

CITY COUNCIL REPORT



Meeting Date: April 25, 2017

General Plan Element: *Cost of Development*

General Plan Goal: *Use fiscal impact modeling for budgeting public service operations*

ACTION

City of Scottsdale, Arizona - Underground Utility Facilities Improvement District No. I-6002.

1. Hold hearing on the assessment for City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002.
2. Adopt Resolution No. 10784 denying objections and approving the assessment for City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002.

BACKGROUND

The purpose of this action is to hold a public hearing on the assessment for City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002.

Project and Background

APS, in an effort to improve electric system reliability and provide additional capacity for electric consumption in north Scottsdale, is constructing a new 69kV power line to connect the Raintree Substation, located north of Raintree Drive and 90th Street, with the East End Substation, located at approximately 91st Street, a half-mile north of Bell Road. The new power line is being constructed on steel poles approximately 65 feet tall.

Pursuant to Arizona Revised Statutes § 48-620, owners representing 51% of real property within the proposed District boundary based on acreage or square footage along the north end of the APS project submitted petitions to the City Clerk in support of forming the District to construct a portion of the power line underground instead of overhead. A deposit of \$50,000 was also submitted to the City to be used toward initial formation costs incurred by the City.

The District will distribute design and construction costs of undergrounding power lines (including a recovery of the City's cost to form the District) to members of the District based on an approved assessment methodology.

APS will be solely responsible for construction and initially responsible for paying construction costs; however, District members will be required to reimburse APS for the difference in cost for constructing the line underground. District members will have the option of paying their share of

the costs either up front or financing over 15 years at APS' cost of capital by contract (per State statute). The City will be responsible for the semi-annual assessment process and for billing District members who choose the financing option and forwarding those funds to APS.

Prior Council Action

The Resolution of Intention, adopted by Council on December 2, 2016 and representing the first action required by State law, set forth the proposed District boundaries and items of work to be constructed in the District. The City completed both the required on-site postings along the lines of the proposed improvements and the required publication of the Resolution of Intention by December 7, 2016. The residents and owners of property within the District were provided until January 6, 2017, to file written protests or objections. No objections were filed with the City within that 30-day period.

On January 17, 2017, a public hearing was conducted regarding the formation of the District. On that same date, Council adopted Resolution No. 10696 ordering an election and approving the form of ballot (i) regarding the formation of District and (ii) regarding the assessment to be levied in the District to finance the work.

Subsequently and as required by State law, an all-mail election was held using a simplified ballot card with both the formation and assessment questions. The City of Scottsdale mailed the ballots to property owners within the proposed District boundaries on January 31, 2017. Property owners had until March 2, 2017, to return their voted ballots. A majority of the ballots voted in the election approved the District's formation and the levy of an assessment.

On March 21, 2017, Council adopted Resolution No. 10756 to canvass the results of the election.

In addition, on March 21, 2017, Council adopted Resolution No. 10757, which approves the final plans and ordered the work to be done as described in the Resolution of Intention. It also approved the form of agreement with APS (Contract No. 2017-049-COS), which allows APS to begin construction and provides for reimbursement through property assessments. The form of the financing agreement, Contract No. 2017-049-COS is on file with the City Clerk. The financing agreement has been finalized and APS has executed its signature page. City execution is pending but should be completed prior to the April 25 meeting.

Furthermore, on March 21, 2017, Council adopted Resolution No. 10758, which approves the levy of an assessment in an aggregate amount not to exceed \$3,089,000.00, approves the assessment diagram (Attachment #2), and set a public hearing on the assessment for April 25, 2017. The estimated maximum assessment amounts (hereinafter "Maximum Assessments") are shown in Attachment #3. Staff has recorded the assessment and warrant and provided the required notice for the April 25th public hearing. If the actual construction costs are lower than the \$3,089,000 assessment, the Maximum Assessments will be reduced on a pro rata basis as determined by the Superintendent of Streets.

Current Proposed Council Actions

The April 25th public hearing provides an opportunity for District property owners to object to the legality of the assessment, or any of the previous proceedings connected therewith. The City

Attorney's office and Gust Rosenfeld have prepared a guideline and script for Council to use during the April 25 hearing.

If Council overrules all objections, if any, then Council is requested to consider adoption of Resolution No. 10784 (Attachment #1) which denies objections and approves the assessment.

Next Steps

- 1) APS will complete the work.

- 2) If, within one year of the date of the notice of completion, a member of the City Council or any owner within the District files a written notice with the Clerk stating that the work has not been performed substantially in accordance with the Resolution of Intention, the plans and specifications and the estimate then a public hearing will be scheduled for a future Council meeting. If the Council determines that the work was completed in conformance with the aforementioned documents, Council will be requested to adopt a Resolution of Final Assessment to complete the process.

ANALYSIS & ASSESSMENT

Recent Staff Action

Outside special counsel for the City, Gust Rosenfeld P.L.C., was retained and is providing legal advice on the District's formation and the assessment. Gust Rosenfeld has prepared Resolution No. 10784 and concurs with this staff recommendation.

Policy Implications

Constructing this section of the 69kV power line underground will eliminate unsightly overhead power lines.

Community Involvement

Petitions of interest for forming the District, representing 51% of real property owners within the proposed District boundary based on acreage or square footage, were filed with the Clerk's office. Persons interested in the District also were provided an opportunity to file written objections with the City, but none were received. Pursuant to Resolution No. 10696 and State law, the City administered an all-mail election where all property owners within the District had the opportunity to approve or disapprove the formation of the District and the assessment to be levied. A majority of the ballots voted in the election approved the District's formation and assessment levies. Resolution No. 10756 canvassed the results of the election.

RESOURCE IMPACTS

Available funding

APS initially will be responsible for the cost of constructing the line underground rather than overhead. District members will reimburse APS for these costs including the City's costs to form the District (plus any carrying costs).

Staffing, Workload Impact

Christopher Perkins, Superintendent of Streets, Public Works Division, is the City’s primary point of contact. The City Treasurer’s office and the City Attorney’s office will provide support to the Superintendent of Streets.

Cost Recovery Options

Upon assessment, District members will be given the choice of either:

- 1) Paying their assessment up front with no carrying costs, or
- 2) Paying their assessment over 15 years, including a carrying cost at APS’ cost of capital (currently 12.27%) and a servicing fee by the City.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 10784 denying objections and approving the assessment for City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002.

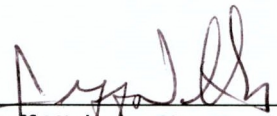
RESPONSIBLE DEPARTMENT(S)

Public Works Division, Capital Project Management


STAFF CONTACT (S)

Christopher Perkins, Superintendent of Streets, cperkins@scottsdaleaz.gov (480) 312-7845

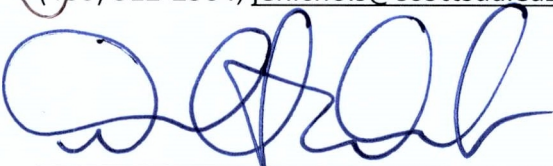
APPROVED BY



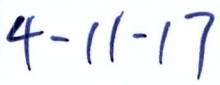
Jeff Nichols, City Treasurer
(480) 312-2364, jenichols@scottsdaleaz.gov



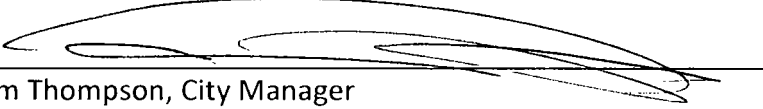
Date



Daniel J. Worth, Public Works Director
(480) 312-5555, dworth@scottsdaleaz.gov



Date


Jim Thompson, City Manager

4/11/17
Date

(480) 312-2811, jthompson@scottsdaleaz.gov

ATTACHMENTS

1. Resolution No. 10784
2. Assessment Diagram
3. Maximum Assessments

RESOLUTION NO. 10784

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA, MAKING CERTAIN FINDINGS; APPROVING THE ASSESSMENT FOR CITY OF SCOTTSDALE, ARIZONA, UNDERGROUND UTILITY FACILITIES IMPROVEMENT DISTRICT NO. I-6002; DENYING OBJECTIONS; AND APPROVING THE ASSESSMENT.

WHEREAS, the City Council of the City of Scottsdale, Arizona (the "City"), initiated an improvement district known as the City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002, and previously passed and adopted Resolution No. 10649 (the "*Resolution of Intention*") on December 2, 2016 (capitalized terms used but not otherwise defined herein shall have the meanings ascribed in the Resolution of Intention); and

WHEREAS, the City acquired jurisdiction to order such improvements and the City Council passed and adopted Resolution No. 10757 on March 21, 2017, ordering the work; and

WHEREAS, an assessment (the "*Assessment*") and warrant was drawn, executed and recorded on March 28, 2017, as provided by law; and

WHEREAS, the City Council ordered that April 25, 2017, be set as the date for hearing on the Assessment and all proceedings theretofore had and taken and ordered that notice be given as provided by law; and

WHEREAS, notice of such hearing was given by publication for five (5) days in *The Arizona Republic*, a newspaper of general circulation in the City, and by mailing notices of the hearing by first class mail at least twenty (20) days prior to the date set for hearing to all persons owning real property affected by the Assessment as the names and addresses appear on the last certified tax roll for state and county purposes; and

WHEREAS, written objections have been filed with the Clerk; and the City Council have heard each and every objection and, being fully informed in the premises, find and determine that each and every objection so filed and so presented are without merit and are therefore overruled; and

WHEREAS, it appears that the costs and expenses of said improvement have been assessed upon each of the several pieces, parcels, lots, portions of lots and parcels of

land included within the Assessment District described in the Resolution of Intention for said Work, in proportion to the benefits to be received by each of said pieces, parcels, lots, portions of lots and parcels of land and that none of the respective pieces, parcels, lots, portions of lots and parcels of land have been assessed in excess of the benefits to be received from said improvements by such respective pieces, parcels, lots, portions of lots and parcels of land; and

WHEREAS, said Assessment in all respects complies with the laws providing for such Assessments and under which said improvement was ordered,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA, AS FOLLOWS:

Section 1. The City Council hereby makes the following findings:

(a) Notice of the hearing on the Assessment was published as required by law and also mailed to each property owner; therefore notice of the hearing on the Assessment was properly given; and

(b) No member of the City Council has an interest in any lot or parcel covered by the Assessment; and

(c) The owner of each parcel received notice of the amount such parcel was assessed; and

(d) The hearing on the Assessment was conducted as required by law, and the City Council passed upon the Assessment and the proceedings in connection with the Assessment District.

Section 2. That all objections filed against the Assessment and the proceedings theretofore had and taken are found to be without merit and are therefore overruled.

Section 3. Subject to the foregoing, the Assessment for City of Scottsdale, Arizona, Underground Utility Facilities Improvement District No. I-6002, as so made is hereby fully confirmed and approved, subject to reduction in an amount equal to the difference between the Estimate of costs and the actual costs of undergrounding the utility facilities.

Section 4. The City Treasurer is hereby authorized and directed to mail demands for payments that evidence all assessments of \$25.00 or more and any assessments remaining unpaid thirty (30) days after the date of mailing the demand shall be payable in installments, together with interest thereon at a rate not to exceed 12.27%, for a period not exceeding fifteen (15) years. Notwithstanding the foregoing, assessments, together with accrued interest, may be prepaid on any January 1 or July 1.

Section 5. All acts of the Clerk, the Superintendent of Streets and any person acting for such officials in setting the date for the hearing on the assessment and causing notice thereof to be mailed and published is hereby ratified and confirmed.

Resolution No. 10784
April 25, 2017
Page 3 of 4

PASSED AND ADOPTED by the City Council of the City of Scottsdale,
Arizona, on this 25th day of April, 2017.

CITY OF SCOTTSDALE, an Arizona
municipal corporation

ATTEST:

Carolyn Jagger, City Clerk

W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:



Gust Rosenfeld P.L.C., District Counsel

CERTIFICATION

I, Carolyn Jagger, the duly appointed and acting Clerk of the City of Scottsdale, Arizona, do hereby certify that the above and foregoing Resolution No. 10784 was duly passed by the City Council of the City of Scottsdale, Arizona, at a regular meeting held on April 25, 2017, and the vote was ____ ayes and ____ nays and that the Mayor and ____ City Council Members were present thereat.

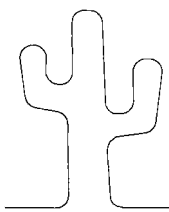
DATED: _____, 2017.

Carolyn Jagger, City Clerk



CITY OF SCOTTSDALE

PUBLIC IMPROVEMENTS



CITY OF SCOTTSDALE, ARIZONA, UNDERGROUND UTILITY FACILITIES IMPROVEMENT DISTRICT NO. I6002

CERTIFICATION

I, _____, CITY CLERK OF THE CITY OF SCOTTSDALE, ARIZONA DO HEREBY CERTIFY THAT THE ASSESSMENT DIAGRAM SHOWN ON THESE PLANS FOR THE UNDERGROUND UTILITY FACILITIES IMPROVEMENT DISTRICT NO. I6002 IS CORRECT TO THE BEST OF MY KNOWLEDGE, APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF SCOTTSDALE AT A MEETING HELD ON THE _____ DAY OF _____, 2017, AND THAT A QUORUM WAS PRESENT.

BY _____ FILED BY _____
CITY CLERK SUPERINTENDENT OF STREETS DATE

ASSESSMENT DIAGRAM SUBMITTED THIS _____ DAY OF _____, 2017

SUBMITTED BY _____ DATE _____
DISTRICT ENGINEER

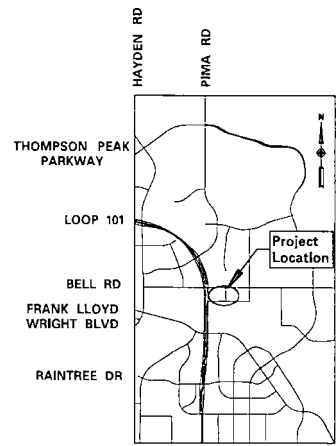
SUBMITTED BY _____ DATE _____
SUPERINTENDENT OF STREETS

APPROVAL

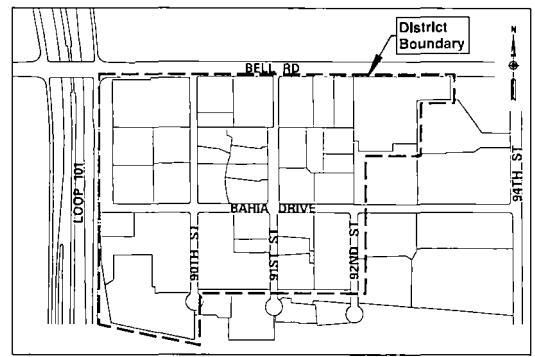
APPROVED BY RESOLUTION NO. _____ AT A MEETING OF THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA HELD THIS _____ DAY OF _____, 2017.

BY _____
MAYOR

ATTEST _____
CITY CLERK



Location Map
N.T.S.



Vicinity Map
N.T.S.

SHEET INDEX

Sht. No.	Description
1	COVER SHEET
2	ASSESSMENT DIAGRAM
3	ASSESSMENT TABLE

ATTACHMENT 2

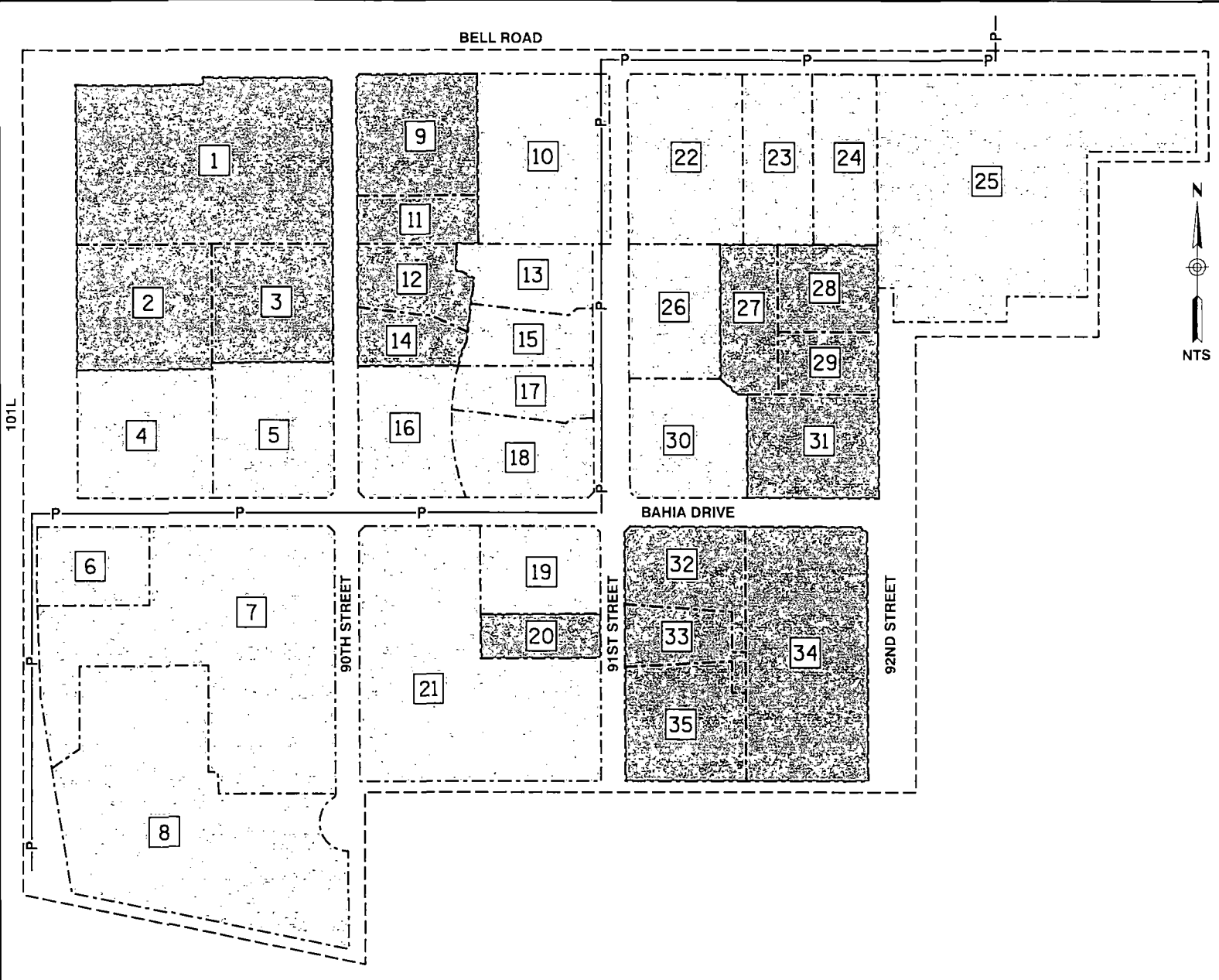


Expires 6/30/17

3/12/2017 11:03:27 AM V:\Cam\Projects\1787_APS_Rentree_ID\CADD\Plan\APS_ID_Cover.dgn

PLOT DATE: 3/18/2017 2:21:10 PM

DESIGN FILE: \\s:\com\CP\sharon\InhouseData\GIS\CD\Projects\Map\1707_APS_Reintree_ID\CADD\Plan\APS_ID_P1.dwg



LEGEND:

- ZONE 1 AREA
- ZONE 2 AREA
- ASSESSMENT GROUP NO.
- PLAT BOUNDARY
- DISTRICT BOUNDARY
- UNDERGROUND ROUTE

N
 NTS



DATE	REVISION	BY	
 ENGINEER CHRISTOPHER PERKINS 03/17/2017		 PUBLIC WORKS CAPITAL PROJECT MANAGEMENT 1443 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251	
EXPIRES: 03/30/17 SHEET TITLE: ASSESSMENT DIAGRAM			
PROJECT TITLE: CITY OF SCOTTSDALE, ARIZONA, UNDERGROUND UTILITY FACILITY IMPROVEMENT DISTRICT NO. 16002			
SCALE:	DESIGNED:	DATE:	BID NO.:
HORIZ: N/A	POS	03/2017	2
VERT: N/A	RAH	AS-SUIT	16002
			SHEET NO. 2 of 3

XX-XX

ASSESSMENT TABLE

Assessment Group Number	Assessment Number	Assessor's Number	Assessment Area (Square Feet)	Assessment Group Number	Assessment Number	Assessor's Number	Assessment Area (Square Feet)	Assessment Group Number	Assessment Number	Assessor's Number	Assessment Area (Square Feet)	Assessment Group Number	Assessment Number	Assessor's Number	Assessment Area (Square Feet)	
1	1.01	217-13-460	18,727	16	16	217-13-418	78,078	30	30	217-13-013D	82,521	34 (Cont.)	34.46	217-13-941	2,307	
	1.02	217-13-461	18,784		17.01	217-13-438	3,399		31.01	217-13-332	10,201		34.47	217-13-942	2,299	
	1.03	217-13-807	9,120		17.02	217-13-439	21,741		31.02	217-13-333	4,531		34.48	217-13-943	2,207	
	1.04	217-13-808	9,618		17.03	217-13-440	3,061		31.03	217-13-334	5,336		34.49	217-13-944	2,920	
	1.05	217-13-463	18,784		17.04	217-13-441	3,725		31.04	217-13-335	9,539		34.50	217-13-945	2,920	
	1.06	217-13-464	11,485		17.05	217-13-442	3,911		31.05	217-13-336	13,325		34.51	217-13-946	2,207	
	1.07	217-13-465	11,847		17.06	217-13-443	3,447		31.06	217-13-337	12,505		34.52	217-13-947	2,313	
	1.08	217-13-466	16,750		17.07	217-13-444	3,588		31.07	217-13-338	9,174		34.53	217-13-948	2,313	
	1.09	217-13-467	17,148		17.08	217-13-445	3,736		31.08	217-13-339	4,987		34.54	217-13-949	2,207	
	1.10	217-13-468	16,750			Subtotal	46,609		31.09	217-13-340	7,054		34.55	217-13-950	2,920	
	1.11	217-13-469	17,148		18.01	217-13-420	7,106		31.10	217-13-341	6,493		34.56	217-13-951	2,920	
	1.12	217-13-470	11,485		18.02	217-13-421	7,643			Subtotal	83,153		34.57	217-13-952	2,207	
	1.13	217-13-471	11,847		18.03	217-13-422	8,298		32	32	217-13-812		63,926	34.58	217-13-953	2,299
	1.14	217-13-472A	9,813		18.04	217-13-423	8,145		33	33	217-13-813		39,952	34.59	217-13-954	2,313
	1.15	217-13-472B	7,033		18.05	217-13-424	7,771		34.01	217-13-886	2,299		34.60	217-13-955	2,207	
	1.16	217-13-473	9,330		18.06	217-13-425	7,515		34.02	217-13-897	2,207		34.61	217-13-956	2,920	
	1.17	217-13-477	5,396		18.07	217-13-426	7,237		34.03	217-13-898	2,920		34.62	217-13-957	2,920	
	1.18	217-13-474	15,397		18.08	217-13-427	6,991		34.04	217-13-899	2,920		34.63	217-13-958	2,207	
	1.19	217-13-475	14,726		18.09	217-13-428	7,603		34.05	217-13-900	2,207		34.64	217-13-959	2,299	
	Subtotal	251,188		Subtotal	68,309	34.06	217-13-901	2,313	34.65	217-13-961	2,302					
2	2	217-13-007C	101,971	19	19	217-13-377	64,604	34.07	217-13-902	2,299	34.66	217-13-962	899			
3	3.01	217-13-457	39,942	20	20	217-13-376	32,688	34.08	217-13-903	2,207	34.67	217-13-963	1,148			
	3.02	217-13-458	48,450		21.01	217-13-385	11,823	34.09	217-13-904	2,920	34.68	217-13-964	1,066			
	Subtotal	87,392	21.02		217-13-386	12,208	34.10	217-13-905	2,920	34.69	217-13-965	1,178				
4	4.01	217-13-961	13,694	21	21.03	217-13-387	11,847	34.11	217-13-906	2,207	34.70	217-13-966	1,580			
	4.02	217-13-962	9,171		21.04	217-13-388	11,206	34.12	217-13-907	2,313	34.71	217-13-967	1,982			
	4.03	217-13-963	10,373		21.05	217-13-389	26,582	34.13	217-13-908	2,299	34.72	217-13-968	1,982			
	4.04	217-13-964	21,795		21.06	217-13-390	29,171	34.14	217-13-909	2,207	34.73	217-13-969	2,059			
	4.05	217-13-965	11,355		21.07	217-13-391	30,045	34.15	217-13-910	2,920	34.74	217-13-970	1,580			
	4.06	217-13-966	20,864		21.08	217-13-392	41,671	34.16	217-13-911	2,920	34.75	217-13-981	1,982			
	4.07	217-13-967	16,965		21.09	217-13-393	13,187	34.17	217-13-912	2,207	34.76	217-13-982	1,982			
	Subtotal	104,217	21.10	217-13-394	13,256	34.18	217-13-913	2,313	34.77	217-13-983	2,059					
5	5	217-13-010B	100,244	21.11	217-13-395	36,885	34.19	217-13-914	2,299	34.78	217-13-984	3,310				
6	6	217-13-032K	59,922	21.12	217-13-396	39,191	34.20	217-13-915	2,207	34.79	217-13-985	2,971				
7	7	217-13-032J	306,397		Subtotal	277,172	34.21	217-13-916	2,920		Subtotal	187,438				
8	8	217-13-032E	313,040	22.01	217-13-296	26,753	34.22	217-13-917	2,920	35.01	217-13-316	5,846				
9	9.01	217-13-329	45,112	22.02	217-13-297	15,897	34.23	217-13-918	2,207	35.02	217-13-317	4,848				
	9.02	217-13-330	44,464	22.03	217-13-298	43,368	34.24	217-13-919	2,313	35.03	217-13-318	5,223				
	Subtotal	89,576	22.04	217-13-299	32,856	34.25	217-13-920	2,299	35.04	217-13-319	5,309					
10	10	217-13-006A	135,602		Subtotal	118,675	34.26	217-13-921	2,207	35.05	217-13-320	5,610				
11	11	217-13-001D	35,502	23	23	217-13-009D	71,694	34.27	217-13-922	2,920	35.06	217-13-321	5,819			
12	12	127-13-789	47,380	24	24	217-13-009C	66,279	34.28	217-13-923	2,920	35.07	217-13-322	6,666			
13	13.01	217-13-430	5,646	25	25	217-13-808	351,057	34.29	217-13-924	2,207	35.08	217-13-323	6,125			
	13.02	217-13-431	6,600	26	26	217-13-013A	74,734	34.30	217-13-925	2,313	35.09	217-13-324	7,609			
	13.03	217-13-432	9,803	27.01	217-13-301	14,436	34.31	217-13-926	2,296	35.10	217-13-325	12,325				
	13.04	217-13-433	6,578	27.02	217-13-302	5,586	34.32	217-13-927	2,207	35.11	217-13-326	9,497				
	13.05	217-13-434	7,877	27.03	217-13-303	5,817	34.33	217-13-928	2,920	35.12	217-13-327	6,529				
	13.06	217-13-435	7,409	27.04	217-13-304	5,827	34.34	217-13-929	2,920		Subtotal	83,406				
	13.07	217-13-436	7,083	27.05	217-13-305	4,960	34.35	217-13-930	2,207		Total District Area	3,692,654				
		Subtotal	51,096	27.06	217-13-306	8,943	34.36	217-13-931	2,313							
14	14	217-13-790	32,975	27.07	217-13-307	6,066	34.37	217-13-932	2,299							
15	15.01	217-13-447	5,973		Subtotal	51,634	34.38	217-13-933	2,207							
	15.02	217-13-448	5,589	28	28	217-13-014B	52,785	34.39	217-13-934	2,920						
	15.03	217-13-449	5,374	29.01	217-13-309	7,151	34.40	217-13-935	2,920							
	15.04	217-13-450	6,068	29.02	217-13-310	6,574	34.41	217-13-936	2,207							
	15.05	217-13-451	5,721	29.03	217-13-311	5,070	34.42	217-13-937	2,321							
	15.06	217-13-452	4,765	29.04	217-13-312	5,065	34.43	217-13-938	2,318							
	15.07	217-13-453	4,630	29.05	217-13-313	8,389	34.44	217-13-939	2,920							
	Subtotal	43,342	29.06	217-13-314	5,633	34.45	217-13-940	2,920								
					Subtotal	37,882										

See Top of Table To Right for Continuation

DATE	REVISION	BY
 		
PUBLIC WORKS		
CAPITAL PROJECT MANAGEMENT		
1447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
ASSESSMENT TABLE PROJECT TITLE: CITY OF SCOTTSDALE, ARIZONA, UNDERGROUND UTILITY FACILITY IMPROVEMENT DISTRICT NO. 16002 SCALE: HORIZ. N/A, VERT. N/A DESIGNED: COS, DRAWN: RAH DATE: 03/2017, AS-BUILT BID NO.: 16002, SHEET: 3 OF 3		

XXX

ESTIMATED "MAXIMUM" ASSESSMENTS (subject to change)

Assessment Group #	Assessment #	Assessor's #	Assessment Area (Square Feet)	Estimated Maximum Assessment
1	1.01	217-13-460	18727	\$ 9,047
	1.02	217-13-461	18784	\$ 9,074
	1.03	217-13-807	9120	\$ 4,406
	1.04	217-13-808	9618	\$ 4,646
	1.05	217-13-463	18784	\$ 9,074
	1.06	217-13-464	11485	\$ 5,548
	1.07	217-13-465	11847	\$ 5,723
	1.08	217-13-466	16750	\$ 8,092
	1.09	217-13-467	17148	\$ 8,284
	1.10	217-13-468	16750	\$ 8,092
	1.11	217-13-469	17148	\$ 8,284
	1.12	217-13-470	11485	\$ 5,548
	1.13	217-13-471	11847	\$ 5,723
	1.14	217-13-472A	9813	\$ 4,740
	1.15	217-13-472B	7033	\$ 3,398
	1.16	217-13-473	9330	\$ 4,507
	1.17	217-13-477	5396	\$ 2,607
	1.18	217-13-474	15397	\$ 7,438
	1.19	217-13-475	14726	\$ 7,114
		Subtotal	251188	
2	2	217-13-007-C	101971	\$ 49,261
3	3.01	217-13-457	38942	\$ 18,813
	3.02	217-13-458	48450	\$ 23,405
		Subtotal	87392	
4	4.01	217-13-961	13694	\$ 14,020
	4.02	217-13-962	9171	\$ 9,389
	4.03	217-13-963	10373	\$ 10,620
	4.04	217-13-964	21795	\$ 22,313
	4.05	217-13-965	11355	\$ 11,625
	4.06	217-13-966	20864	\$ 21,360
	4.07	217-13-967	16965	\$ 17,368
		Subtotal	104217	
5	5	217-13-010B	100244	\$ 102,628
6	6	217-13-032K	59922	\$ 61,347
7	7	217-13-032J	306397	\$ 313,684
8	8	217-13-032E	313040	\$ 320,485
9	9.01	217-13-329	45112	\$ 21,793
	9.02	217-13-330	44464	\$ 21,480
		Subtotal	89576	

ESTIMATED "MAXIMUM" ASSESSMENTS (subject to change)

Assessment Group #	Assessment #	Assessor's #	Assessment Area (Square Feet)	Estimated Maximum Assessment
10	10	217-13-006A	135602	\$ 138,827
11	11	217-13-001D	35502	\$ 17,151
12	12	127-13-789	47393	\$ 22,895
13	13.01	217-13-430	5646	\$ 5,780
	13.02	217-13-431	6600	\$ 6,757
	13.03	217-13-432	9803	\$ 10,037
	13.04	217-13-433	6578	\$ 6,734
	13.05	217-13-434	7977	\$ 8,167
	13.06	217-13-435	7409	\$ 7,585
	13.07	217-13-436	7083	\$ 7,251
		Subtotal	51096	
14	14	217-13-790	32975	\$ 15,930
15	15.01	217-13-447	5973	\$ 6,115
	15.02	217-13-448	5589	\$ 5,722
	15.03	217-13-449	5374	\$ 5,501
	15.04	217-13-450	6068	\$ 6,212
	15.05	217-13-451	5721	\$ 5,857
	15.06	217-13-452	4765	\$ 4,878
	15.07	217-13-453	4630	\$ 4,740
	15.08	217-13-454	5222	\$ 5,346
		Subtotal	43342	
16	16	217-13-418	78078	\$ 79,935
17	17.01	217-13-438	3399	\$ 3,479
	17.02	217-13-439	21741	\$ 22,258
	17.03	217-13-440	3061	\$ 3,134
	17.04	217-13-441	3725	\$ 3,814
	17.05	217-13-442	3911	\$ 4,004
	17.06	217-13-443	3447	\$ 3,529
	17.07	217-13-444	3588	\$ 3,674
	17.08	217-13-445	3736	\$ 3,825
		Subtotal	46609	
18	18.01	217-13-420	7106	\$ 7,275
	18.02	217-13-421	7643	\$ 7,825
	18.03	217-13-422	8298	\$ 8,495
	18.04	217-13-423	8145	\$ 8,339
	18.05	217-13-424	7771	\$ 7,956
	18.06	217-13-425	7515	\$ 7,694
	18.07	217-13-426	7237	\$ 7,409
	18.08	217-13-427	6991	\$ 7,157

ESTIMATED "MAXIMUM" ASSESSMENTS (subject to change)

Assessment Group #	Assessment #	Assessor's #	Assessment Area (Square Feet)	Estimated Maximum Assessment
	18.09	217-13-428	7603	\$ 7,784
		Subtotal	68309	
19	19	217-13-377	64604	\$ 66,140
20	20	217-13-376	32688	\$ 15,791
21	21.01	217-13-385	11923	\$ 12,206
	21.02	217-13-386	12208	\$ 12,499
	21.03	217-13-387	11847	\$ 12,129
	21.04	217-13-388	11206	\$ 11,473
	21.05	217-13-389	26582	\$ 27,214
	21.06	217-13-390	29171	\$ 29,864
	21.07	217-13-391	30045	\$ 30,759
	21.08	217-13-392	41671	\$ 42,662
	21.09	217-13-393	13187	\$ 13,501
	21.10	217-13-394	13256	\$ 13,572
	21.11	217-13-395	36885	\$ 37,762
	21.12	217-13-396	39191	\$ 40,123
		Subtotal	277172	
22	22.01	217-13-296	26753	\$ 27,389
	22.02	217-13-297	15897	\$ 16,275
	22.03	217-13-298	43368	\$ 44,400
	22.04	217-13-299	32856	\$ 33,638
		Subtotal	118875	
23	23	217-13-009D	71694	\$ 73,399
24	24	217-13-009C	66279	\$ 67,855
25	25	217-13-809	351057	\$ 359,406
26	26	217-13-013A	74734	\$ 76,511
27	27.01	217-13-301	14436	\$ 6,974
	27.02	217-13-302	5586	\$ 2,698
	27.03	217-13-303	5817	\$ 2,810
	27.04	217-13-304	5827	\$ 2,815
	27.05	217-13-305	4960	\$ 2,396
	27.06	217-13-306	8943	\$ 4,320
	27.07	217-13-307	6066	\$ 2,930
		Subtotal	51634	
28	28	217-13-014B	52785	\$ 25,500
29	29.01	217-13-309	7151	\$ 3,454
	29.02	217-13-310	6574	\$ 3,176
	29.03	217-13-311	5070	\$ 2,449
	29.04	217-13-312	5065	\$ 2,447

ESTIMATED "MAXIMUM" ASSESSMENTS (subject to change)

Assessment Group #	Assessment #	Assessor's #	Assessment Area (Square Feet)	Estimated Maximum Assessment
	29.05	217-13-313	8389	\$ 4,053
	29.06	217-13-314	5633	\$ 2,721
		Subtotal	37882	
30	30	217-13-013D	82521	\$ 84,484
31	31.01	217-13-332	10201	\$ 4,928
	31.02	217-13-333	4531	\$ 2,189
	31.03	217-13-334	5336	\$ 2,578
	31.04	217-13-335	9539	\$ 4,608
	31.05	217-13-336	13325	\$ 6,437
	31.06	217-13-337	12505	\$ 6,041
	31.07	217-13-338	9174	\$ 4,432
	31.08	217-13-339	4997	\$ 2,414
	31.09	217-13-340	7054	\$ 3,407
	31.10	217-13-341	6493	\$ 3,137
	Subtotal	83153		
32	32	217-13-812	63926	\$ 30,882
33	33	217-13-813	39952	\$ 19,300
	34.01	217-13-896	2299	\$ 1,111
	34.02	217-13-897	2207	\$ 1,066
	34.03	217-13-898	2920	\$ 1,411
	34.04	217-13-899	2920	\$ 1,411
	34.05	217-13-900	2207	\$ 1,066
	34.06	217-13-901	2313	\$ 1,117
	34.07	217-13-902	2299	\$ 1,111
	34.08	217-13-903	2207	\$ 1,066
	34.09	217-13-904	2920	\$ 1,411
	34.10	217-13-905	2920	\$ 1,411
	34.11	217-13-906	2207	\$ 1,066
	34.12	217-13-907	2313	\$ 1,117
	34.13	217-13-908	2299	\$ 1,111
	34.14	217-13-909	2207	\$ 1,066
	34.15	217-13-910	2920	\$ 1,411
	34.16	217-13-911	2920	\$ 1,411
	34.17	217-13-912	2207	\$ 1,066
	34.18	217-13-913	2313	\$ 1,117
	34.19	217-13-914	2299	\$ 1,111
	34.20	217-13-915	2207	\$ 1,066
	34.21	217-13-916	2920	\$ 1,411
	34.22	217-13-917	2920	\$ 1,411

ESTIMATED "MAXIMUM" ASSESSMENTS (subject to change)

Assessment Group #	Assessment #	Assessor's #	Assessment Area (Square Feet)	Estimated Maximum Assessment
34	34.23	217-13-918	2207	\$ 1,066
	34.24	217-13-919	2313	\$ 1,117
	34.25	217-13-920	2299	\$ 1,111
	34.26	217-13-921	2207	\$ 1,066
	34.27	217-13-922	2920	\$ 1,411
	34.28	217-13-923	2920	\$ 1,411
	34.29	217-13-924	2207	\$ 1,066
	34.30	217-13-925	2313	\$ 1,117
	34.31	217-13-926	2299	\$ 1,111
	34.32	217-13-927	2207	\$ 1,066
	34.33	217-13-928	2920	\$ 1,411
	34.34	217-13-929	2920	\$ 1,411
	34.35	217-13-930	2207	\$ 1,066
	34.36	217-13-931	2313	\$ 1,117
	34.37	217-13-932	2299	\$ 1,111
	34.38	217-13-933	2207	\$ 1,066
	34.39	217-13-934	2920	\$ 1,411
	34.40	217-13-935	2920	\$ 1,411
	34.41	217-13-936	2207	\$ 1,066
	34.42	217-13-937	2321	\$ 1,121
	34.43	217-13-938	2318	\$ 1,120
	34.44	217-13-939	2920	\$ 1,411
	34.45	217-13-940	2920	\$ 1,411
	34.46	217-13-941	2307	\$ 1,114
	34.47	217-13-942	2299	\$ 1,111
	34.48	217-13-943	2207	\$ 1,066
	34.49	217-13-944	2920	\$ 1,411
	34.50	217-13-945	2920	\$ 1,411
	34.51	217-13-946	2207	\$ 1,066
	34.52	217-13-947	2313	\$ 1,117
	34.53	217-13-948	2313	\$ 1,117
	34.54	217-13-949	2207	\$ 1,066
	34.55	217-13-950	2920	\$ 1,411
	34.56	217-13-951	2920	\$ 1,411
34.57	217-13-952	2207	\$ 1,066	
34.58	217-13-953	2299	\$ 1,111	
34.59	217-13-954	2313	\$ 1,117	
34.60	217-13-955	2207	\$ 1,066	
34.61	217-13-956	2920	\$ 1,411	

ESTIMATED "MAXIMUM" ASSESSMENTS (subject to change)

Assessment Group #	Assessment #	Assessor's #	Assessment Area (Square Feet)	Estimated Maximum Assessment	
	34.62	217-13-957	2920	\$ 1,411	
	34.63	217-13-958	2207	\$ 1,066	
	34.64	217-13-959	2299	\$ 1,111	
	34.65	217-13-881	2302	\$ 1,112	
	34.66	217-13-882	899	\$ 434	
	34.67	217-13-883	1148	\$ 555	
	34.68	217-13-884	1086	\$ 525	
	34.69	217-13-885	1178	\$ 569	
	34.70	217-13-886	1680	\$ 811	
	34.71	217-13-887	1982	\$ 958	
	34.72	217-13-888	1982	\$ 958	
	34.73	217-13-889	2059	\$ 994	
	34.74	217-13-890	1680	\$ 811	
	34.75	217-13-891	1982	\$ 958	
	34.76	217-13-892	1982	\$ 958	
	34.77	217-13-893	2059	\$ 994	
	34.78	217-13-894	3310	\$ 1,599	
	34.79	217-13-895	2971	\$ 1,435	
			Subtotal	187438	
	35	35.01	217-13-316	5846	\$ 2,824
35.02		217-13-317	4848	\$ 2,342	
35.03		217-13-318	5223	\$ 2,523	
35.04		217-13-319	5309	\$ 2,565	
35.05		217-13-320	5610	\$ 2,710	
35.06		217-13-321	5819	\$ 2,811	
35.07		217-13-322	6666	\$ 3,220	
35.08		217-13-323	8125	\$ 3,925	
35.09		217-13-324	7609	\$ 3,676	
35.10		217-13-325	12325	\$ 5,954	
35.11		217-13-326	9497	\$ 4,588	
35.12		217-13-327	6528	\$ 3,154	
			Subtotal	83406	
Total District Area			3692654	\$ 3,089,000	

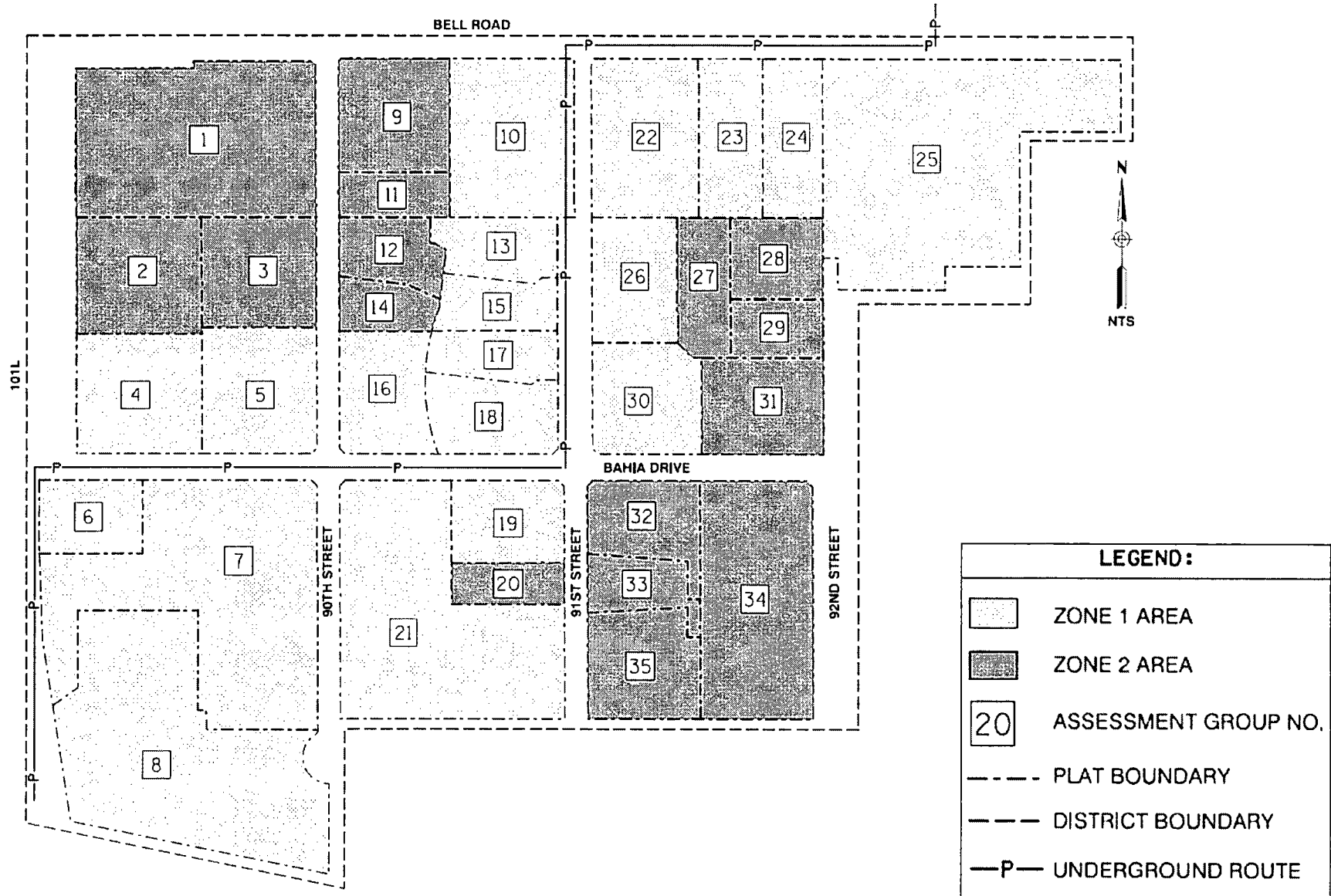
**Raintree 69kV
Underground
Improvement District
No. I-6002**

*City Council
April 25, 2017*

Proposed Action

- Continue process of forming an Underground Utility Facilities Improvement District
 - Adopt Resolution 10784
 - Denying objections
 - Approving assessments

Assessment Diagram



LEGEND:	
	ZONE 1 AREA
	ZONE 2 AREA
	ASSESSMENT GROUP NO.
	PLAT BOUNDARY
	DISTRICT BOUNDARY
	UNDERGROUND ROUTE

Estimated Assessment per Square Foot of Land

Zone 1	\$ 1.02 /S.F.	\$ 2,471,200.00
Zone 2	\$ 0.48 /S.F.	\$ 617,800.00
		\$ 3,089,000.00

Process

- Resolution of intention: Establishes district boundary and items of work to be constructed
- Post and publish notice of intention; 30 day comment period
- Public hearing for objections:
 - Proposed date January 17, 2017 Council meeting
 - Council may order election regarding district formation and levy of the assessment if majority of property owners in district have signed a petition in support of formation.
- Election utilizing simplified ballot card; registered voters and property owners within the proposed district receive ballots
- If election is successful, Council may adopt a Resolution Ordering Work to give direction to APS to begin construction
- Public hearing at Apr 25 Council meeting to hear objections to proposed assessment methodology; Council may then adopt a Resolution Levying the Assessment and Approving the Assessment Diagram
- Resolution of Final Assessment follows completion of construction

Questions and Discussion

Item 24

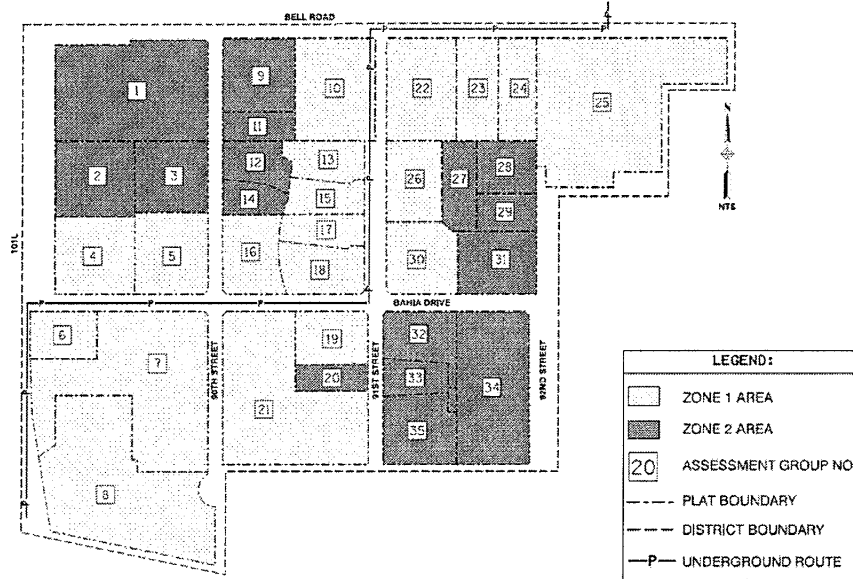
**Raintree 69kV
Underground
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No. I-6002**

*City Council
April 25, 2017*

Proposed Action

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Assessment Diagram



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- Resolution of Final Assessment follows completion of construction

Questions and Discussion

Jagger, Carolyn

From: David Bonfield <bodyaware1@me.com>
Sent: Thursday, April 13, 2017 4:09 PM
To: Jagger, Carolyn
Subject: Re: Underground Utility Facilities Improvement District No. 1-6002

Hi Carolyn,

Thank you for the notification. I am not going to attend, but is it possible for my point relating to the misleading figures for the split to be put to the council members again for this meeting? Namely:

The cost split of 80%/20% relates to the total areas of the zones, not the individual assessments per square foot in the two zones. So the larger zone A carries 80% of the total cost and zone B (less than half the size) carries the 20%. This results in the actual split in the real assessed cost per square ft of 68%/32% between the two zones. My suggestion would be for the split to be 85%/15% to take account of the smaller Zone B area.

One other item I was meaning to ask you: who would be the contact person at the city for abandoned homes? We have a house on my street that is in dilapidated condition and a regular target of vandals. It has been vacant for years and most of the windows have been smashed, some are boarded up. I was wondering if the city has any power to get the owner to clean it up.

Best regards,
 David
 480 275 0494

On Apr 13, 2017, at 3:51 PM, Jagger, Carolyn <cjagger@scottsdaleaz.gov> wrote:

Hi Mr. Bonfield,

As promised, here is a link to the April 25 Council Meeting
 Agenda: <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Council/current-agendas-minutes/2017-agendas/042517RegularAgenda.pdf>

Warmest regards,

Carolyn

From: Jagger, Carolyn
Sent: Monday, March 20, 2017 2:40 PM
To: 'David Bonfield'
Subject: RE: Underground Utility Facilities Improvement District No. 1-6002

Hi Mr. Bonfield,

FYI - There will be a public hearing and possible Council action to set the assessment levies on April 25. The meeting starts at 5:00 p.m. I will make sure you get a copy of the agenda once it is available.

Warmest regards,

Carolyn

From: David Bonfield [mailto:bodyaware1@me.com]
Sent: Friday, March 17, 2017 10:47 PM
To: Jagger, Carolyn
Subject: Underground Utility Facilities Improvement District No. 1-6002

Dear Carolyn,

Please put the following comments regarding Underground Utility Facilities Improvement District No. 1-6002 to the City Council:

We would ask the Council members to consider the assessment methodology and its impact on the small owner occupied businesses in the newly formed District.

We appreciate that the businesses directly facing onto the route are mostly in favor of the underground lines, particularly the newer larger developments, since they will benefit from the aesthetics of no visible power lines and their property value will be improved.

The properties further back from the route will derive negligible benefit, the route to our warehouse from home for example does not pass along any of the route. In addition the majority of the businesses in the area away from the power line route are small and many like ours are family owned and operated. We are concerned because this is an extra burden we had not anticipated.

The cost split of 80%/20% relates to the total areas of the zones, not the individual assessments per square foot in the two zones. So the larger zone A carries 80% of the total cost and zone B (less than half the size) carries the 20%. This results in the actual split in the real assessed cost per square ft of 68%/32% between the two zones. My suggestion would be for the split to be 85%/15% to take account of the smaller Zone B area.

In conclusion, we would ask the City members to consider the small businesses in the Zone B areas, but also consider help for any small businesses caught up in the Zone A of the district. We all struggle with trying to keep our businesses going with ever increasing costs so we hope you can support us to minimize this unexpected extra expense.

Thank you,
David & Kristina Bonfield
16443 N 91st St #104
Scottsdale AZ 85260

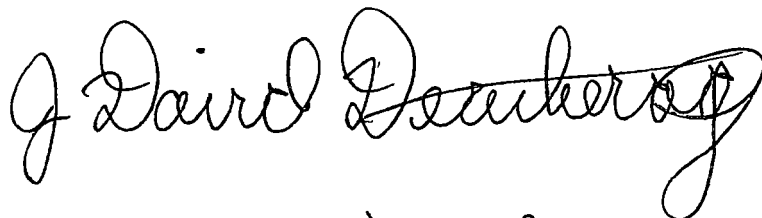
480 275 0494

OFFICE OF THE
CITY CLERK2017 APR 25 PM 4:10
Filed with City Clerk 4/25/17

I object to the planned assessment for underground utility facility Improvement in District No. I-6002.

I do not understand how the cost is being distributed and based on gossip I understand that high priced new residential units in this district are not required to pay this assessment.

If this is the case, I question the legality of the assessment.



Dagney Enterprises LLC
16621 N. 91st Street, St 104
Scottsdale AZ 85260-1524
parcel 217-13-312

Jagger, Carolyn

From: David Bonfield <bodyaware1@me.com>
Sent: Tuesday, April 25, 2017 4:11 PM
To: Jagger, Carolyn
Subject: Re: Underground Utility Facilities Improvement District No. 1-6002

Hi Carolyn,

I think my basic point is good to put before the members, slightly expanded...

.....

The cost split of 80%/20% relates to the total areas of the zones, not the individual assessments per square foot in the two zones. So the larger zone A carries 80% of the total cost and zone B (less than half the size) carries the 20%. This results in the actual split in the real assessed cost per square ft of 68%/32% between the two zones. This is one of those mathematical tricks that makes it look like a good deal for the small businesses in zone B, but it is not actually. My suggestion would be for the split to be 85%/15% to take account of the smaller Zone B area.

In addition, I am sure I am not alone in having take the APS funded loan. In view of the fact they are charging well over normal interest rates at 12%+, I would like it made clear to APS that they MUST allow early pay off without penalty.

.....

Thanks,
David Bonfield
480 275 0494

On Apr 14, 2017, at 8:20 AM, Jagger, Carolyn <cjagger@scottsdaleaz.gov> wrote:

Hi David,

Yes, of course I can do that for you. I can use the email string below, if you like. Or, you may simply send a new email with your comments. Either way will work, just let me know. I am going to reach out to the person that I think will be the best one to help you with the abandoned home issue. Once I make sure that he is the right person, I will be back in touch with you. Please stay tuned . . .

Best,

C.

From: David Bonfield [<mailto:bodyaware1@me.com>]
Sent: Thursday, April 13, 2017 4:09 PM
To: Jagger, Carolyn
Subject: Re: Underground Utility Facilities Improvement District No. 1-6002

Hi Carolyn,

Thank you for the notification. I am not going to attend, but is it possible for my point relating to the misleading figures for the split to be put to the council members again for this meeting? Namely:

The cost split of 80%/20% relates to the total areas of the zones, not the individual assessments per square foot in the two zones. So the larger zone A carries 80% of the total cost and zone B (less than half the size) carries the 20%. This results in the actual split in the real assessed cost per square ft of 68%/32% between the two zones. My suggestion would be for the split to be 85%/15% to take account of the smaller Zone B area.

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Best regards,
David
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On Apr 13, 2017, at 3:51 PM, Jagger, Carolyn <cjagger@scottsdaleaz.gov> wrote:

Hi Mr. Bonfield,

As promised, here is a link to the April 25 Council Meeting Agenda: <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Council/current-agendas-minutes/2017-agendas/042517RegularAgenda.pdf>

Warmest regards,

Carolyn

From: Jagger, Carolyn
Sent: Monday, March 20, 2017 2:40 PM
To: 'David Bonfield'
Subject: RE: Underground Utility Facilities Improvement District No. 1-6002

Hi Mr. Bonfield,

FYI - There will be a public hearing and possible Council action to set the assessment levies on April 25. The meeting starts at 5:00 p.m. I will make sure you get a copy of the agenda once it is available.

Warmest regards,

Carolyn

From: David Bonfield [<mailto:bodyaware1@me.com>]
Sent: Friday, March 17, 2017 10:47 PM
To: Jagger, Carolyn
Subject: Underground Utility Facilities Improvement District No. 1-6002

Dear Carolyn,

Please put the following comments regarding Underground Utility Facilities Improvement District No. 1-6002 to the City Council:

We would ask the Council members to consider the assessment methodology and its impact on the small owner occupied businesses in the newly formed District.

We appreciate that the businesses directly facing onto the route are mostly in favor of the underground lines, particularly the newer larger developments, since they will benefit from the aesthetics of no visible power lines and their property value will be improved.

The properties further back from the route will derive negligible benefit, the route to our warehouse from home for example does not pass along any of the route. In addition the majority of the businesses in the area away from the power line route are small and many like ours are family owned and operated. We are concerned because this is an extra burden we had not anticipated.

The cost split of 80%/20% relates to the total areas of the zones, not the individual assessments per square foot in the two zones. So the larger zone A carries 80% of the total cost and zone B (less than half the size) carries the 20%. This results in the actual split in the real assessed cost per square ft of 68%/32% between the two zones. My suggestion would be for the split to be 85%/15% to take account of the smaller Zone B area.

In conclusion, we would ask the City members to consider the small businesses in the Zone B areas, but also consider help for any small businesses caught up in the Zone A of the district. We all struggle with trying to keep our businesses going with ever increasing costs so we hope you can support us to minimize this unexpected extra expense.

Thank you,
David & Kristina Bonfield
16443 N 91st St #104
Scottsdale AZ 85260

480 275 0494