



City of Buckeye, Arizona
Report on Applying Agreed-Upon Procedures
Biennial Certification of Land Use Assumptions,
Infrastructure Improvement Plan
and Development Impact Fees
For the Period July 1, 2018 through June 30, 2020

**CITY OF BUCKEYE, ARIZONA
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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

Honorable Mayor and Members of the City Council
City of Buckeye, Arizona

We have performed this agreed-upon procedures engagement to assist management of the City of Buckeye, Arizona (City), in complying with the requirement as set forth in Arizona Revised Statutes (A.R.S.) 9-463.05.G.2 “to provide for a biennial certified audit of the municipality’s land use assumptions, infrastructure improvements plan and development fees”. We have performed the procedures identified below, which were agreed to by the management of City of Buckeye, Arizona, solely to assist management of the City of Buckeye in evaluating the City of Buckeye’s compliance with the progress reporting requirements of the infrastructure improvement plan for the period from July 1, 2018 through June 30, 2020, as specified in A.R.S. 9-463.05.G.2. City of Buckeye, Arizona’s management is responsible for its compliance with those requirements. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purposes.

We have applied the following procedures:

The progress of the infrastructure improvements plan.

- a. Compared growth projections for 2019 and 2020 related to dwelling units, nonresidential square footage and population as reported in the Land Use Assumptions to actual results. A list of all variances are reported in the Summary of Findings.
- b. Obtained City-prepared report (see Appendix A) documenting the progress of each project identified in the Infrastructure Improvement Plan (IIP) and performed the following procedures:
 - i. Agreed expenditures as of June 30, 2020 to the underlying accounting records.
 - ii. Agreed amounts reported as estimated cost to complete to underlying accounting records.

The collection and expenditures of development impact fees for each project in the plan.

- c. Selected a sample of 100 building permits issued and determined fees were charged in accordance with authorized fee schedules and that each permit holder was charged the same rate as another equivalent permit holder.
- d. Selected a sample of 25 expenditures and determined that the expenditures were associated with an approved project in the City’s IIP.

Evaluating any inequities in implementing the plan or imposing the development impact fee.

- e. Determined each developer/unit was charged the same rate as another equivalent developer/unit by recalculating impact fees at the transaction level for the sample mentioned in step c. above.
- f. Determined that there were no instances in which the City waived development impact fees, except as allowed for under A.R.S. 9-499.10.B and A.R.S. 9-500.18.

The accompanying Summary of Findings describes the findings we noted.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on compliance with the specified requirements. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the management of City of Buckeye, Arizona, and is not intended to be and should not be used by anyone other than these specified parties.

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Phoenix, Arizona
January 25, 2021

**CITY OF BUCKEYE, ARIZONA
SUMMARY OF FINDINGS**

FINDING NO. 1

Variations were noted for growth projections related to dwelling units, nonresidential square footage and population as reported in the Land Use Assumptions when compared to actual results. All variations are reported below.

2020				
Annual Increase	Projected Average Annual Increase 2013-2023	Actual	Variance	Variance %
Population	4,895	5,446	551	11%
Dwelling Units	1,549	2,215	666	43%
Nonresidential Square Footage	1,257	314	(943)	-75%

2019				
Annual Increase	Projected Average Annual Increase 2013-2023	Actual	Variance	Variance %
Population	4,895	5,696	801	16%
Dwelling Units	1,549	2,153	604	39%
Nonresidential Square Footage	1,257	NOTE		

NOTE: This information was not readily available from the City's legacy permit system.

**APPENDIX A
PROGRESS OF INFRASTRUCTURE IMPROVEMENT PLAN PROJECTS**

Project Description	IIP Fund	Estimated Cost^a	Expenditures as of 6/30/20^b	Estimated Cost to Complete
Park (land + improvements)	Parks and Recreation	\$ 7,590,000	\$ 295,858	\$ 7,294,142
Pool	Parks and Recreation	3,480,000	86,526	3,393,474
Community Centers (2 @ 3,000 Sq Ft each)	Parks and Recreation	1,800,000	111,065	1,688,935
North Library	North Library	2,110,000	-	2,110,000
Cost Recovery for Sundance Crossing Library	Central East Library	1,810,000	-	1,810,000
Jackrabbit Trail & I-10 Interchange Improvements	Streets	2,100,000	-	2,100,000
Miller Rd & I-10 Interchange Improvements	Streets	2,211,000	-	2,211,000
Police Buildings	Public Safety	10,820,000	1,813,384	9,006,616
Police Vehicles & Equipment	Public Safety	9,200,000	204,600	8,995,400
Fire Stations	Public Safety	10,190,000	1,043,204	9,146,796
Fire Apparatus	Public Safety	8,850,000	398,342	8,451,658
North Reimbursements	North Water	11,082,798	-	11,082,798
North IIP Production	North Water	8,787,241	-	8,787,241
North IIP Distribution	North Water	2,520,000	-	2,520,000
Central North Reimbursements	Central North Water	6,382,193	4,515,918	1,866,275
Central North IIP Production	Central North Water	1,200,000	1,059,290	140,710
Central West IIP Production	Central West Water	17,933,674	-	17,933,674
Central West IIP Distribution	Central West Water	3,787,800	-	3,787,800
Central East IIP Production	Central East Water	12,789,114	-	12,789,114
Central East IIP Distribution	Central East Water	26,763,211	-	26,763,211
North Reimbursements	North Wastewater	16,429,675	-	16,429,675
North IIP Collection	North Wastewater	3,829,997	-	3,829,997
North IIP Treatment	North Wastewater	4,392,000	-	4,392,000
North IIP Reclamation	North Wastewater	2,018,624	-	2,018,624
Central North Reimbursements	Central North Wastewater	16,268,383	9,689,886	6,578,497
Central West IIP Collection	Central West Wastewater	9,995,810	-	9,995,810
Central West North IIP Treatment	Central West Wastewater	4,792,502	-	4,792,502
Central West North IIP Reclamation	Central West Wastewater	5,744,584	-	5,744,584
Central East IIP Collection	Central East Wastewater	18,206,285	-	18,206,285
Central East North IIP Treatment	Central East Wastewater	19,485,003	-	19,485,003
Central East North IIP Reclamation	Central East Wastewater	4,779,551	-	4,779,551

a) The source of the information in the City of Buckeye 2014 Infrastructure Improvements Plan.
b) The source of the information is the City's financial records.