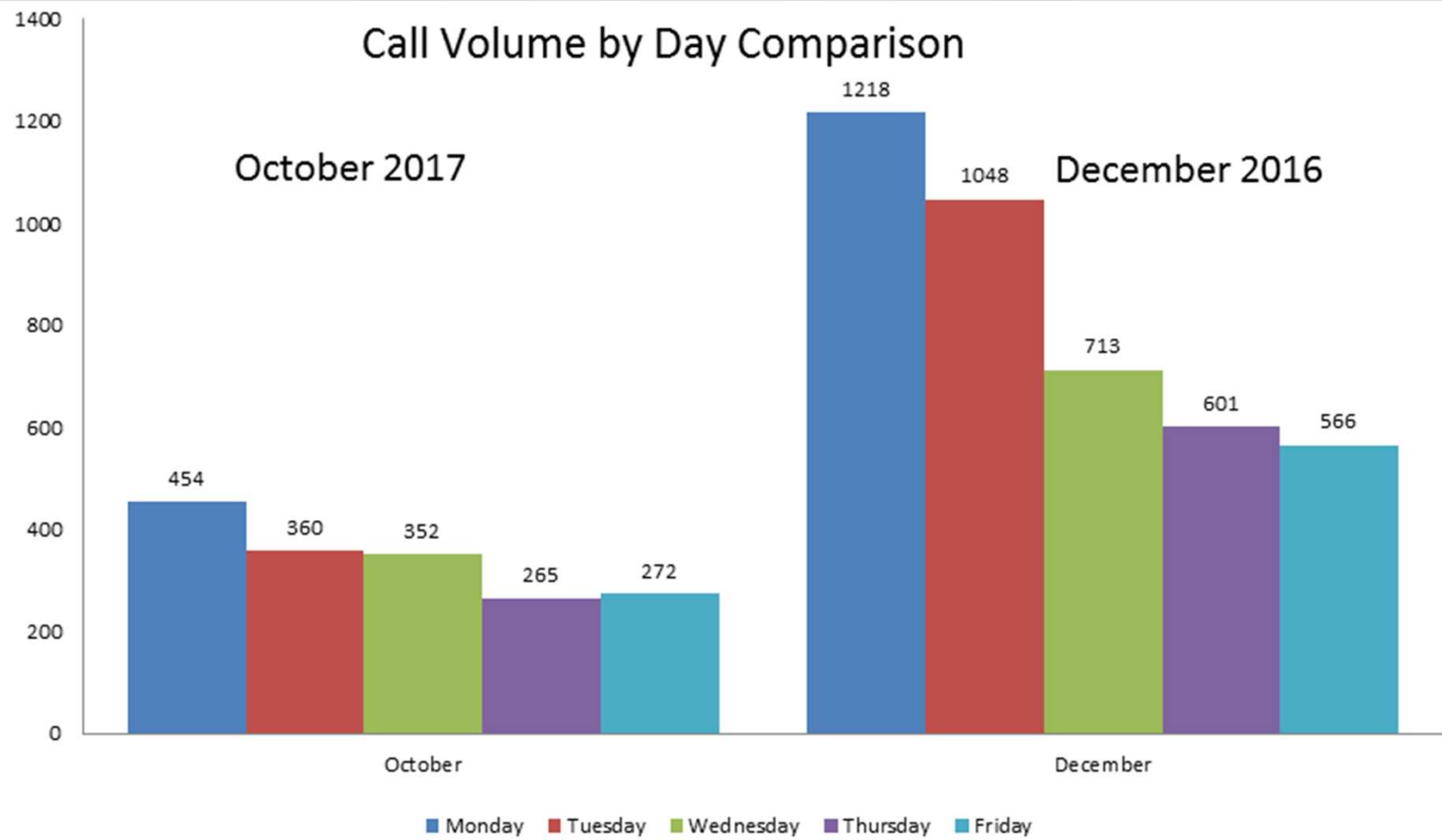
Goal: Provide the highest level of customer service possible in the most cost effective approach



Utility Billing/Customer Service

- § Improved processes
- § Increased efficiencies
- § Call volumes have declined since “go-live”
- § Customer call trends consistent and predictable
 - Greater number of calls beginning of week
- § Flexible coverage of high volume times and breaks/vacation

Call Volume by Day Comparison





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

RESOLUTION # 2017-143

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 BUDGET BY REALLOCATING APPROPRIATIONS OF \$26,200 FROM FULL-TIME SALARIES TO PART-TIME SALARIES WITHIN THE WATER OPERATIONS FUND, SEWER OPERATIONS FUND, SOLID WASTE OPERATIONS FUND, AND STORMWATER OPERATIONS FUND AND TRANSITIONING ONE FULL-TIME POSITION TO TWO PART-TIME POSITIONS WITH NO CHANGE IN THE FULL-TIME EQUIVALENT COUNT TO ACHIEVE PROCESS EFFICIENCIES WITHIN THE UTILITY BILLING DIVISION.

WHEREAS, increased process efficiencies have been realized within the Finance Department's Utility Billing Division;

WHEREAS, it has been determined that the transition of one full-time Utility Billing Customer Service Representative position to two part-time Utility Billing Customer Service positions will allow for greater efficiency;

WHEREAS, the FY2018 budget was adopted including 49.8 full-time equivalents (FTE) within the Finance Department which will remain unchanged by this transition of one FTE to two 0.5 FTEs;

WHEREAS, full-time salary savings in the amount of \$26,200 will be reallocated to part-time salaries to support this transition;

WHEREAS, the FY2018 budget was adopted by Council Resolution #2017-64 on June 6, 2017;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2017-143**Exhibit A**

1. Appropriation- The allocation below represents a reallocation of appropriation in the amount of \$8,400 from full-time salaries to part-time salaries within the Water Operations Fund, \$11,200 from full-time salaries to part-time salaries within the Sewer Operations Fund, \$5,000 from full-time salaries to part-time salaries within the Solid Waste Operations Fund, and \$1,600 from full-time salaries to part-time salaries within the Stormwater Operations Fund to support the transition of one full-time position to two part-time positions with no change in the full-time equivalent count. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Water Operations Fund	Finance	Personnel Services/Full-Time	E	504,800	(8,400)	496,400
Water Operations Fund	Finance	Personnel Services/Part-Time	E	0	8,400	8,400
Sewer Operations Fund	Finance	Personnel Services/Full-Time	E	296,600	(11,200)	285,400
Sewer Operations Fund	Finance	Personnel Services/Part-Time	E	0	11,200	11,200
Solid Waste Operations Fund	Finance	Personnel Services/Full-Time	E	127,400	(5,000)	122,400
Solid Waste Operations Fund	Finance	Personnel Services/Part-Time	E	0	5,000	5,000
Stormwater Operations Fund	Finance	Personnel Services/Full-Time	E	37,400	(1,600)	35,800
Stormwater Operations Fund	Finance	Personnel Services/Part-Time	E	0	1,600	1,600
					-	



CITY OF SURPRISE
Regular City Council Meeting

November 21, 2017 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date:	November 21, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
---------	---------	----------------	-------------------

Agenda Wording:

Consideration and action on adopting the results of the General Election held on November 7, 2017 and ordering the recording of such resolution; Resolution 2017-134.

Motion:

I move to approve Resolution No. 2017-134 with attachments A & B.

Background:

This request is of a routine nature and a necessary step to finalize election results for a ballot issue. I questioned the Maricopa County Elections Department on the Canvass and Summary pages, that they do not identify our individual City districts and here is the response from Elections Director, Rey Valenzuela. Your reports will show totals for your questions broken down by precincts or “consolidated precinct codes” (CPC) based on us trying to assign those CPC's by district, when possible. Unfortunately we still have county precincts that are spilt between your city districts. We have attempted to correct those precinct lines to follow your city district boundaries but have not received approval from the Board of Supervisors to adjust those precinct lines. That “precinct line adjustment” issue is being taken up by the Board presently and is to be voted upon by December 1st. Not certain as to if the Board will approve those precinct line changes to remove those “splits” but we have turned the proposed map over to the Board, and it is now in their hands to accept, modify or deny the requested precinct line adjustments. I can say we are working on an alternate solution for future stand-alone elections that could work for your May Election that will allow us to draw special lines around your 6 districts individually and not use county precincts at all for your local elections. This “draw special lines” won't work, however, when you are consolidated onto a countywide (i.e. Aug & Nov 2018) election since we have to use precincts for that type of election and to get you results by precinct that are also by city district will require the Board to adopt the newly adjusted lines recently proposed and provided to them.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

☐ [RESOLUTION 2017-34 W/ATTACHMENTS A & B](#)

RESOLUTION NO. 2017-134

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA DECLARING AND ADOPTING THE RESULTS OF THE GENERAL ELECTION HELD ON NOVEMBER 7, 2017 AND ORDERING THE RECORDING OF SUCH RESOLUTION

WHEREAS, the City of Surprise did cause the following matters to be submitted to the qualified electors of the City at a General Election held in and for the City of Surprise on the 7th day of November 2017; three (3) bond authorization questions; and

WHEREAS, the election returns have been presented to and have been canvassed by the Mayor and City Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Surprise, Arizona, that:

SECTION 1: The total number of ballots cast at said General Election were **23,478** and distributed as follows included in Exhibits "A" (Summary Report) & "B" (Precinct Canvass):

Citywide all Districts Combined:

Question 1:

Ballots for:	12,414	Percentage:	53.09%
Ballots Against:	10,967	Percentage:	46.91%

BOND QUESTION 1 - PASSED

Question 2:	Ballots for:	12,375	Percentage:	52.94%
	Ballots Against:	11,001	Percentage:	47.06%

BOND QUESTION 2 – PASSED

Question 3:	Ballots for:	12,286	Percentage:	52.60%
	Ballots Against:	11,072	Percentage:	47.40%

BOND QUESTION 3 - PASSED

SECTION 2: It is hereby found, determined and declared of record, that more than one-half of the ballots cast on the Bond Questions at said election voted **"YES"**, on all three Bond Questions, therefore the following measures were **APPROVED** by the voters.

SECTION 3: It is ordered that, directly following the adoption of this Resolution, the City Clerk shall record this Resolution with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and City Council of the City of Surprise, Arizona, this
21st day of November, 2017.

Mayor

ATTEST:

APPROVED TO FORM:

Sherry Ann Aguilar, City Clerk

Robert Wingo, City Attorney

MRC_20171107_E
November 7, 2017
Summary Report
MARICOPA COUNTY
FINAL RESULTS

Exhibit "A" to Resolution No. 2017-134

CITY OF SURPRISE QUESTION 1 (0)

Under Votes: 74

Over Votes: 23

- BOND APPROVAL, YES	12,414	53.09%
- BOND APPROVAL, NO	10,967	46.91%
Total ...	23,381	100.00%

CITY OF SURPRISE QUESTION 2 (0)

Under Votes: 86

Over Votes: 16

- BOND APPROVAL, YES	12,375	52.94%
- BOND APPROVAL, NO	11,001	47.06%
Total ...	23,376	100.00%

CITY OF SURPRISE QUESTION 3 (0)

Under Votes: 107

Over Votes: 13

- BOND APPROVAL, YES	12,286	52.60%
- BOND APPROVAL, NO	11,072	47.40%
Total ...	23,358	100.00%

MRC_20171107_E
11/7/2017
Precinct Canvass
MARICOPA COUNTY

- 1 CITY OF SURPRISE QUESTION 1
 2 CITY OF SURPRISE QUESTION 2

	Registered	Eligible Cast	Turnout (%)	BOND APPROVAL, YES	BOND APPROVAL, NO	Over Votes	Under Votes		BOND APPROVAL, YES	BOND APPROVAL, NO	Over Votes	Under Votes			
6430 - NOV2017	12561	3671	27.55	1882	1591	4	14		1888	1592	2	8			
6431 - NOV2017	18253	10041	55.11	5013	5188	10	32		4817	5374	8	44			
6432 - NOV2017	11722	2838	24.22	1837	1188	1	3		1795	1077		7			
6433 - NOV2017	11144	2513	22.55	1309	1187	7	10		1284	1295	6	8			
6434 - NOV2017	4678	1023	21.88	590	426	1	6		507	439	1	6			
6435 - NOV2017	14615	3291	22.52	1908	1379	9	9		1954	1304	1	12			
	73371	25478	32.00	12414	10657	23	74		12375	11001	16	86			

1 CITY OF SURPRISE QUESTION 3

				1	1	1	1								
	Registered	Ballots Cast	Turnout (%)	BOND APPROVAL, YES	BOND APPROVAL, NO	Over Votes	Under Votes								
6430 - NOV2017	12961	3571	27.55	1923	1628	3	17								
6431 - NOV2017	18253	10241	56.11	4965	5224	1	51								
6432 - NOV2017	11722	2839	24.22	1649	1177	1	12								
6433 - NOV2017	11144	2513	22.55	1267	1225	6	15								
6434 - NOV2017	4676	1023	21.88	581	441	1									
6435 - NOV2017	14615	3291	22.52	1901	1377	1	12								
	73371	23478	32.00	12286	11072	13	107								