NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLAN

Pursuant to A.R.S § 9-463.05, public notice is hereby given that the Gilbert Town Council will hold a public hearing to discuss and review an update to the land use assumptions and infrastructure improvement plan (IIP) associated with the police, fire, parks and recreation, traffic signal, roads and intersections, water, and wastewater system development fees charged by the Town. The public hearing will be held on Tuesday, November 28, 2023, at 6:30 pm in the Town Council Chambers (50 E. Civic Center Drive, Gilbert). The Council will approve or disapprove the amendments to the land use assumptions and IIP at a Council Meeting to be held on Tuesday, ~~January 9, 2024~~, January 23, 2024, in the Town Council Chambers.

A separate public hearing on potential changes to the police, fire, parks and recreation, traffic signal, roads and intersections, water, and wastewater development fees will be considered *after* Council has approved or disapproved amendments to the land use assumptions and IIP.

A copy of the proposed land use assumptions and IIP is attached to this notice and also published on the Town's website (www.gilbertaz.gov).

Posted: September 20, 2023

Updated : January 10, 2024

LRB | PUBLIC FINANCE ADVISORS

GILBERT, ARIZONA

SEPTEMBER 2023

LAND USE ASSUMPTIONS (LUA)
INFRASTRUCTURE IMPROVEMENT PLAN (IIP) &
SYSTEM DEVELOPOMENT FEE STUDY

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS
FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

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SECTION 1. EXECUTIVE SUMMARY

INTRODUCTION

The Town of Gilbert (Town) retained LRB Public Finance Advisors to conduct a comprehensive update to the Town's system development fees (SDFs or fees). Arizona Revised Statutes ("ARS") 9-463.05, hereinafter referred to as the "Enabling Legislation", have determined that a municipality may assess development fees to offset the costs of necessary public services including infrastructure, improvements, real property, engineering and architectural services, financing and professional services associated with the preparation or revision of a development fee. Before the adoption or amendment of a system development impact fee, the governing body of the municipality shall adopt or update the land use assumptions (LUA) and infrastructure improvements plan (IIP) for the designated service area. This report contains the applicable LUA, IIP and SDF analysis.

This update of the Town's LUA, IIP, and associated update to its SDF study includes the following necessary public services:

- Fire
- Police
- Traffic Signals
- Roads and Intersections
- Parks and Recreation
- Water Facilities
- Water Resources
- Wastewater

FINDINGS AND CONCLUSIONS

This plan also includes all necessary elements required to be in full compliance with Enabling Legislation. The following represents a summary of the recommended fee updates based on this analysis.

TABLE E.1: COMPARISON OF NON-UTILITY CURRENT AND PROPOSED SDFS

	Fire	Police	Traffic Signals	Roads	Parks and Recreation	Total
Proposed Fees						
Residential (per housing unit)						
Single Unit	$1,735	$1,388	$1,299	$3,119	$11,935	$19,476
2+ Units per Structure	$1,115	$892	$927	$2,227	$7,672	$12,833
Nonresidential (per KSF of building)						
Industrial	$791	$2,748	$671	$1,613	$1,496	$7,319
Commercial	$1,068	$3,710	$3,616	$8,684	$2,020	$19,098
Office & Other Services	$1,643	$5,705	$1,492	$3,582	$3,106	$15,528
Current Fees						
Residential (per housing unit)						
Single Unit	$935	$435	$556	$1,716	$5,167	$9,811
2+ Units per Structure	$607	$283	$431	$1,330	$3,358	$6,660
Nonresidential (per KSF of building)						
Industrial	$481	$437	$231	$565	$770	$2,914
Commercial	$693	$629	$1,165	$2,374	$1,109	$6,580
Office & Other Services	$878	$797	$455	$1,110	$1,405	$5,425
Change in Fee Level						
Residential (per housing unit)						
Single Unit	$800	$953	$743	$1,403	$6,768	$9,665
2+ Units per Structure	$508	$609	$496	$897	$4,314	$6,173

	Fire	Police	Traffic Signals	Roads	Parks and Recreation	Total
Nonresidential (per KSF of building)						
Industrial	$310	$2,311	$440	$1,048	$726	$4,405
Commercial	$375	$3,081	$2,451	$6,310	$911	$12,518
Office & Other Services	$765	$4,908	$1,037	$2,472	$1,701	$10,103

Table E.2: Comparison of and Proposed SDFs Water and Wastewater

	Water Resources	Water Infrastructure	Wastewater Neely	Wastewater Greenfield	Total Neely	Total Greenfield
Proposed Fees						
3/4-inch	$7,914	$7,814	$5,520	$4,366	$21,248	$20,094
1-inch	$13,216	$13,049	$9,218	$7,291	$35,484	$33,557
1 1/2-inch	$26,354	$26,021	$18,382	$14,539	$70,756	$66,913
2-inch	$42,182	$41,649	$29,422	$23,271	$113,252	$107,101
Current Fees						
3/4-inch	$3,112	$3,609	$157	$2,586	$6,878	$9,307
1-inch	$5,197	$6,027	$262	$4,318	$11,486	$15,542
1 1/2-inch	$10,364	$12,019	$522	$8,610	$22,905	$30,993
2-inch	$16,589	$19,239	$834	$13,780	$36,662	$49,608
Change in Fee Level						
3/4-inch	$4,802	$4,205	$5,363	$1,780	$14,370	$10,787
1-inch	$8,019	$7,022	$8,956	$2,973	$23,998	$18,015
1 1/2-inch	$15,990	$14,002	$17,860	$5,929	$47,851	$35,920
2-inch	$25,593	$22,410	$28,588	$9,491	$76,590	$57,493

The Enabling Legislation indicates that system development fees are assessed against commercial, residential, and industrial development. These general categories can be expanded to different subcategories to determine the amount of the development fee applicable to the category of development. If development impact fees are waived, the Town will reimburse the appropriate development fee accounts for the amount that was waived and provide notice of any such waiver to the infrastructure improvements advisory committee within thirty days.

DEFINITIONS

The following acronyms or abbreviations are used in this document:

AF:	Acre Feet
ADT:	Average Daily Trips
ARS:	Arizona Revised Statutes (Enabling Legislation)
AWWA:	American Water Works Association
BO:	Buildout
ERU:	Equivalent Residential Unit
GPD:	Gallons per Day
HH:	Households
HU:	Housing Unit
IIP:	Infrastructure Improvement Plan
ITE:	Institute of Traffic Engineers
KSF:	Thousand Square Feet
LF:	Linear Feet
LUA:	Land Use Assumptions
LOS:	Level of Service
LRB:	LRB Public Finance Advisors
MAG:	Maricopa Association of Governments
MGD:	Million Gallons per Day
PPH:	Persons per Household
PFMPC:	Public Facilities Municipal Property Corporation
SF:	Square Feet
SDF:	System Development Fees
VMT:	Vehicle Miles Traveled
WRMPC:	Water Resources Municipal Property Corporation
WRP:	Water Reclamation Plant
WTP:	Water Treatment Plant
WWTP:	Wastewater Treatment Plant

SECTION 2. INTRODUCTION

The purpose of this study is to fulfill the requirements of the Enabling Legislation regarding the establishment of the LUA, IIP, and SDF study. This document identifies the demands placed upon the entities' existing and future and evaluates how to maintain the provided level of service (LOS) for new development. Under Arizona law the development of fees must meet the following requirements:

- Provide a beneficial use to the development.
- Fees must be calculated based on an IIP.
- Costs for necessary public service shall not exceed the current LOS.
- Fee cannot be used to correct existing deficiencies or to fund operating expenses.
- Fees must not exceed the proportionate share of capacity costs of public facilities.
- Fees may only be used to fund projects identified in the approved IIP for expansion-related facilities.

This document outlines the existing and future improvements intended to service growth and the proportionate allocation of cost based on the defined LOS. The following elements are important considerations when completing this analysis.

SERVICE UNIT/DEMAND ANALYSIS

The demand analysis serves as the foundation for the LUA, IIP, and SDF. This element focuses on a specific demand unit related to each public service – the existing demand for public facilities and the future demand as a result of new development that will affect system facilities.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, to the extent possible the analysis provides an inventory of the existing system facilities. The inventory valuation should include the original construction cost and estimated useful life of each facility. The inventory of existing facilities is important to determine the excess capacity of existing facilities and the utilization of excess capacity by new development.

LEVEL OF SERVICE ANALYSIS

"Level of service" or LOS means the defined performance standard or unit of demand for each capital component of a public facility within a service area. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the existing LOS that is provided to a community's existing development and ensures that future facilities maintain these standards. **Table 2.1** highlights the LOS measurements used in this study.

TABLE 2.1: LEVEL OF SERVICE MEASUREMENTS

SERVICE	UNIT
Fire	Facility square feet per capita or job Vehicles per 1,000 population or 1,000 jobs
Police	Facility square feet per capita or job Vehicles per 1,000 population or 1,000 jobs Equipment per 1,000 population or jobs
Traffic Signals	Daily Trips
Roads and Intersections	Vehicle Miles Traveled (VMT)

Service	Unit
Parks	Acres per 1,000 population/jobs, people or jobs per pool, linear feet of trails per population/job, square feet of community centers per population/job, count of pedestrian signals per 1,000 population/jobs
Water	Peak and average water gallons per day per ERU
Wastewater	Average day water demand, gallons per day per ERU

EXCESS CAPACITY AND FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the LOS. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY

This analysis also includes a consideration of all revenue sources, including development fees, future debt costs, alternative funding sources and the dedication of system improvements, which may be used to finance system improvements. In conjunction with this financing analysis, the study illustrates that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.

ARS §9-463.05.B.8 allows for the recovery of principal and interest costs associated with funding expansion-related projects. The fee areas listed below include principal and interest costs on outstanding debt as a portion of their SDF. This outstanding debt was used to fund growth-related projects. The principal and interest costs included in each SDFs is based on the proportionate share of growth for the LUA period. In addition, the general government and fire SDFs used internal loans to maintain a positive balance in the fund. Table 2.2 shows the loans by fee area. The debt service schedules for each loan are shown in **Appendix B**.

TABLE 2.2: APPLICABLE DEBT BY SERVICE

Service	Debt Series
Fire	PFMPC 2017 Revenue & Refunding Bonds Internal Borrowing
Police	PFMPC 2017 Refunding Bonds
Parks and Recreation	PFMPC 2017 Refunding Bonds
Water	WRMPC 2016 Revenue Refunding Bonds WRMPC 2022A Senior Lien Utility System Revenue Bonds Internal Borrowing
Water Resources	WRMPC 2022B Senior Lien Utility System Revenue Bonds Internal Borrowing
Wastewater	WRMPC 2018 Senior Lien Utility System Revenue Bonds

PROPORTIONATE SHARE ANALYSIS

The SDF analysis details each cost component and the methodology used to calculate each fee. An SDF is designed to recover the capital cost of system capacity dedicated to or "used up" by new development. The SDF assessment schedule is based on water meter size for utilities and dwelling units for residential land uses or per square foot of building space for nonresidential land for the non-utility fees, as shown in **Table 2.3**.

TABLE 2.3: ASSESSMENT SCHEDULE UNITS

Non-Utility	
Single Family	Dwelling Unit
2+ Units per Structure	Dwelling Unit
Industrial	KSF of building size
Commercial	KSF of building size
Office & Other	KSF of building size
Utility	
Water	Water Meter Size
Wastewater	Water Meter Size

INFLATION

This analysis assumes the following inflationary increases to all future infrastructure improvements, based on a base year 2023 cost estimates inflated to construction year. A three percent inflationary increase is applied to vehicles and equipment.

TABLE 2.4: INFLATION ASSUMPTIONS

YEAR	BASE INFLATION	CUMULATIVE INFLATION
2024	20%	120.0%
2025	10%	132.0%
2026	3%	136.0%
2027	3%	140.0%
2028	3%	144.2%
2029	3%	148.6%
2030	3%	153.0%
2031	3%	157.6%
2032	3%	162.3%
2033	3%	167.2%

SECTION 3. LAND USE ASSUMPTIONS (LUA)

GENERAL

ARS §9-463.05.D details the requirements for development of the LUA. Before the adoption or amendment of a development fee, the governing body of the municipality shall adopt or update the LUA and IIP for the designated service area. These plans should include the duration of the projections, a description of the necessary public services included in the infrastructure improvements plan and a map of the service area. This section provides the required documentation of the assumptions that were used for this analysis. This section provides the LUA and forecast over the next 10 years.

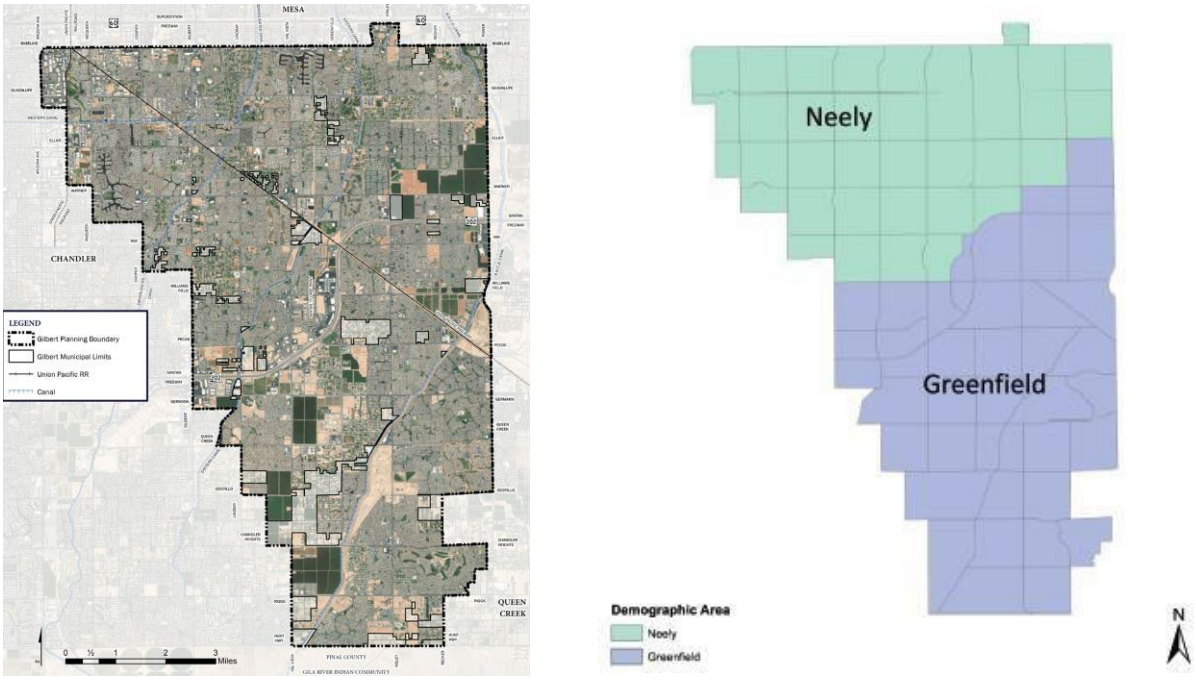
SERVICE AREAS

SDFs are assessed on a Town-wide basis, except for the wastewater SDFs. The wastewater service areas are described below:

- Wastewater Service:
  - Neely Wastewater Treatment Plant
  - Greenfield Wastewater Treatment Plant

Figure 3.1 shows the Town's service area boundary and the Neely and Greenfield service areas for wastewater.

FIGURE 3.1: TOWN OF GILBERT MUNICIPAL BOUNDARIES/ BOUNDARIES FOR WASTEWATER SERVICE AREAS



POPULATION & HOUSEHOLDS

Maricopa Association of Governments (MAG) produces population, housing, and employment projections by municipal planning area (MPA), incorporated jurisdiction, and regional analysis zone (RAZ). This study uses the MAG data, with adjustments provided by the Town based on recent re-

zoning decisions and other studies. The estimated dwelling units (DU) and population for the Town and the individual service areas are shown below.

TABLE 3.1: CURRENT AND PROJECT DWELLING UNITS

	DWELLING UNITS		
DESCRIPTION	2023	2033	IIP CHANGE
Neely	51,219	52,951	1,732
Greenfield	52,464	56,743	4,279
Total	**103,683**	**109,694**	**6,011**

TABLE 3.2: CURRENT AND PROJECT DWELLING UNITS

	POPULATION		
DESCRIPTION	2023	2033	IIP CHANGE
Neely	137,893	142,801	4,908
Greenfield	149,582	162,203	12,621
Total	**287,475**	**305,004**	**17,529**

Using the 2021 American Community Survey (ACS) Census Data, this analysis assumes an average household (HH) size of for single family development and multifamily, as calculated below.

TABLE 3.3: CALCULATION OF AVERAGE HH SIZE

	TOTAL UNITS	OCCUPIED UNITS	POPULATION IN OCCUPIED UNITS	AVERAGE HH SIZE
Single Family Units	81,298	79,605	245,266	3.08
Multi-Family Units	14,210	13,867	27,440	1.98
Total	**95,508**	**93,472**	**272,706**	**2.92**

Data Source: 2021 US Census 2021 ACS
Table DP04: Selected Housing Characteristics - Housing Occupancy
Table S2504: Physical Housing Characteristics For Occupied Housing Units
Table B25033: Total Population In Occupied Housing Units By Tenure By Units In Structure
Table B25008: Total Population In Occupied Housing Units By Tenure

NON-RESIDENTIAL GROWTH

This analysis makes adjustment to the MAG projections of employment and non-residential building square feet based on direct input from the Town. Illustrated below are the assumptions for existing and future non-residential building square feet, as well as employment.

TABLE 3.4: CURRENT AND PROJECTED NON-RESIDENTIAL BUILDING SF

		SQUARE FEET		
NON-RESIDENTIAL	JOBS PER KSF [1]	2023	2033	IIP CHANGE
Neely				
Industrial	1.57	5,687	5,694	7
Commercial	2.12	6,517	7,165	648
Office and Other	3.26	8,319	10,122	1,803
Total		**20,523**	**22,981**	**2,458**
Greenfield				
Industrial	1.57	2,140	5,145	3,005
Commercial	2.12	7,366	9,218	1,852
Office and Other	3.26	7,078	8,528	1,450
Total		**16,584**	**22,891**	**6,307**
Combined		**37,107**	**45,872**	**8,765**

1. Jobs per 1,000 square feet from Institute of Transportation Engineers (ITE) Manual 11th Edition.

TABLE 3.5: CURRENT AND PROJECTED EMPLOYMENT GROWTH

	JOBS		
NON-RESIDENTIAL	**2023**	**2033**	**IIP CHANGE**
Neely			
Industrial	8,928	8,940	12
Commercial	13,817	15,190	1,373
Office and Other Jobs	27,120	32,998	5,878
Total	**49,865**	**57,127**	**7,262**
Greenfield			
Industrial	3,360	8,078	4,718
Commercial	15,615	19,542	3,927
Office and Other Jobs	23,073	27,800	4,727
Total	**42,048**	**55,420**	**13,372**
Combined	**91,913**	**112,547**	**20,634**

Employment totals exclude work from home employment. New employment calculated using Jobs per KSF and the projected new building SF found in **Table 3.4.**

SECTION 4. FIRE

DESCRIPTION OF SERVICE

Arizona's Enabling Legislation defines necessary public fire services as the following:

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

SERVICE UNIT ANALYSIS

LRB used calls for service as the service unit allocation. The call data from March 2022 through February 2023 is relied upon to allocate demands, as this was the most recent data at the time of this study. In addition, call patterns were disrupted prior to this time due to the COVID-19 pandemic, skewing prior year data. Residential call data includes calls to single family and multi-family dwellings. Calls designated to roadways and other miscellaneous land uses are averaged between residential and non-residential. It is important to note that the Town recently changed the tracking software relative to call data. Thus, a comparison of prior years was not recommended. However, the data utilized in the prior SDF study is included for informational purposes only.

TABLE 4.1: DISTRIBUTION OF FIRE CALLS FOR SERVICE

YEAR	2014	2015	2016	2017	2018	2023
Residential	76.60%	74.00%	72.00%	69.30%	68.80%	66.83%
Non-residential	23.40%	26.00%	28.00%	30.70%	31.20%	33.17%
Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Source: 2018 System Development Fee – Land Use Assumptions and Infrastructure Improvement Plan Study Table 10: Fire Service Units – Calls for Service, Town of Gilbert

TABLE 4.2: EXISTING FIRE FACILITIES &APPARATUS

	2023 SF
Station 1	23,628
Station 2	10,852
Station 3	15,369
Station 4	5,160
Station 5	10,495
Station 6	10,486
Station 7	14,000
Station 8	10,684
Station 9	12,250
Station 10	13,206
Station 11	10,500
Administrative Space	5,000
Total	**141,630**
Total Apparatus	**43**

EXISTING FIRE FACILITIES

The fire department currently operates 11 facilities. The Town has invested in fire facilities that it anticipates will serve development through buildout, resulting in debt and negative Fire SDF balances. The debt and negative SDF balances for fire facilities will be recovered from future development. In addition, the Town provides administration space at the Public Safety Training Complex. The Enabling Legislation prohibits the including of a facility that is used for training firefighters or officers from more than one station or substation. Thus, the training areas, burn buildings, and other structures are excluded from the calculation of the SDF. The 11 fire stations and administration space the Town operates in are provided in **Table 4.2**. Another capital asset that can be funded through SDFs is fire apparatus. The Town's apparatus primarily consists of

trucks and other response vehicles. Vehicles for administrative use have been excluded. A total of 43 apparatus are included in this analysis.

LEVEL OF SERVICE ANALYSIS

Table 4.3 provides the facilities LOS per service unit and the apparatus LOS per service unit provided to existing development. This LOS will serve as the baseline amount to forecast the needs generated by future development. Station 9 is excluded from the LOS figures below, as this station is funded from the interfund loan and the 2017 Revenue PFMPC bonds, illustrated in **Table 4.4** and **4.6**, and serves as capacity buy-in.

TABLE 4.3: FIRE LOS

DESCRIPTION	FACILITY LOS	DESCRIPTION	APPARATUS LOS
Total Facility SF	129,380	Total Apparatus	43
Residential Share (% Calls for service)	66.8%	Residential Share	66.8%
Square Feet	86,465	Apparatus/Equipment	29
Population	287,475	Population	287,475
Square Feet per person	**0.300**	**Equipment per 1,000 people**	**0.101**
Non-residential Share (% Calls for service)	33.2%	Non-residential Share	33.2%
Square Feet	42,915	Apparatus/Equipment	14
Jobs	91,913	Jobs	91,913
Square feet per job	**0.470**	**Equipment per 1,000 jobs**	**0.152**

EXCESS CAPACITY

The Town has already developed the necessary facilities to serve growth through buildout. To advance fund the fire facilities, the Town has borrowed money from the General Fund through an internal loan in addition to the use of PFMPC bonds. Each year the General Fund charges interest on the internal loan to approximate the investment earnings the General Fund receives on other funds available. Since this internal loan funded facilities that will serve the Town through buildout, the loan will be repaid by SDFs through buildout. Using this approach, the following analysis was done to calculate the costs to be included in the Fire IIP.

TABLE 4.4: EXISTING FIRE FACILITIES REQUIRED TO SERVE GROWTH

DESCRIPTION	2023 SDF
Remaining Loan Amount [1]	$5,864,026
Forecast Annual Interest Rate	2.5%
Percent Apportioned to 10-year LUA Period [2]	49.5%
Amount Apportioned to 10-year LUA Period	$2,902,419
Estimated Interest Cost	$395,890
Costs included in IIP	**$3,298,309**

1. Remaining Loan Amount equals the beginning SDF negative fund balance.
2. Calculation of 10-year growth Apportionment shown in **Table 4.5**

TABLE 4.5: CALCULATION OF 10-YEAR GROWTH APPORTIONMENT

DESCRIPTION	2023	2050	INCREASE	IIP DEMAND	% OF TOTAL
Population	287,475	323,937	36,462	17,529	
Jobs	91,913	132,556	40,643	20,634	
Total	**379,388**	**456,493**	**77,105**	**38,164**	**49.5%**

Fire PFMPC Bonds

Included in the Fire IIP is recovery of debt service from outstanding PFMPC bonds, Series 2017 Refunding and Revenue Bonds. The 2017 Refunding and Revenue PFMPC bonds funded facilities prior to June 1, 2011, and therefore meet the grandfather provisions of ARS §9-463.05.R. These have been included in the Fire IIP for full cost recovery over the 10-year period, as shown in **Table 4.6**.

Table 4.6: Fire PFMPC Bonds

Issue	Principal	Interest	Combined	Allocation	Allocated Cost	Purpose
2017 Refunding	$1,754,931	$184,065	$1,938,996	100%	$1,938,996.21	Land
2017 Revenue	$4,490,000	$575,000	$5,065,000	100%	$5,065,000.00	Station 9

FUTURE FACILITIES ANALYSIS

Additional facilities and apparatus will be needed to maintain the existing LOS within the IIP planning horizon. Considering the growth in population and jobs, the Town will need to add the facilities detailed below.

Facilities

Table 4.7: Supportable Fire Facility SF by Land Use

Description	
Residential	
Population Growth	17,529
LOS per Unit	0.30
Square Feet of Building Space Needed to Meet LOS	5,259
SF from Existing Stations (Station 9) to Meet LOS	(4,307)
Remaining SF Needed to Meet LOS	**952**
Residential Allocated Facilities Cost	**$828,068**
Non-residential	
Job Growth	20,634
LOS per Unit	0.47
Square Feet of Building Space Needed to Meet LOS	9,698
SF from Existing Stations (Station 9) to Meet LOS	(7,943)
Remaining SF Needed to Meet LOS	**1,755**
Non-Residential Allocated Facilities Cost	**$1,527,022**
Maximum Supportable Square Feet	14,957
SF from Existing Stations (Station 9) to Meet LOS	12,250
Remaining SF Needed to Meet LOS	**2,707**

Table 4.8: Proposed New Fire Facility Cost

	Base Year	Total SF	Base Cost [1]	Cumulative Inflation	Inflated Cost
Total	2024	2,707	$1,962,575	120%	$2,355,090

1. Base Cost calculated based on an estimated cost per SF of $725.

Apparatus

Additional apparatus will be needed to maintain the existing LOS. Considering the growth in population and jobs, **Table 4.9** illustrates the number of apparatus needed in the planning horizon.

Table 4.9: Fire Apparatus Required to Serve Growth

Description	
Residential	
Population Growth (SDF Planning Horizon)	17,529
Equipment per 1,000 people	0.10
Apparatus Supportable	1.77
Residential Allocated Vehicle Cost	**$2,621,909**
Non-residential	
Job Growth (SDF Planning Horizon)	20,634
Equipment per 1,000 jobs	0.15
Apparatus Supportable	3.14
Non-Residential Allocated Vehicle Cost	**$4,651,296**
Total New Supportable Apparatus	**4.91**

Table 4.10: Determination of Future Average Fire Apparatus Cost per Vehicle

Facilities	New Vehicles	Base Cost [1]	Inflated Cost [2]	Average Cost per Vehicle
Total	4.91	$6,159,664	$7,273,205	$1,481,304

1. Base cost calculated using an average cost of $1,254,514 per vehicle (calculated using recent apparatus acquisitions by the Town).
2. Inflated cost assumes an equal distribution of cost over the IIP horizon, assuming three percent annual inflation.

Allocation of TOPAZ System

The Town is part of the Easy Valley Cooperative, which includes Mesa and Apache Junction, to provide radio support and communications infrastructure for fire, police, and park functions of each entity. As part of this study, the costs identified for project MF2230 (the TOPAZ system) in the Town's CIP document have been closely reviewed to determine the growth-related cost. The amounts provided in **Table 4.11** are not the full cost of the projects, but the amount that has been identified as expansion and therefore growth related. The cost of the three services of fire, police, and park functions has been allocated based on the number of radios currently in service. Based on radios in service the allocations are as follows: police 74.57 percent, fire 24.76 percent, and parks and recreation at 0.67 percent (excluded in the SDF analysis).

Table 4.11: Fire Escalated and Allocated TOPAZ Costs

	TOPAZ #	2024	2025	2026	2027	Total
Site Expansion #1 H60 Includes $174,822 roll forward from 21-22	CP0091	$570,640	-	-	-	$570,640
Site Expansion #2 WOL	CP0754	$1,033,111	$1,052,740	-	-	$2,085,851
Site Expansion #3 QC Land Purchase	CP0779	$475,000	$1,375,650	$1,750,000	$610,000	$4,210,650
Total		$2,078,751	$2,428,390	$1,750,000	$610,000	$6,867,141
Gilbert Allocation	**19.60%**	**$407,435**	**$475,964**	**$343,000**	**$119,560**	**$1,345,960**
					Fire Allocation	**$333,261**
					Police Allocation	**$1,003,657**

SUMMARY OF FIRE IIP

Table 4.12 summarizes the allocated costs necessary to maintain the LOS for fire facilities and apparatus over the planning period.

TABLE 4.12: FIRE DEPARTMENT IIP

DESCRIPTION	ALLOCATED COST	NOTES
Facilities	$2,355,090	Table 4.8
Apparatus	$7,273,205	Table 4.10
TOPAZ System	$333,261	Table 4.11
Reimbursement for Interfund Loan (SDF Fund Balance)	$3,298,309	Table 4.4
PFMPC Bonds	$7,003,996	Table 4.6
IIP and Fee Studies	$10,938	Actual Cost
Total IIP	**$20,274,798**	

SERVICE COST PER UNIT

The unit cost for residential and non-residential development is calculated by allocating the IIP cost proportionately and dividing by the growth units in dwelling units and jobs, respectively. **Table 4.13** calculates the unit cost by land use type.

TABLE 4.13: FIRE SERVICE COST PER UNIT

DESCRIPTION	
Development of Residential Unit Cost	
Facility Cost	$828,068
Vehicle Cost	$2,621,909
TOPAZ System	$222,718
Reimbursement for Interfund Loan	$1,514,989
PFMPC Bonds [4]	$4,680,779
IIP and Fee Studies	$7,310
Subtotal	$9,875,772
Population Growth (SDF Planning Horizon)	17,529
Residential Unit Cost per Person	**$563.38**
Development of Non-residential Unit Cost	
Facility Cost	$1,527,022
Vehicle Cost	$4,651,296
TOPAZ System	$110,542
Reimbursement for Interfund Loan	$1,783,320
PFMPC Bonds [4]	$2,323,218
IIP and Fee Studies	$3,628
Subtotal	$10,399,025
Job Growth through (SDF Planning Horizon)	20,634
Non-residential Unit Cost per Job	**$503.97**

FIRE SDF CALCULATIONS

The residential fee is calculated by applying the persons per dwelling unit factor as developed in **Section 2**. Non-residential is restated in square feet by multiplying the unit cost per job by the number of jobs per square foot as shown in **Table 4.14**. The calculated fees have been rounded to the nearest dollar.

TABLE 4.14: FIRE SDF BY LAND USE

RESIDENTIAL (PER HOUSING UNIT)	PERSONS PER HOUSEHOLD (PPH)/UNIT	PROPOSED SDF	CURRENT FEES	$ CHANGE	% CHANGE
Single Unit	3.08	$1,735	$935	$800	85.6%
2+ Units per Structure	1.98	$1,115	$607	$508	83.7%
NON-RESIDENTIAL (PER KSF OF BUILDING)	**JOBS PER KSF**	**Proposed SDF**	**CURRENT FEES**	**$ CHANGE**	**% CHANGE**
Industrial	1.57	$791	$481	$310	64.4%
Commercial	2.12	$1,068	$693	$375	54.1%
Office & Other Services	3.26	$1,643	$878	$765	87.1%

REVENUE FORECAST

The fire revenue forecast for the 10-year study period is shown in **Table 4.15**.

TABLE 4.15: FIRE SDF REVENUE FORECAST

DESCRIPTION	10-YEAR INCREASE	FIRE SDF	REVENUE FORECAST
Single Family (units)	5,116	$1,735	$8,876,260
2+ Units Res. (units)	895	$1,115	$997,925
Industrial (KSF)	3,012	$791	$2,382,492
Commercial (KSF)	2,500	$1,068	$2,670,000
Office & Other Services (KSF)	3,253	$1,643	$5,344,153
Total			**$20,270,830**

SECTION 5. POLICE

DESCRIPTION OF SERVICE

Arizona's Enabling Legislation defines necessary public police services as the following:

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

The police department is responsible for providing constant and reliable service throughout the Town limits. To provide these services as well as keep officers on patrol, the Town is responsible for developing/ purchasing office space for the sworn officers as well as the support staff and for purchasing patrol vehicles for sworn officers. The SDF will provide the Town funding to maintain a consistent LOS of building space, with certain provisions, and patrol vehicles to future development as is currently provided to existing development. The LOS will be described further in this section.

SERVICE UNIT ANALYSIS

LRB used calls for service as the service unit allocation. The call data from calendar year 2022 is relied upon to allocate demands, as this was the most recent data at the time of this study. In addition, call patterns were disrupted prior to this time due to the COVID-19 pandemic, skewing prior year data. Residential call data includes calls to single family and multi-family dwellings. Calls designated to roadways and other miscellaneous land uses are averaged between residential and non-residential. It is important to note that the Town recently changed the tracking software relative to call data. Thus, a comparison of prior years was not recommended. However, the data utilized in the prior SDF study is included for informational purposes only.

TABLE 5.1: DISTRIBUTION OF POLICE CALLS FOR SERVICE

YEAR	2014	2015	2016	2017	2018	2023
Residential	66.0%	61.8%	60.6%	59.0%	58.7%	42.9%
Non-residential	34.0%	38.2%	39.4%	41.0%	41.3%	57.1%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Source: 2018 SDF Table 21: Police Calls for Service, Town of Gilbert

TABLE 5.2: EXISTING POLICE FACILITIES

	SF
Public Safety Center	68,454 [1]
South Area Service Center	15,792
Property and Evidence	14,596
Industrial Warehouse	7,200
Administration Space at Public Safety Training Facility	5,000
Total	**111,042**

1. Approx. 10,000 SF of facility space included in the Public Safety Center will be constructed with existing SDF fund balances (Project MF2480). Thus, the fund balance is excluded in the final calculation of the SDF.

POLICE EXISTING FACILITIES

Table 5.2 lists the existing police facilities and square feet utilized to serve existing development. The Enabling Legislation prohibits the including of a facility that is used for training firefighters or officers from more than one station or substation. Thus, the training areas, shooting range, and other structures are excluded from the calculation of the SDF. The general police square feet and administration square feet the Town operates are provided in **Table 5.2**. Another capital asset that

can be funded through SDFs is police vehicles. The Town's vehicles primarily consist of patrol vehicles. Vehicles for administrative use have been excluded. A total of 336 vehicles are included in this analysis. In addition, the Police department maintains 777 radios.

LEVEL OF SERVICE ANALYSIS

Table 5.3 provides the facilities, vehicle, and equipment LOS per service unit provided to existing development. This LOS will serve as the baseline amount to forecast the needs generated by future development.

TABLE 5.3: POLICE LOS (FACILITIES, VEHICLES, & COMMUNICATION EQUIPMENT

DESCRIPTION	FACILITIES	DESCRIPTION	VEHICLES	DESCRIPTION	EQUIPMENT
Total Facility SF	111,042	Total Patrol Vehicles	336	Total Communication Equipment	777
Residential Share (% Calls for service)	42.9%	Residential Share	42.9%	Residential Share	42.9%
Square Feet	47,637	Patrol Vehicles	144	Communication Equipment	333
Population	287,475	Population	287,475	Population	287,475
Square Feet per person	**0.17**	**Patrol Vehicles per 1,000 people**	**0.501**	**Communication Equipment per 1,000 people**	**1.158**
Non-residential Share (% Calls for service)	57.1%	Non-residential Share	57.1%	Non-residential Share	57.1%
Square Feet	63,405	Patrol Vehicles	192	Communication Equipment	444
Jobs	91,913	Jobs	91,913	Jobs	91,913
Square feet per job	**0.69**	**Patrol Vehicles per 1,000 jobs**	**2.089**	**Communication Equipment per 1,000 jobs**	**4.831**

EXCESS CAPACITY

The SDF includes an allocation of the outstanding PFMPC bonds, Series 2017 Refunding Bonds. In addition, approx. 10,000 square feet of facility space included in the Public Safety Center existing square feet will be constructed with existing SDF fund balances (Project MF2480). Thus, the fund balance is excluded in the final calculation of the SDF.

POLICE PFMPC BONDS

Included in the Police IIP is recovery of debt service from outstanding PFMPC bonds, Series 2017 Refunding Bonds. The 2017 Refunding PFMPC bonds funded facilities prior to June 1, 2011, and therefore meet the grandfather provisions of §ARS 9-463.05.R. These have been included in the Police IIP for full cost recovery over the 10-year period.

TABLE 5.4: POLICE PFMPC BONDS

ISSUE	PRINCIPAL	INTEREST	COMBINED	ALLOCATION	ALLOCATED COST	PURPOSE
2017 Refunding	$159,944	$20,478	$180,421	100%	$180,421.39	Land

FUTURE FACILITIES

Additional facilities, vehicles, and equipment will be needed to maintain the existing LOS within the IIP planning horizon. Considering the growth in population and jobs, the Town will need to add the facilities detailed below.

FACILITIES

TABLE 5.5: SUPPORTABLE POLICE FACILITY SF BY LAND USE

DESCRIPTION	
Residential	
Population Growth	17,529
LOS per Unit	0.17
Square Feet of Building Space	**2,980**
Residential Allocated Facilities Cost	**$6,403,889**
Non-residential	
Job Growth	20,634
LOS per Unit	0.69
Square Feet of Building Space	**14,238**
Non-Residential Allocated Facilities Cost	**$30,595,950**
Maximum Supportable Square Feet	**17,218**

TABLE 5.6: PROPOSED NEW POLICE FACILITY COST

	BASE YEAR	TOTAL SF	BASE COST [1]	CUMULATIVE INFLATION	INFLATED COST
SF to Serve New IIP Demand	2025	17,218	$28,030,181	132%	$36,999,839

1. Base Cost calculated based on an estimated cost per SF of $1,625.

PATROL VEHICLES

Another capital asset that can be funded through SDFs is equipped police vehicles. **Tables 5.7 and 5.8** provide the calculation of the future investment in patrol vehicles that can be expected based on the existing LOS.

TABLE 5.7: POLICE VEHICLES REQUIRED TO SERVE GROWTH

DESCRIPTION	
Residential	
Population Growth	17,529
Vehicles per 1,000 People	0.501
Vehicles Supportable	**8.78**
Residential Allocated Vehicle Cost	**$782,727**
Non-residential	
Job Growth	20,634
Vehicles per 1,000 Jobs	2.089
Vehicles Supportable	**43.10**
Non-Residential Allocated Vehicle Cost	**$3,842,316**
Maximum Supportable Vehicles	**51.88**

TABLE 5.8: DETERMINATION OF FUTURE AVERAGE POLICE COST PER VEHICLE

	NEW VEHICLE COUNT	BASE COST [1]	INFLATED COST [2]	INFLATED AVERAGE COST PER VEHICLE
Total	51.88	$3,916,940	$4,625,043	$89,149

1. Base cost calculated using an average cost of $75,500 per vehicle (as provided by the Town).
2. Inflated cost assumes an equal distribution of cost over the IIP horizon, assuming three percent annual inflation.

Communication Equipment

In order to effectively communicate and respond to incidents, the police department relies on various forms of radio systems. In forecasting future need, it is anticipated the police department's primary need will be purchasing additional portable radios to equip officers and vehicles. **Tables 5.9** and **5.10** provide the calculation of the existing LOS in terms of communications equipment provided to existing development.

Table 5.9: Police Equipment Required to Serve Growth

Description	
Residential	
Population Growth	17,529
Com. Equipment per 1,000 People	1.158
Equipment Supportable	**20**
Residential Allocated Equipment Cost	**$198,371**
Non-residential	
Job Growth	20,634
Com. Equipment per 1,000 Jobs	4.831
Equipment Supportable	**100**
Non-Residential Allocated Equipment Cost	**$991,854**
Maximum Supportable Equipment	**120**

Table 5.10: Determination of Future Average Police Cost per Equipment

	New Radios	Base Cost [1]	Inflated Cost [2]	Inflated Average Cost per Equip.
Total	120	$1,008,000	$1,190,225	$9,919

1. Base cost calculated using an average cost of $8,400 per radio (as provided by the Town).
2. Inflated cost assumes an equal distribution of cost over the IIP horizon, assuming three percent annual inflation.

Police TOPAZ System

The Town is part of the Easy Valley Cooperative, which includes Mesa and Apache Junction, to provide radio support and communications infrastructure for fire, police, and park functions of each entity. As part of this study, the costs identified for project MF2230 (the TOPAZ system) in the Town's CIP document have been closely reviewed to determine the growth-related cost. The amounts provided in **Table 5.11** are not the full cost of the projects, but the amount that has been identified as expansion and therefore growth related. The cost of the three services of fire, police, and park functions has been allocated based on the number of radios currently in service. Based on radios in service the allocations are as follows: police 74.57 percent, fire 24.76 percent, and parks and recreation at 0.67 percent (excluded in the SDF analysis).

Table 5.11: Police Escalated and Allocated TOPAZ Costs

	Topaz Project #	2024	2025	2026	2027	Total
Site Expansion #1 H60 Includes $174,822 roll forward from 21-22	CP0091	$570,640	-	-	-	$570,640
Site Expansion #2 WOL	CP0754	$1,033,111	$1,052,740	-	-	$2,085,851
Site Expansion #3 QC Land Purchase	CP0779	$475,000	$1,375,650	$1,750,000	$610,000	$4,210,650
Total		$2,078,751	$2,428,390	$1,750,000	$610,000	$6,867,141
Gilbert Allocation	**19.60%**	**$407,435**	**$475,964**	**$343,000**	**$119,560**	**$1,345,960**
					Fire Allocation	**$333,261**
					Police Allocation	**$1,003,657**

SUMMARY OF POLICE IIP

Table 5.12 summarizes the allocated costs necessary to maintain the LOS for police facilities, apparatus, and equipment over the planning period.

TABLE 5.12: POLICE DEPARTMENT IIP

DESCRIPTION	ALLOCATED COST	NOTES
Police Facilities Expansion	$36,999,839	Table 5.6
Police Vehicles	$4,625,043	Table 5.8
Police Equipment	$1,190,225	Table 5.10
TOPAZ System	$1,003,657	Table 5.11
PFMPC Bonds	$180,421	Table 5.4
IIP and Fee Studies	$10,938	Actual Cost
Existing SDF Fund Balance [1]	-	FY 2024 Beginning Fund Balance
Total IIP	**$44,010,123**	

1. Approx. 10,000 SF of facility space included in the Public Safety Center existing SF will be constructed with existing SDF fund balances (Project MF2480). Thus, the fund balance is excluded in the final calculation of the SDF.

SERVICE COST PER UNIT

The unit cost for residential and non-residential development is calculated by allocating the IIP cost proportionately and dividing by the growth units in dwelling units and jobs, respectively. **Table 5.13** calculates the unit cost by land use type.

TABLE 5.13: POLICE SERVICE COST PER UNIT

DESCRIPTION	
Development of Residential Unit Cost	
Facility Cost	$6,403,889
Vehicle Cost	$782,727
Equipment Cost	$198,371
TOPAZ System	$430,569
PFMPC Bonds	$77,401
IIP and Fee Studies	$4,692
Subtotal	$7,897,649
Population Growth (SDF Planning Horizon)	17,529
Residential Unit Cost per Person	**$450.54**
Development of Non-residential Unit Cost	
Facility Cost	$30,595,950
Vehicle Cost	$3,842,316
Equipment Cost	$991,854
TOPAZ System	$573,088
PFMPC Bonds	$103,021
IIP and Fee Studies	$6,245
Subtotal	$36,112,474
Job Growth through (SDF Planning Horizon)	20,634
Non-residential Unit Cost per Job	**$1,750.13**

POLICE SDF CALCULATIONS

The residential fee is calculated by applying the persons per dwelling unit factor as developed in **Section 2**. Non-residential is restated in square feet by multiplying the unit cost per job by the number of jobs per square foot as shown in **Table 5.14**. The calculated fees have been rounded to the nearest dollar.

TABLE 5.14: POLICE SDF BY LAND USE

RESIDENTIAL (PER HOUSING UNIT)	PPH/UNIT	PROPOSED SDF	CURRENT FEES	$ CHANGE	% CHANGE
Single Unit	3.08	$1,388	$435	$953	219.1%
2+ Units per Structure	1.98	$892	$283	$609	215.2%
NON-RESIDENTIAL (PER KSF OF BUILDING)	**JOBS PER KSF**	**Proposed SDF**	**CURRENT FEES**	**$ CHANGE**	**% CHANGE**
Industrial	1.57	$2,748	$437	$2,311	528.8%
Commercial	2.12	$3,710	$629	$3,081	489.8%
Office & Other Services	3.26	$5,705	$797	$4,908	615.8%

REVENUE FORECAST

The police revenue forecast for the 10-year study period is shown in **Table 5.15**.

TABLE 5.15: POLICE SDF REVENUE FORECAST

DESCRIPTION	10-YEAR INCREASE	POLICE SDF	REVENUE FORECAST
Single Family (units)	5,116	$1,388	$7,101,008
2+ Units Res. (units)	895	$892	$798,340
Industrial (KSF)	3,012	$2,748	$8,276,976
Commercial (KSF)	2,500	$3,710	$9,275,000
Office & Other Services (KSF)	3,253	$5,705	$18,556,539
Total			**$44,007,863**

SECTION 6. TRAFFIC SIGNALS

DESCRIPTION OF SERVICE

Arizona's Enabling Legislation defines necessary street public services as the following:

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

The Town adopted a Transportation Master Plan (TMP) in 2022. The purpose of the TMP is to document the existing and projected demands on the Towns infrastructure and provide a strategic transportation vision for the Town. The expansion-related projects contained in this traffic signals SDF analysis are based in part on the results of this study.

SERVICE UNIT ANALYSIS

The service area for the signal IIP includes all areas within the current Town boundaries. This document identifies the necessary future system improvements for the service area that will maintain the existing LOS into the future. The demand units utilized in this analysis include residential units, non-residential building square feet and trip generation statistics. As new development and redevelopment occurs within the Town, it generates increased demand on Town infrastructure. The system improvements attributed to new developments identified in this study are designed to maintain the existing LOS performance targets for any new or redeveloped property within the Town. The LOS service targets are measured against the LOS provided to existing development. The base service unit by land use is found in **Table 6.1**. This is based on average daily trip ("ADT") statistics provided by the Institute of Transportation Engineers ("ITE"), with the appropriate adjustment factors applied, as described below.

Adjustment Factors

Outbound Adjustment: A vehicle trip end represents a vehicle either entering or exiting a development. Thus, all trip counts are adjusted by 50 percent to represent outbound traffic only.

Pass-By Adjustment: The Institute of Transportation Engineers provides a pass-by adjustment for land uses surveyed. This represents an adjustment for land uses that attract vehicles as they pass by on arterial and collector roads, on their way to the primary destination. The pass-by adjustment is reflected as a percentage, reflecting the proportion of trips that are passing by on the way to another destination. Thus, the formula for determining the adjustment factor is expressed as: ADT * (1-N), where N = the pass-by adjustment.

Based on the above adjustments, the base service unit by land use is found in **Table 6.1**.

TABLE 6.1: BASE SERVICE UNITS BY LAND USE TYPE

DEVELOPMENT TYPE	ITE CODE	ADT (WEEKDAY) [1]	UNIT	OUTBOUND ADJUSTMENT	PASS BY ADJUSTMENT	ADJUSTED TRIPS	ADJUSTED TRIP RATE
Single-Family	210	9.43	HU	50%	0%	50%	4.72
Multi-Family	220	6.74	HU	50%	0%	50%	3.37
Light Industrial	110	4.87	KSF	50%	0%	50%	2.44
Commercial / Retail	820	37.01	KSF	50%	29%	36%	13.14
General Office	710	10.84	KSF	50%	0%	50%	5.42

1.Trip Generation Manual, Institute of Transportation Engineers (ITE), 11th Edition, weekday trips.
Note: List is not all-inclusive. For additional Land Uses, see the ITE Manual.

The above base demand units are then applied to the IIP demand units as shown in **Table 6.2-Table 6.3.**

TABLE 6.2: EXISTING TRIP GENERATION

DESCRIPTION	UNIT TYPE	UNITS	AVG. WEEKDAY TRIP ENDS	TRIP ADJUSTMENT FACTOR	TRIP RATE PER UNIT	DAILY TRIPS GENERATED
Single Family	Units	88,257	9.43	50%	4.72	416,573
Multi-family	Units	15,426	6.74	50%	3.37	51,986
Industrial	KSF	7,827	4.87	50%	2.44	19,098
Commercial	KSF	13,883	37.01	36%	13.14	182,423
Office/Other	KSF	15,397	10.84	50%	5.42	83,452
Total						**753,532**

TABLE 6.3: FUTURE TRIP GENERATION

DESCRIPTION	UNIT TYPE	SDF PLANNING GROWTH	TRIP RATE PER UNIT	DAILY TRIPS GENERATED	BUILDOUT DAILY TRIPS GENERATED
Single Family	Units	5,116	4.72	24,148	469,895
Multi-family	Units	895	3.37	3,016	58,641
Industrial	KSF	3,012	2.44	7,349	33,494
Commercial	KSF	2,500	13.14	32,850	227,335
Office/Other	KSF	3,253	5.42	17,630	123,571
Total Trips Generated				**84,993**	**912,936**

EXISTING FACILITIES AND LOS

The Town currently maintains 150 eligible traffic signals (excluding signals on non-eligible roads, trail crossings, fire station signals, and High Intensity Activated CrossWalks). In addition, the City is anticipating the construction of 12 additional signals and other related improvements using the current SDF fund balance, as shown in **Table 6.4**.

TABLE 6.4: SIGNALS FUNDED WITH EXISTING SDF FUNDS

PROJECT NAME	PROJECT #	YEAR	BASE COST	CUMULATIVE INFLATION	INFLATED COST	% TO GROWTH	COST TO GROWTH
Recker and Galveston Signal	TS1440	2024	$645,000	120%	$774,000	100%	$774,000
Recker and Somerton Signal	TS1450	2024	$634,000	120%	$760,800	100%	$760,800
Williams Field and Wade Signal	TS1460	2024	$766,000	120%	$919,200	100%	$919,200
Williams Field and Somerton Signal	TS1470	2024	$522,000	120%	$626,400	100%	$626,400
Riggs and Recker Signal	TS1500	2024	$916,000	120%	$1,099,200	75%	$824,400
Recker and Warner Signal	TS1570	2024	$575,000	120%	$690,000	100%	$690,000

Project Name	Project #	Year	Base Cost	Cumulative Inflation	Inflated Cost	% to Growth	Cost to Growth
Recker and Ocotillo Signal	TS1580	2024	$1,081,000	120%	$1,297,200	56%	$723,600
American Heroes and Gilbert Signal	TS1920	2024	$616,000	120%	$739,200	100%	$739,200
Higley and Bridges Signal	TS1943	2024	$770,000	120%	$924,000	100%	$924,000
Higley and Morrison Ranch Signal	TS1944	2024	$1,397,000	120%	$1,676,400	100%	$1,676,400
Lindsay and Layton Lakes Signal	TS1945	2024	$326,000	120%	$391,200	100%	$391,200
Val Vista and Boston Signal	TS1948	2024	$859,000	120%	$1,030,800	100%	$1,030,800
Advanced Fiber System - Phase 5	TS1330	2028	$4,077,000	144%	$5,880,663	16%	$940,445
Advanced Fiber System - Phase 6	TS1340	2028	$3,006,000	144%	$4,335,853	16%	$693,794
Smart Signal Control System	TS1700	2028	$7,171,000	144%	$10,343,448	14%	$1,472,690
Total New Signals		**12**			**$31,488,364**	**12**	**$13,186,929**
						SDF Fund Balance Credit [1]	($14,365,131)
						Remaining Credit from Existing SDF Balance	($1,178,202)
			Base Cost per Signal	**$758,917**	**Inflated Cost per Signal**		**$1,098,911**

1. The Town currently has a positive Signals SDF fund balance. It is included here as an offset to future cost, thus shown as a negative number.

The combination of the existing signals and proposed signals using the current SDF fund balance produces an existing LOS as follows:

- 162 signals / (753,532 trips divided by 10,000) = 2.15 traffic signals per 10,000 trips

EXCESS CAPACITY

The traffic signal SDF is calculated based on maintaining the existing signals LOS through the development of new infrastructure, assuming all existing facilities are at capacity.

FUTURE FACILITIES ANALYSIS

The Town has identified a list of major intersections (arterial/arterial & arterial/collector) traffic signal improvements necessary to support additional traffic from growth. Based on the LOS for traffic signals, **Table 6.5** identifies the number of signals can be supported

Table 6.5: New Supportable Signals

Description	
Total Trips Generated	**84,992**
Service Unit	8.50
Signal LOS	2.15
New Signals Needed	**18.27**

Table 6.6 identifies the known signal improvements that will be constructed. In addition, the Town constructs additional signals at various locations based on timing and location of development. Thus, an average cost per signal is applied to the LOS new signals needed to determine the total growth-related cost.

TABLE 6.6: IDENTIFIED SIGNAL IMPROVEMENTS WITH AVERAGE COST PER SIGNAL

PROJECT NAME	PROJECT #	YEAR	BASE COST	CUMULATIVE INFLATION	INFLATED COST (COST TO GROWTH)
Higley and Coldwater Signal	TS1620	2024	$1,648,000	136%	$2,240,621
Cooper and Velero Signal	TS1946	2026	$1,194,000	136%	$1,623,362
Ray and Sanders Signal	TS1950	2024	$1,775,000	136%	$2,413,290
Ray and Catalina Signal	TS1953	2026	$1,961,000	136%	$2,666,176
TSMIN (14.27 Intersections)	ISP	2026	$10,829,746	144%	$15,620,821
Total Intersections (18.27)			**$17,407,746**		**$24,564,270**

SUMMARY OF TRAFFIC SIGNAL IIP

Table 6.7 summarizes the allocated costs necessary to maintain the LOS for traffic signals over the planning period. The service cost per unit is expressed as a cost per trip.

TABLE 6.7: SUMMARY OF TRAFFIC SIGNAL IIP

DESCRIPTION	ALLOCATED COST	NOTES
New Infrastructure Cost	$24,564,270	Table 6.6
IIP and Fee Studies	$10,938	Actual Cost
Existing SDF Fund Balance [1]	($1,178,202)	FY 2024 Beginning Fund Balance, Table 6.4
Total	**$23,397,006**	
Trips Added	84,993	Table 6.3
Cost per Trip	**$275.20**	

1. The Town currently has a positive Signals SDF fund balance. It is included here as an offset to future cost, thus shown as a negative number.

TRAFFIC SIGNAL SDF CALCULATION

The cost per trip (calculated in **Table 6.7**) is then applied to the adjusted trips per unit by land use as shown in **Table 6.8**.

TABLE 6.8: TRAFFIC SIGNAL SDF BY LAND USE

LAND USE TYPE	ADJUSTED TRIPS PER UNIT	COST PER TRIP	PROPOSED SDF	EXISTING	$ CHANGE	% CHANGE
Single Family (units)	4.72	$275.20	$1,299	$556	$743	134%
2+ Units Res. (units)	3.37	$275.20	$927	$431	$496	115%
Industrial (KSF)	2.44	$275.20	$671	$231	$440	190%
Commercial (KSF)	13.14	$275.20	$3,616	$1,165	$2,451	210%
Office & Other Services (KSF)	5.42	$275.20	$1,492	$455	$1,037	228%

REVENUE FORECAST

The traffic signals revenue forecast is summarized in **Table 6.9**.

TABLE 6.9: TRAFFIC SIGNAL SDF REVENUE FORECAST

DESCRIPTION	10-YEAR INCREASE	TRAFFIC SIGNAL SDF	REVENUE FORECAST
Single Family (units)	5,116	$1,299	$6,645,684
2+ Units Res. (units)	895	$927	$829,665
Industrial (KSF)	3,012	$671	$2,021,052
Commercial (KSF)	2,500	$3,616	$9,040,000
Office & Other Services (KSF)	3,253	$1,492	$4,852,999
Total			**$23,389,400**

SECTION 7. ROADS AND INTERSECTIONS

DESCRIPTION OF SERVICE

Arizona's Enabling Legislation defines necessary street public services as the following:

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

The Town adopted a Transportation Master Plan (TMP) in 2022. The purpose of the TMP was to document the existing and projected demands on the Towns infrastructure and provide a strategic transportation vision for the Town. The expansion-related projects contained in this road and intersection SDF analysis are based in part on the results of this study.

SERVICE UNIT ANALYSIS

The service area for the road and intersection IIP includes all areas within the current Town boundaries. This document identifies the necessary future system improvements for the service area that will maintain the existing LOS into the future. The demand units utilized in this analysis include residential units, non-residential building square feet and trip generation statistics. As new development and redevelopment occurs within the Town, it generates increased demand on Town infrastructure. The system improvements attributed to new developments identified in this study are designed to maintain the existing LOS performance targets for any new or redeveloped property within the Town. The LOS service targets are measured against the LOS provided to existing development. The base service unit by land use is found in **Table 6.1**. This is based on average daily trip ("ADT") statistics provided by the Institute of Transportation Engineers ("ITE"), with the appropriate adjustment factors applied, as described below.

Adjustment Factors

Outbound Adjustment: A vehicle trip end represents a vehicle either entering or exiting a development. Thus, all trip counts are adjusted by 50 percent to represent outbound traffic only.

Pass-By Adjustment: The Institute of Transportation Engineers provides a pass-by adjustment for land uses surveyed. This represents an adjustment for land uses that attract vehicles as they pass by on arterial and collector roads, on their way to the primary destination. The pass-by adjustment is reflected as a percentage, reflecting the proportion of trips that are passing by on the way to another destination. Thus, the formula for determining the adjustment factor is expressed as: ADT * (1-N), where N = the pass-by adjustment.

Based on the above adjustments, the base service unit by land use is found in **Table 6.1**. This data is further refined for the transportation and intersection SDF based on the addition of an average trip length factor that reflects the use of roadways by land use in the Town. **Table 7.1** provides the number of lane miles and the lane miles of capacity provided by the Town on major and minor arterials and collectors.

TABLE 7.1: LANE MILE CAPACITY AND AVERAGE TRIP LENGTH CALCULATION

DESCRIPTION	2023 SDF	NOTES
Total Lane Miles	1,016	Source: Town of Gilbert
Average Vehicle per Lane Capacity per Lane Mile	9,553	Average Provided from MAG Travel Demand Model
Total Lane Miles of Capacity	9,707,646	
Daily Trips Generated	753,532	See Table 6.2, Table 7.2
Average Trip Length	**12.88**	

This average trip length figure, in conjunction with the trip length weighting factor for each type of development, will be utilized to determine the vehicle miles traveled (VMT) generated by existing development. **Table 7.2** shows the calculation of existing VMT for each type of development, with projected VMT found in **Table 7.3**.

TABLE 7.2: EXISTING DEVELOPMENT VMT

DESCRIPTION	UNITS	DAILY TRIPS GENERATED	AVERAGE TRIP LENGTH	VMT	VMT PER UNIT
Single Family	88,257	416,573	12.88	5,366,651	60.81
Multi-family	15,426	51,986	12.88	669,728	43.42
Industrial	7,827	19,098	12.88	246,037	31.43
Commercial	13,883	182,423	12.88	2,350,130	169.28
Office/Other	15,397	83,452	12.88	1,075,100	69.83
Total		**753,532**		**9,707,646**	

TABLE 7.3: FUTURE DEVELOPMENT VMT

DESCRIPTION	UNIT TYPE	GROWTH	VMT PER UNIT	IIP VMT	BUILDOUT VMT
Single Family	Dwelling Units	5,116	60.81	311,089	6,053,589
Multi-family	Dwelling Units	895	43.42	38,857	755,474
Industrial	KSF	3,012	31.43	94,680	431,500
Commercial	KSF	2,500	169.28	423,203	2,928,733
Office/Other	KSF	3,253	69.83	227,119	1,591,947
Total VMT				**1,094,949**	**11,761,243**

EXISTING LOS

To determine the existing LOS provided in the Town, the lane miles are divided by the number of ten thousand VMT units (VMT/10,000) as shown in **Table 7.4**. It is important to note that the LOS variables shown in **Table 7.4** represent a "not-to-exceed" amount. The Town may identify alternative improvements to meet the needs of new development that may not require the full investment identified in the incremental expansion LOS analysis below.

TABLE 7.4: ROADS & INTERSECTION LOS

	ROADWAYS	NOTES	INTERSECTIONS	NOTES
Lane Miles	1,016.20	Table 7.1	33	Town of Gilbert
VMT	9,707,646	Table 7.2	9,707,646	Table 7.2
Service Unit	971		971	
LOS in Lane Miles/Intersections per 10K VMT	1.05		0.03	

EXCESS CAPACITY

The road SDF is calculated based on maintaining the existing LOS through the development of new infrastructure. While there may be excess capacity within the system, the buy-in cost related excess capacity is excluded from this analysis. There is no outstanding debt applicable to the road SDF calculations.

FUTURE FACILITIES ANALYSIS

Using the growth outlined in the LUA, **Table 7.5** provides the demand forecast over the LUA planning horizon along with the maximum lane mile and intersection improvements based on the LOS standards and the projected growth over the LUA planning horizon, the Town could fund and develop a maximum of 115 lane miles of arterial and collector streets and 3.28 intersection improvement projects over the LUA Period to maintain the current LOS.

TABLE 7.5: DETERMINATION OF NEW LANE MILES/INTERSECTIONS TO SERVE GROWTH

	ROADS	INTERSECTIONS	NOTES
Service Unit	109.49	109.49	Table 7.3
LOS	1.05	0.03	Table 7.4
New Lane Miles/Intersections to Maintain LOS	114.97	3.28	

The Town has identified the following road infrastructure improvements and intersection projects to serve new development. The Town will not construct additional intersections with SDF funds but will make improvements to existing intersections to meet the demands from new development activity.

TABLE 7.6: PROPOSED ROAD IIP PROJECTS

PROJECT #	DESCRIPTION	YEAR	COST ($000)	CUMULATIVE INFLATION	INFLATED COST	ALLOCATION TO GROWTH	GROWTH COST
ST0540	Ocotillo Rd – Greenfield Rd to Higley Rd	2024	$111,176	120%	$133,411,200	23.9%	$26,595,365
ST0980	Higley Rd – Riggs Rd to Hunt Highway	2026	$17,850	136%	$24,268,860	24.2%	$4,315,201
ST0990	Ocotillo Rd – 148th St to Greenfield Rd	2024	$41,392	120%	$49,670,400	23.9%	$9,888,403
						Road Projects	**$40,798,968**
						Appropriation from Prior Demand [1]	$10,373,421
						Total	**$51,172,389**

1. The Town currently has a positive Road SDF fund balance. It is included here as future cost, thus shown as a positive number. The appropriation of the existing fund balance is based on the impact from demand from 2018-2023 on projects ST0540, ST0980, and ST0990, as shown in the 2019 SDF.
Proposed improvements are expected to add 7.2 lane miles of capacity.

The proposed intersection projects are improvements to existing intersections and do not represent new intersections. Therefore, the cost is allocated to new development based on the proportional impact of the IIP VMT to buildout (1,094,949 IIP VMT / 11,761,243 BO VMT = 9.3%).

TABLE 7.7: INTERSECTIONS IIP PROJECTS

PROJECT #	INTERSECTION DESCRIPTION	YEAR	BASE COST	CUMULATIVE INFLATION	INFLATED COST [1]	ALLOCATION TO GROWTH	ALLOCATED COST
ST1300	Warner and Greenfield	2031	$15,783,000	158%	$24,876,360	9.3%	$2,315,940
ST1310	Ray and Gilbert	2029	$10,868,000	149%	$16,146,279	9.3%	$1,503,187
ST1330	Guadalupe and Val Vista	2029	$6,687,000	149%	$9,934,686	9.3%	$924,900
ST1340	Guadalupe and Power	2028	$9,221,000	144%	$13,300,367	9.3%	$1,238,238
ST1390	Elliot and Higley	2028	$7,912,000	144%	$11,412,266	9.3%	$1,062,459
ST1870	McQueen and Elliot	2024	$15,811,000	120%	$18,973,200	9.3%	$1,766,367
ST1880	Lindsay and Guadalupe	2028	$6,147,000	144%	$8,866,431	9.3%	$825,447
ST1910	McQueen and Guadalupe	2024	$15,419,000	120%	$18,502,800	9.3%	$1,722,574
ST1940	Power and Queen Creek	2029	$8,853,000	149%	$13,152,651	9.3%	$1,224,486
ST1980	Market and San Tan Village	2026	$2,085,000	136%	$2,834,766	9.3%	$263,911
ST2103	Germann and Power	2025	$2,475,000	132%	$3,267,000	9.3%	$304,151
ST2106	Lindsay and Elliot	2026	$1,444,000	136%	$1,963,262	9.3%	$182,776

Project #	Intersection Description	Year	Base Cost	Cumulative Inflation	Inflated Cost [1]	Allocation to Growth	Allocated Cost
ST2107	Val Vista and Warner	2026	$4,099,000	136%	$5,573,000	9.3%	$518,835
ST2108	Gilbert and Guadalupe	2026	$895,000	136%	$1,216,842	9.3%	$113,286
ST2131	Val Vista and Williams Fld	2026	$3,561,000	136%	$4,841,536	9.3%	$450,737
ST2133	Cooper and Warner	2028	$6,060,000	144%	$8,740,942	9.3%	$813,764
ST2134	Higley and Guadalupe	2026	$1,507,000	136%	$2,048,917	9.3%	$190,750
Total			**$118,827,000**		**$165,651,305**		**$15,421,810**
						Appropriation from Prior Demand [1]	$3,821,339
						Total	**$19,243,149**

1. The Town currently has a positive Road SDF fund balance. It is included here as future cost, thus shown as a positive number. The appropriation of the existing fund balance is based on the impact from demand from 2018-2023 on projects ST1390, ST1870, ST1880, and ST1910, as shown in the 2019 SDF.

SUMMARY OF ROAD AND INTERSECTION IIP

Table 7.8 summarizes the allocated costs necessary to maintain the LOS for roads and intersections over the planning period. The service cost per unit is expressed as a cost per VMT.

Table 7.8: Road SDF By Land Use

Description	Allocated Cost	Notes
Roadway Facilities	$51,172,389	Table 7.6
Future Intersection Costs	$19,243,149	Table 7.7
IIP and Fee Studies	$10,938	Actual Cost
Existing SDF Fund Balance [1]	($14,194,760)	FY 2024 Beginning Fund Balance
Total	**$56,231,715**	
VMT Added	1,094,949	Table 7.3
Cost per VMT	**$51.30**	

1. The Town currently has a positive Road SDF fund balance. It is included here as an offset to future cost (as defined in **Table 7.6 and 7.7**), thus shown as a negative number.

ROAD SDF FEE CALCULATION

Using the Cost per VMT calculated above and applying it to each land use based on the VMT per service unit from **Table 7.9**, the following fee levels are calculated.

Table 7.9: Road SDF by Land Use

Land Use Type	VMT per Unit	Cost per Trip	Proposed SDF	Existing	$ Change	% Change
Single Family (units)	60.81	$51.30	$3,119	$1,716	$1,403	82%
2+ Units Res. (units)	43.42	$51.30	$2,227	$1,330	$897	67%
Industrial (KSF)	31.43	$51.30	$1,613	$565	$1,048	185%
Commercial (KSF)	169.28	$51.30	$8,684	$2,374	$6,310	266%
Office & Other Services (KSF)	69.83	$51.30	$3,582	$1,110	$2,472	223%

REVENUE FORECAST

The roads and intersection revenue forecast is summarized in **Table 7.10**.

TABLE 7.10: ROAD SDF REVENUE FORECAST

DESCRIPTION	10-YEAR INCREASE	ROAD SDF	REVENUE FORECAST
Single Family (units)	5,116	$3,119	$15,956,804
2+ Units Res. (units)	895	$2,227	$1,993,165
Industrial (KSF)	3,012	$1,613	$4,858,356
Commercial (KSF)	2,500	$8,684	$21,710,000
Office & Other Services (KSF)	3,253	$3,582	$11,651,100
Total			**$56,169,425**

SECTION 8. PARKS AND RECREATION

DESCRIPTION OF SERVICE

Arizona's Enabling Legislation defines necessary public parks and recreation services as the following:

> Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment, or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities, or similar recreational facilities, but may include swimming pools.

SERVICE UNIT ANALYSIS

To account for the differing park facility use by land use type, this analysis perpetuates the methodology used in the prior SDF study, applying a weighting factor based on daytime population in Town. **Table 8.1** illustrates the employment statistics from the U.S. Census Bureau OnTheMap web application, 2020 Inflow/Outflow Analysis, supported by the assumptions in **Table 8.2**. Based on this analysis, residential development is allocated 91.5 percent of the proportionate share of existing facilities, with 8.5 percent to non-residential development.

TABLE 8.1: DISTRIBUTION OF RESIDENTIAL AND NON-RESIDENTIAL IMPACT

DESCRIPTION	DAYS PER YEAR PER PERSON	SERVICE UNITS	TOTAL IMPACT DAYS	DAYTIME POPULATION ALLOCATION %
Residents Not Working	250.94	146,669	36,804,752	66.51%
Residents Working	114.06	121,249	13,829,964	24.99%
Subtotal Residential		**267,918**	**50,634,716**	**91.50%**
Non-residential	78.13	60,234	4,705,781	8.50%
Total			**55,340,498**	**100.00%**

TABLE 8.2: TIME UTILIZATION OF PARK LOS ASSUMPTIONS

	RESIDENTS NOT WORKING	RESIDENTS WORKING	NON-RESIDENT WORKING IN TOWN
Days per Year	365	365	250
Hours per Day	16.50	7.50	7.50
Hours per Year	6,022.50	2,737.50	1,875.00
LOS	**250.94**	**114.06**	**78.13**

Parks are open from 5:30am-10pm or 16.5hrs. For those residents who do work the same assumption is made, except the 16.5 hours available at parks has been reduced by 9 work hours per day. The inflow jobs are only anticipated to impact Town parks 250 days per year (5 days per week for 50 weeks per year)

EXISTING FACILITIES

The Town provides a variety of facilities and amenities through the parks and recreation department. The tables below illustrate the existing facilities by amenity type.

TABLE 8.3: EXISTING COMMUNITY CENTERS AND POOLS

	COMMUNITY CENTER SF		POOL COUNT	POOL SF
Freestone Recreation Center	48,500	Greenfield Pool	1.00	4,082
McQueen Park Activity Center	26,930	Mesquite Pool	1.00	6,220
Gilbert Community Center	16,550	Perry Pool	1.00	6,000
Page Park Center	8,000	Williams Field Pool	1.00	6,000
Total	**99,980**	**Total**	**4.00**	**22,302**

TABLE 8.4: EXISTING PARK ACRES

PARKS	LOS ACRES [1]
Freestone District Park	72.70
Crossroads District Park	54.00
McQueen District Park phase 1,2,3	39.00
Discovery District Park	44.20
Cosmo Park	14.80
Nichols Park	6.00
Gilbert Soccer Complex	36.00
Elliot District Park	54.00
Muni 1 & 2, public safety building	50.00
Zanjero Park	11.00
Gilbert Regional	43.00
Desert Sky	27.00
John Allen Park	2.09
Veterans Park	1.29
Circle G Basin	4.40
Oak Tree Park	4.02
Page Park	5.60
Village II Park	1.94
Old West Basin	0.43
Sunview Park	4.32
Villa Madera Park	1.03
Vista Allegre Park	2.00
Water Tower	0.70
Vaughn Ave Basin	3.50
Sonora Town	0.25
Total	**483.27**

[1] Acres exclude lakes, community centers, etc.

TABLE 8.5: EXISTING TRAIL AND SIGNAL FACILITIES

	FT
Tails	364,320
Pedestrian Signals	17.00

EXISTING LOS

The tables below illustrate the existing LOS by amenity type.

TABLE 8.6: EXISTING LOS BY FACILITY TYPE

COMMUNITY CENTERS		POOLS		PARK ACRES	
Total SF	99,980	Count of Pool	4.00	Total Acres	483.3
Residential Share (Daytime Population)	91.5%	Residential Share (Daytime Population)	91.5%	Residential Share (Daytime Population)	91.5%
Allocated Units	91,482	Allocated Pools	3.7	Allocated Acres	442.2
Population	287,475	Population	287,475	Population	287,475
LOS per Person	**0.318**	**People per Pool**	**77,696**	**LOS per 1,000 people**	**1.54**
Non-residential Share (Daytime Population)	8.5%	Non-residential Share (Daytime Population)	8.5%	Non-residential Share (Daytime Population)	8.5%
Allocated Units	8,498	Allocated Pools	0.3	Allocated Acres	41.1
Jobs	91,913	Jobs	91,913	Jobs	91,913
LOS per Job	**0.092**	**Jobs per Pool**	**306,377**	**LOS per 1,000 jobs**	**0.45**

TABLE 8.6: EXISTING LOS BY FACILITY TYPE (CONT.)

TRAILS		PEDESTRIAN SIGNALS	
Total LF	364,320	Count	17.00
Residential Share (Daytime Population)	91.5%	Residential Share (Daytime Population)	92%
Allocated LF	333,353	Allocated Signals	15.60
Population	287,475	Population	287,475
LOS per 1,000 people	**1,159.59**	**LOS per 1,000 people**	**0.05**
Non-residential Share (Daytime Population)	8.5%	Non-residential Share (Daytime Population)	9%
Allocated LF	30,967	Allocated Signals	1.40
Jobs	91,913	Jobs	91,913
LOS per 1,000 jobs	**336.92**	**LOS per 1,000 jobs**	**0.02**

DIRECT BENEFIT

A.R.S. § 9-463.05.7.g states, in part:

> *"Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development."*

Although not specifically defined in A.R.S. § 9-463.05, many municipalities have generally accepted the definition of "direct benefit" from the model ordinance created in conjunction with the League of Arizona Cities and Towns. Consistent with that model ordinance, the Town adopted the following definition in its SDF Ordinance:

> *Direct Benefit: A benefit to a Service Unit resulting from a Capital Facility that: (a) addresses the need for a Necessary Public Service created in whole or in part by the Service Unit; and that (b) meets either of the following criteria: (i) the Capital Facility is located in the immediate area of the Service Unit and is needed in the immediate area of the Service Unit to maintain the Level of Service; or (ii) the Capital Facility substitutes for, or eliminates the need for a Capital Facility that would have otherwise have been needed in the immediate area of the Service Unit to maintain the Town's Level of Service.*

The Town has identified the need and amenities required to meet the growing population demands in the immediate area of the parks. These requirements are documented in the Town's Gilbert Regional Conceptual Master Plan (August 2016), the Gilbert Regional Park – Business Plan (August 2016), Town Council minutes, and other publicly-available documents, and will be expanded upon in the future park master plan. By developing the existing regional facilities full acreage at Gilbert Regional and Desert Sky, the Town has ensured a comprehensive portfolio of amenities and opportunities located nearer to the new growth they serve, reducing drive times for those new residents who live, work and recreate near the parks; and unnecessary trips can be eliminated for those who would otherwise need to travel to facilities located at disaggregated parks instead of to centrally located facilities at Gilbert Regional and Desert Sky. In addition, these larger parks will negate the need to build several smaller parks at the same level of service. The published master plans and other documents also outline the specific facilities to be included at Gilbert Regional and Desert Sky. Because these are documented plans, the Town will be able to assign future system development fee revenue to only those facilities needed to maintain the level of service. This will provide a transparent process for interested parties and ensure that the use of system development fees is compliant with A.R.S. § 9-463.05.

EXCESS CAPACITY

The parks and recreation IIP includes a recovery of debt service from outstanding PFMPC bonds, Series 2017 Refunding. The Town issued bonds in 2009 that funded growth-related projects and were later refunded in 2017. The facilities funded with these bonds are excluded from the current LOS calculation in this Section. Therefore, these bonds qualify for the grandfather provision identified in ARS 9-463.05.R. The total payments remaining on the Series 2017 Refunding bonds will be recovered from growth through the IIP planning horizon. While the final debt service payment is in FY2027, for simplicity the debt is spread over the full IIP planning horizon, as shown in **Table 8.8**.

TABLE 8.7: OUTSTANDING PARK AND RECREATION PFMPC BONDS

ISSUE	PRINCIPAL	INTEREST	COMBINED	ALLOCATION	ALLOCATED COST
2017 Refunding DS	$10,089,700	$1,291,977	$11,381,677	100%	$11,381,677

TABLE 8.8: ALLOCATION OF OUTSTANDING DEBT PER SERVICE UNIT

2017 Refunding Bonds	Residential	Nonresidential	Total
Allocation Factors	91.5%	8.5%	100.0%
Cost Allocation	$10,414,234	$967,443	$11,381,677
Growth through FY 2028	17,529	20,634	
Cost per Service Unit	$594	$46	

FUTURE FACILITIES

Parks system development fees are typically calculated using a growth driven approach. This method calculates a level of service based on existing conditions within the service area, with the intent to perpetuate that level of service into the future. Impact fees are then calculated to provide the revenue necessary for the entity to provide sufficient facilities to future development as growth occurs within the community. The tables below illustrate the level of investment needed in the different parks and recreation functions offered by the Town. The costs below are inflated assuming an equal distribution of new facilities over the IIP planning horizon, except for the community center and pool allocation, which includes inflation through 2025.

TABLE 8.9: FUTURE INVESTMENT NEEDED TO MAINTAIN LOS

COMMUNITY CENTERS	LOS ANALYSIS	STATUTE LIMIT	POOLS	LOS ANALYSIS	PARKS	LOS ANALYSIS
Residential			Residential		Residential	
Growth in Population	17,529	17,529	Growth in Population	17,529	Growth in Population	17,529
Square Feet per person	0.318	0.157	People per Pool	77,696	Acres per 1K Population	1.54
Square Feet Supportable	**5,574**	**2,745**	**Allocated Pools**	**0.23**	**Allocated Acres**	**27.00**
Cost		**$3,313,409**	**Cost**	**$8,404,255**	**Cost**	**$27,307,723**
Cost per Person		**$189.02**	**Cost per Person**	**$479.44**	**Cost per Person**	**$1,557.83**
Nonresidential			Nonresidential		Nonresidential	
Growth in Jobs	20,634	20,634	Growth in Jobs	20,634	Growth in Jobs	20,634
Square Feet per job	0.092	0.012	Job per Pool	306,377	Acres per 1K Jobs	0.45
Square Feet Supportable	**1,898**	**255**	**Allocated Pools**	**0.07**	**Allocated Acres**	**9.29**
Cost		**$307,803**	**Cost**	**$2,557,817**	**Cost**	**$9,395,879**
Cost per Job		**$14.92**	**Cost per Job**	**$123.96**	**Cost per Job**	**$455.36**
Maximum Square Feet Supportable	**7,473**	**3,000**	**Total Pools**	**0.30**	**Total Acres**	**36.29**
Combined Cost		**$3,621,212**	**Combined Cost**	**$10,962,072**	**Subtotal:**	**$36,703,602**
					Cost to Develop from (2018-2023)	**$29,660,428**
					Additional LOS (Acres)	**29.33**
					Total LOS (Acres)	**65.62**
Assumes a cost per SF of $914 based on previous SDF inflated by 58%, the Arizona Department of Transportation (ADOT) Construction Cost index average inflation from 2018-2023.			Assumes a cost per pool of $27,682,000 based on the Freestone Recreation Pool Cost Estimate.		Assumes a cost per Acre of $692,263 based on previous SDF inflated by 58% (ADOT Construction Cost index average inflation from 2018-2023).	

TABLE 8.9: FUTURE INVESTMENT NEEDED TO MAINTAIN LOS (CONT.)

TRAILS	LOS ANALYSIS	PEDESTRIAN SIGNALS	LOS ANALYSIS
Residential		Residential	
Growth in Population	17,529	Growth in Population	17,529
LF per 1K Pop	1,159.59	Signals per 1K Pop	0.05
Allocated LF	**20,327**	**Allocated Signals**	**0.88**
Cost	**$17,425,726**	**Cost**	**$1,050,402**
Cost per Person	**$994.09**	**Cost per Person**	**$59.92**
Nonresidential		Nonresidential	
Growth in Jobs	20,634	Growth in Jobs	20,634
LF per 1K Jobs	336.92	Signals per 1K Pop	0.02
Allocated LF	**6,952**	**Allocated Signals**	**0.41**
Cost	**$5,959,740**	**Cost**	**$489,392**
Cost per Job	**$288.83**	**Cost per Job**	**$23.72**
Total LF	**27,279**	**Total Signals**	**1.29**
Subtotal:	**$23,385,466**	**Combined Cost**	**$1,539,794**
Cost to Develop from (2018-2023)	**$6,475,008**		
Additional LOS (LF)	**7,553**		
Total LOS (LF)	**34,832**		
Assumes a cost per LF of $587 from previous SDF inflated by 58% (ADOT Construction Cost index average inflation from 2018-2023).		Assumes an average cost of $817,00 based on the estimate cost for PR1316 and PR1320 ($872,000 and $762,000 respectively)	

SUMMARY OF PARK AND RECREATION IIP

Table 8.10 summarizes the allocated costs necessary to maintain the LOS for police facilities, apparatus, and equipment over the planning period.

TABLE 8.10: PARKS AND RECREATION IIP

DESCRIPTION	ALLOCATED COST	NOTES
Community Centers	$3,621,212	Table 8.10
Pool Improvements	$10,962,072	
Park Improvements	$36,703,602	
Trail Improvements	$23,385,466	
Cost to Develop from Demand 2018-2023	$36,135,436	
Pedestrian Signal Improvements	$1,539,794	
PFMPC Bonds	$11,381,677	Table 8.8
Subtotal Project Costs	**$123,729,259**	
IIP and Fee Study	$10,938	Actual Cost
Existing SDF Balance [1]	($36,135,436)	Credit for FY 2024 Beginning Fund Balance
Total	**$87,604,760**	

1. The Town currently has a positive Park SDF fund balance. It is included here as an offset to future costs for parks and trails as identified in **Table 8.10**, thus shown as a negative number.

SERVICE COST PER UNIT

Using the project costs assigned in **Table 8.9** and **Table 8.10**, **Table 8.11** shows the combined cost per service unit for the Parks and Recreation IIP.

TABLE 8.11: PARKS AND RECREATION COST PER UNIT

DESCRIPTION	COST PER PERSON	COST PER JOB
Community Centers	$189.02	$14.92
Pools	$479.44	$123.96
Park Improvements	$1,557.83	$455.36
Trail Improvements	$994.09	$288.83
Pedestrian Signal Improvements	$59.92	$23.72
Cost Recovery for Debt Service - 2017 PFMPC Bonds	$594.00	$46.00
IIP and Fee Study	$0.57	$0.05
Total	**$3,874.87**	**$952.84**

PARK AND RECREATION SDF CALCULATION

The residential fee is calculated by applying the persons per dwelling unit factor as developed in **Section 2**. Non-residential is restated in square feet by multiplying the unit cost per job by the number of jobs per square foot as shown in **Table 8.12**. The calculated fees have been rounded to the nearest dollar.

TABLE 8.12: PARKS AND RECREATION SDF BY LAND USE

RESIDENTIAL (PER HOUSING UNIT)	PPH UNIT	PROPOSED SDF	CURRENT FEES	$ CHANGE	% CHANGE
Single Unit	3.08	$11,935	$5,167	$6,768	131%
2+ Units per Structure	1.98	$7,672	$3,358	$4,314	128%
NON-RESIDENTIAL (PER KSF OF BUILDING)	**JOBS PER KSF**	**Proposed SDF**	**CURRENT FEES**	**$ CHANGE**	**% CHANGE**
Industrial	1.57	$1,496	$770	$726	94%
Commercial	2.12	$2,020	$1,109	$911	82%
Office & Other Services	3.26	$3,106	$1,405	$1,701	121%

REVENUE FORECAST

The park SDF revenue forecast is summarized in **Table 8.13**.

TABLE 8.13: PARK SDF REVENUE FORECAST

Description	10-Year Increase	Parks SDF	Revenue Forecast
Single Family (units)	5,116	$11,935	$61,059,460
2+ Units Res. (units)	895	$7,672	$6,866,440
Industrial (KSF)	3,012	$1,496	$4,505,952
Commercial (KSF)	2,500	$2,020	$5,050,000
Office & Other Services (KSF)	3,253	$3,106	$10,102,824
Total			**$87,584,676**

SECTION 9. WATER

DESCRIPTION OF SERVICE

Arizona's Enabling Legislation defines necessary water services as the following:

> Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities.

Pursuant to ARS §9-463.05.T.7.a, water facilities permitted in the IIP include the supply, transportation, treatment, purification, and distribution of water, and any appurtenances for those facilities.

The Town provides potable water with water supply consisting of a combination of ground and surface water sources. The entire water system infrastructure includes water resources, wells, treatment facilities, transmission, distribution, storage, administrative facilities, vehicles, and equipment including meters. The following provides an analysis of the resource and facility costs included in the IIP and SDF calculations.

SERVICE UNIT ANALYSIS

This analysis uses a level of demand at 422 gallons per day (GPD, average daily flow basis) per ERU as provided by the Town and shown in **Table 9.1**. The average day demands for industrial, commercial, and office and other square feet are also shown in **Table 9.1**.

TABLE 9.1 WATER DEMAND AND ERU PROJECTIONS

DESCRIPTION	AVERAGE DAY GPD [1]	AVG DAY W/LOSSES [2]	PEAK DAY DEMAND [3]	ERU PER UNIT	UNIT GROWTH	ERU GROWTH	AVG DAY WATER DEMAND (MGD)	MAX DAY WATER DEMAND (MGD)
Residential (per unit)	422	453	680	1.00	6,011	6,011	2.723	4.084
Industrial (per KSF) [1]	106	114	171	0.25	3,012	753	0.343	0.515
Commercial (per KSF) [1]	223	239	359	0.53	2,500	1,325	0.598	0.896
Office & Other Services (per KSF) [4]	325	349	524	0.77	3,253	2,505	1.135	1.703
Total					**14,776**	**10,594**	**4.799**	**7.199**

1. 2023 Water Master Plan
2. Water loss Average 7.3%
3. Based on peaking factor of 1.5, Source Town of Gilbert

EXISTING FACILITIES

The Town's water system includes wells, treatment facilities, transmission, distribution, storage, administrative facilities, vehicles, and equipment. The following provides an analysis of the infrastructure costs included in the IIP and SDF calculations.

The Town operates four pressure zones which are served by two water treatment plants and several facilities that include groundwater wells, storage tanks, and booster stations, as shown in **Table 9.2**.

TABLE 9.2: EXISTING TREATMENT FACILITIES

	ZONES SERVED	TOTAL CAPACITY	TOWN OWNED CAPACITY	UNIT	TREATMENT	OWNERSHIP
North Water Treatment Plant (NWTP)	1,2,4	45.00	45.00	MGD	Plant	Gilbert
Santan Vista Water Treatment Plant (SVWTP)	2,3	48.00	24.00	MGD	Plant	Intergovernmental with Gilbert & Chandler
Groundwater	System	44.00	44.00	MGD	Chlorination	Gilbert

The Town also has a total storage capacity of 47.7 million gallons, as shown in **Table 9.3**.

TABLE 9.3: EXISTING STORAGE FACILITIES

	ZONES SERVED	TOTAL CAPACITY	TOWN OWNED CAPACITY	UNIT
NWTP Storage	1,2,4	16.00	16.00	MGD
SVWTP Storage	2,3	12.00	12.00	MGD
Other Storage		19.70	19.70	MGD

EXISTING LOS

Water LOS parameters are typically expressed on a gallons per day basis. The average day and peak demand LOS are shown in **Table 9.4**.

TABLE 9.4: EXISTING WATER LOS

DESCRIPTION	AVERAGE DAY GPD [1]	AVG DAY W/LOSSES [2]	PEAK DAY DEMAND [3]
Residential (per unit)	422.0	453.0	679.5
Industrial (per KSF) [1]	106.0	114.0	171.0
Commercial (per KSF) [1]	223.0	239.0	358.5
Office & Other Services (per KSF) [1]	325.0	349.0	523.5

1. Provided Town of Gilbert
2. Water loss Average 7.3%
3. Based on peaking factor of 1.5

A water loss allowance of 7.3 percent has been included in the average day demand based on information provided by the Town. Peak demands per ERU are based on a system-wide peaking factor of 1.5 times average day demand. The average day demands with water losses and peak demands have been factored into developing the growth-related increase in demands over the study period.

EXCESS CAPACITY

To meet growth-related demands for water service, the Town constructed Phase I of the SVWTP, consisting of 12 MGD, along with a 5 MGD expansion to the NWTP in 2007. Additionally in 2007 the Town constructed 6 MGD supply through well projects WA020, WA061 and WA078. The Town constructed Phase II of the SVWTP in 2018. This provided an additional 12 MGD of capacity.

WRMPC DEBT

Phase I of the SVWTP along with the NWTP expansion and other capacity related projects was funded in part by the 2007 WRMPC bonds. In 2016, those bonds were refunded under a 2016 bond issue for $115.94 million. This 2016 bond funded the remaining costs from the 2007 bonded projects as well as the SVWTP Phase II and WA0620, WA0710, a reservoir, pump station and well conversion project.

In addition, the Town issued the WRMPC Series 2022A and 2022B bonds. The Bonds were issued to make System Improvements to NWTP (project WA 1589) and other water-related projects. The NWTP project will rebuild the existing 45 MGD facility and will expand the existing 45 MGD facility into a 60 MGD facility. Other water projects anticipated to be completed include repair and replacement of certain water lines throughout the Town and the purchase of water rights.

TABLE 9.5: WATER WRPC BONDS

ISSUE	PRINCIPAL	INTEREST	COMBINED	ALLOCATION	ALLOCATED COST
Water Facilities					
Series 2022A	$108,570,000	$82,807,098	$191,377,098	100%	$191,377,098
Series 2016	Included in total cost of the Santan Phase I and NWTP Expansion as shown in **Table 9.6**.				
Water Resource					
Series 2022B	$364,435,000	$201,242,168	$565,677,168	3.85%	$21,755,944

FUTURE FACILITIES

WATER FACILITIES

The Town has identified water infrastructure projects to meet growth-related demands over the study period including wells, storage reservoirs and pump stations. These are summarized in **Table 9.6**, including the completed projects with capacity to serve new development.

TABLE 9.6: WATER FACILITIES GROWTH-RELATED PROJECTS

PROJECT #	DESCRIPTION	CAPACITY (GALLONS)	YEAR	TOTAL PROJECT	CUMULATIVE INFLATION	INFLATED AMOUNT (COST TO GROWTH)
[1]	Santan Phase I and NWTP Expansion [2]	23,000,000		$177,415,126		$177,415,126
WA0700	Santan Phase II [3]	12,000,000		$43,795,233		$43,795,233
WA 1589	N. Treatment Plant Expansion	15,000,000	2025	$136,002,000	132%	$179,522,640
ST1150	Hunt Highway - Stacey to Recker		2028	$3,175,000	144%	$4,579,619
ST1160	Recker Rd - Riggs to Hunt Highway		2028	$1,815,000	144%	$2,617,955
WA0270	Site 34 New Well and Reservoir	2,000,000	2024	$26,203,000	120%	$31,443,600
WA0620	Site 30 Well Equip/Reservoir Build	2,000,000	2024	$20,615,000	120%	$24,738,000
WA0670	Zone 2 to Zone 4 Interconnect		2024	$2,002,000	120%	$2,402,400
WA0710	Site 31 Well Development	2,000,000	2024	$1,593,000	120%	$1,911,600
WA0800	Site 33 Well Development	2,000,000	2024	$5,721,000	120%	$6,865,200
WA0810	Site 20B New Well Development	2,000,000	2024	$7,396,000	120%	$8,875,200
WA0880	Site 32 Well and System Connections	2,000,000	2024	$9,322,000	120%	$11,186,400
WA1120	Power Rd Water Line		2026	$4,655,000	136%	$6,328,938
WA1230	Site 20 New Reservoir Construction	4,000,000	2024	$14,428,000	120%	$17,313,600
WA1540	Lindsay Rd Water Line		2027	$3,643,000	140%	$5,101,613
WA1547	Zone 1 System Connectivity		2025	$495,000	132%	$653,400
WA1604	144th St Water Line		2027	$1,772,000	140%	$2,481,488
WA1613	Site 40 Well Development	2,000,000	2033	$8,976,000	167%	$15,009,097
WA1626	Site 35 Well Facility Development	2,000,000	2026	$8,973,000	136%	$12,199,691
WA1627	Site 41 Well Facility Development	2,000,000	2028	$8,973,000	144%	$12,942,652
WA1628	Site 42 Well Facility Development	2,000,000	2030	$8,973,000	153%	$13,730,859

Project #	Description	Capacity (gallons)	Year	Total Project	Cumulative Inflation	Inflated Amount (cost to Growth)
WA1629	Site 43 Well Facility Development	2,000,000	2032	$8,973,000	162%	$14,567,069
WA1633	NWTP Finished Water Pump Station		2025	$3,106,000	132%	$4,099,920
WA1634	Zone 1 Relief Transmission Main 1		2029	$8,463,000	149%	$12,573,239
WA1635	Zone 1 Relief Transmission Main 2		2029	$10,789,000	149%	$16,028,911
WA1636	Site 26 Booster Station Improvements		2030	$846,000	153%	$1,294,585
WA1637	Zone 2 Relief Transmission Main 1		2031	$2,518,000	158%	$3,968,743
WA1638	Zone 2 Relief Transmission Main 2		2026	$3,373,000	136%	$4,585,931
	Interest (WRMPC Series 2022A) [4]			$82,807,098		$82,807,098
	Total	**76,000,000**		**$616,817,457**		**$721,039,807**
				Cost per Gallon		**$9.49**

1. According to the 2018 SDF, the 2007 bond issue funded the following projects: WA020, WA023, WA025, WA048, WA050, WA058, WA059, WA060, WA061, WA075, WA076, WA078, and land for WA088.
2. As stipulated in previous SDF studies, this cost reflects actual principal and interest payments from original 2007 bond issue for payments from 2007 through 2016. When bonds were refunded in 2016, remaining payments beginning FY 2017 of principal and interest were added to represent the total cost of the project.
3. As reflected in the 2018 SDF, the cost reflects principal and interest payments from 2016 bond issue associated with this project (WA0700). In addition, the 2016 WRMPC bonds will also be used to fund WA0620 and WA0710.
4. Series WRMPC 2022A Interest.

Water Resources

The Town is responsible for acquiring adequate water resources to ensure availability of water to existing and future development. The Town currently has adequate water to supply existing development and has identified the following sources to supplement growth. As shown below, the Town has identified **8,705,000** gallons in additional water resources that it will obtain at various costs and reliability. However, since growth will only need **7,198,555** gallons within the IIP planning horizon, the average cost per gallon has been developed to determine the cost recovery required from growth.

Table 9.7: Water Resources Expansion Projects

Project #	Project Name	Firm Capacity (AF)	Year	Base Cost	Cumulative Inflation	Inflated Amount (Cost to Growth)
WA1596	Water Rights Bartlett Lake Modification	2,000	2027	$17,385,000	140%	$24,345,745
WA0830	Water Rights - WMA Settlement	3,248	2025	$12,747,000	132%	$16,826,040
WA0940	Water Rights Phase II	2,500	2025	$18,238,000	132%	$24,074,160
WA1200	Water Rights Resiliency and Capacity	2,000	2025	$23,425,000	132%	$30,921,000
	Interest (WRMPC Series 2022B)			$7,739,774		$7,739,774
	Interest from Future WRMPC Bond [1]			$19,779,576		$19,779,576
	Total	**9,748**		**$99,314,350**		**$123,686,295**
	GPD (based on 893 GPD per AF)	8,705,000		**Cost per Gallon**		**$14.21**

1. Analysis assumes the Town will issue a future WRMPC bond related to projects WA0830 and WA1200. The interest assumes project proceeds of $47.7M, with a 3.5 percent coupon and .05 percent cost of issuance.

Service Cost per Unit

Using the allocated costs assigned in **Table 9.6** and **Table 9.7**, **Table 9.8** shows the combined cost per service unit for the Water Facilities and Water Resource IIP.

Table 9.8: Water Cost per Unit

	Water Facilities [1]	Water Resources [2]
Total Capacity Added	76,000,000	8,705,000
Average cost per gallon	$9.49	$14.21
10-Year Increase in Demand	7,198,555	4,799,036
10-Year Infrastructure Cost Allocation	**$68,314,287**	**$68,194,302**
Existing SDF Fund Balance [3]	$14,477,808	$15,680,640
IIP and Fee Study	$5,469	$5,469
Net 10-Year Cost Allocation	**$82,797,564**	**$83,880,411**
Cost per Gallon	**$11.50**	**$17.47**

1. Based on Max Day Demand
2. Based on Average Day Demand
3. The Town currently has a negative water facilities and water resource SDF fund balance. It is included here as cost for future development, thus shown as a positive number. The water facilities SDF fund balance includes a general fund contribution of approximately $5M.

The fee per unit is then converted to a fee per equivalent residential unit as shown in **Table 9.9**.

Table 9.9: Combined Fee per Unit and Conversion to Equivalent Residential Unit (ERU)

Description	Water Facilities (max day)	Water Resources (avg day)
Net Cost per Gallon	**$11.50**	**$17.47**
Gallons per Day of Capacity per ERU	680	453
3/4 -inch Fee (Equivalent to one ERU)	**$7,814**	**$7,914**

WATER SDF CALCULATION

Water SDFs are assessed by meter size and increase based on the AWWA 3/4-inch meter capacity relationships. One ERU is equated to a 3/4-inch meter, which is the smallest and most common meter size available. **Table 9.10** provides the calculated fees by meter size using AWWA equivalent ratios[1] and are the same as the Town's existing equivalent ratios, with meter sizes greater than two inch assessed on an individual basis.

Table 9.10: Water Facilities SDF by Meter Size

Meter Size	Ratio	Water Facilities Fees	Current Fees	$ Change	% Change
3/4-inch	1.00	$7,814	$4,924	$2,890	59%
1-inch	1.67	$13,050	$8,224	$4,826	59%
1 1/2-inch	3.33	$26,021	$16,399	$9,622	59%
2-inch	5.33	$41,650	$26,248	$15,402	59%

3" Meter Ratio = 11.67, 4" Meter Ratio = 20.00, 6" Meter Ratio =41.67

Table 9.11: Water Resource SDF by Meter Size

Meter Size	Ratio	Water Facilities Fees	Current Fees	$ Change	% Change
3/4-inch	1.00	$7,914	$3,112	$4,802	154%
1-inch	1.67	$13,216	$5,197	$8,019	154%
1 1/2-inch	3.33	$26,354	$10,363	$15,991	154%
2-inch	5.33	$42,182	$16,587	$25,595	154%

3" Meter Ratio = 11.67, 4" Meter Ratio = 20.00, 6" Meter Ratio =41.67

[1] AWWA M6 Manual, 5th Edition "Water Meters-Selection, Installation, Testing, and Maintenance".

REVENUE FORECAST

The water revenue forecast is summarized in **Table 9.12**.

TABLE 9.12: WATER SDF REVENUE FORECAST

DESCRIPTION	ERUS ADDED	WATER INFRASTRUCTURE 3/4-INCH SDF	REVENUE FORECAST	WATER RESOURCE 3/4-INCH SDF	REVENUE FORECAST	COMBINED REVENUES
Residential	6,011	$7,814	$46,969,954	$7,914	$47,571,054	$94,541,008
Industrial	753	$7,814	$5,883,942	$7,914	$5,959,242	$11,843,184
Commercial	1,325	$7,814	$10,353,550	$7,914	$10,486,050	$20,839,600
Office & Other Services	2,505	$7,814	$19,574,070	$7,914	$19,824,570	$39,398,640
Total	**10,594**		**$82,781,516**		**$83,840,916**	**$166,622,432**

SECTION 10: WASTEWATER

DESCRIPTION OF SERVICE

Arizona's Enabling Legislation defines necessary wastewater services as the following facilities:

> Collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities.

The Town provides central wastewater collection, treatment, and disposal service throughout the Town limits. The following provides an analysis of the resource and facility costs included in the IIP and SDF calculations.

SERVICE UNIT ANALYSIS

This analysis uses a level of demand at 163 gallons per day (GPD, average daily flow basis) per ERU for the Neely Service Area and 195 GPD for the Greenfield Service, as provided by the Town and shown in **Table 10.1** and **Table 10.2**.

TABLE 10.1: NEELY SERVICE AREA WASTEWATER DEMAND AND ERU PROJECTIONS

DESCRIPTION	GPD [1]	ERU PER UNIT	UNIT GROWTH	ERU GROWTH	SEWER IIP DEMAND (MGD)	NEW DEMAND TO BO
Residential (Units)	163	100%	1,732	1,732	0.2823	0.7602
Industrial (KSF)	41	25%	7	2	0.0003	0.0194
Commercial (KSF)	86	53%	648	342	0.0557	0.0708
Office & Other Services (KSF)	126	77%	1,803	1,394	0.2272	0.4158
Total				**3,470**	**0.5655**	**1.2662**

1. Assumes a Return Ratio of 36% based on data provided by the Town.

TABLE 10.2: GREENFIELD SERVICE AREA WASTEWATER DEMAND AND ERU PROJECTIONS

DESCRIPTION	GPD [1]	ERU PER UNIT	UNIT GROWTH	ERU GROWTH	SEWER DEMAND (MGD)	NEW DEMAND TO BO
Residential (Units)	195	100%	4,279	4,279	0.8344	2.4420
Industrial (KSF)	49	25%	3,005	755	0.1472	0.2659
Commercial (KSF)	103	53%	1,852	978	0.1908	0.2673
Office & Other Services (KSF)	150	77%	1,450	1,115	0.2175	0.6153
Total			**10,586**	**7,127**	**1.3899**	**3.5905**

1. Assumes a Return Ratio of 43% based on data provided by the Town.

Consistent with prior SDF studies, this analysis uses average day treatment plant capacities and average day demands per ERU to calculate the wastewater SDF. The treatment system demand capacities are influenced by hydraulic loadings (BOD/COD), equipment capacities, processes area volumes, influent quality characteristics, and treatment plant operational factors which can vary significantly. As a result, this study uses average day demand for design purposes.

WASTEWATER SDF SERVICE AREAS

The Town has two wastewater treatment plants, each of which serve specific areas as provided in **Section 3**. The service areas are the Neely Service Area and Greenfield Service Area.

EXISTING FACILITIES

The Town's wastewater system consists of two wastewater reclamation/treatment plants (WRP): the Greenfield WRP (30 MGD) and the Neely WRP (11 MGD). The Greenfield WRP is a partnership with the city of Mesa and the town of Queen Creek, with eventual buildout capacity of 55.6 MGD. Recent plant improvements increased Gilbert's ownership in the GWRP from 8 MGD to 12 MGD. An additional expansion, which is dependent on future growth, would increase the town's allocable share of capacity to 16.4 MGD. The Neely (WRP) serves the north and west areas of the Town. The Greenfield WRP serves the other areas of the Town.

The Town's wastewater collection system consists of over 880 miles of collection mains which convey wastewater to the Neely and Greenfield WRPs. The collection system includes several lift stations which are used to convey wastewater through the collection system to the WRPs.

WASTEWATER LEVEL OF SERVICE

The LOS parameters for wastewater are typically expressed on an average gallon per day basis. According to the data provided by the Town, the allocation of wastewater service for both the Neely Service Area is 163 GPD and 195 GPD for the Greenfield Service Area per ERU. The LOS is applied to the projected ERUs to derive the project wastewater demand to meet the LUA planning horizon projections. Each single-family unit is assumed to be charged at the 3/4-inch meter rate.

TABLE 10.3: WASTEWATER LOS VARIABLES

DESCRIPTION	NEELY GPD [1]	GREENFIELD GPD [2]
Residential (Units)	163	195
Industrial (KSF)	41	49
Commercial (KSF)	86	103
Office & Other Services (KSF)	126	150

1. Assumes a Return Ratio of 36% based on data provided by the Town.
2. Assumes a Return Ratio of 43% based on data provided by the Town.

EXCESS CAPACITY

NEELY SERVICE AREA

While there is excess treatment capacity within the Neely service area, the Town is excluding this from the calculation of buy-in from existing facilities allocated in the Neely Service Area.

GREENFIELD SERVICE AREA

In joint effort with Mesa and Queen Creek, the Town as part of the Phase III Expansion for the Greenfield WRP increased capacity from 8 MGD to 12 MGD (Project WW0750). The eligible impact fee costs include principal and interest payments on the 2018 revenue bond are included below. **Table 10.4** also shows the average cost per gallon for this facility expansion and the cost allocated to growth within the IIP planning period.

TABLE 10.4: GREENFIELD SERVICE AREA EXCESS CAPACITY ALLOCATION

DESCRIPTION	AMOUNT
Project Cost (Principal and Interest) [1]	$55,010,486
Additional Capacity (average day gallons)	4,000,000
Cost per Gallon of Capacity	**$13.75**
10-Year Increase in Gallons per Average Day	1,389,900
10-Year Share of Cost	**$19,111,125**

1. Project cost includes the original cost as defined in the 2018 SDF, (WW0750).

FUTURE FACILITIES

NEELY SERVICE AREA

The Town has identified the projects in the Neely service area associated with reuse and recharge facilities applicable to growth. The unit cost is calculated below. These costs are assumed to benefit the new demand to buildout in the Neely WRP.

TABLE 10.5: NEELY REUSE/RECHARGE EXPANSION PROJECTS

PROJECT #	DESCRIPTION CAPACITY (GALLONS)	YEAR	TOTAL PROJECT	CUMULATIVE INFLATION	INFLATED AMOUNT	ALLOCATION TO GROWTH	GROWTH COST
WW0690	System Relief Sewers Phase 1	2024	$1,721,000	120%	$2,065,200	100%	$2,065,200
WW0700	Candlewood Lift Station & Force Main	2024	$352,000	120%	$422,400	100%	$422,400
WW0890	Cactus Yards Reclaimed Water Recovery Well	2024	$488,000	120%	$585,600	100%	$585,600
WW1255	Parallel Relief Sewers	2028	$5,906,000	144%	$8,518,812	100%	$8,518,812
WW1268	Elliot Rd Reclaimed Line	2030	$37,299,000	153%	$57,076,488	33%	$19,006,471
WW1271	Recker & Morrison Ranch Gravity Line	2027	$1,232,000	140%	$1,725,278	100%	$1,725,278
WW1277	Pecos Rd Reclaimed Line	2028	$10,232,000	144%	$14,758,633	100%	$14,758,633
Total			**$57,230,000**		**$85,152,411**		**$47,082,394**
						Capacity (Gallons) [1]	**1,266,200**
						Cost per Gallon of Capacity	$37.18
						10-Year Increase in Gallons per Average Day	565,500
						10-Year Share of Cost	**$21,027,558**

1. The capacity (gallons) represents the new demand from 2023 through buildout.

GREENFIELD SERVICE AREA

The Town has identified the projects in the Greenfield service area associated with reuse and recharge facilities applicable to growth (**Table 10.6**). The unit cost is calculated below. These costs are assumed to benefit the full capacity of the Greenfield WRP expansion, or 4 MGD.

TABLE 10.6: GREENFIELD REUSE/RECHARGE EXPANSION PROJECTS

PROJECT #	DESCRIPTION CAPACITY (GALLONS)	YEAR	TOTAL PROJECT	CUMULATIVE INFLATION	INFLATED AMOUNT (COST TO GROWTH)
WW0750	GWRP Expansion Phase 3	2024	$972,000	120%	$1,166,400
WW0770	South recharge Site Phase 2	2024	$1,977,000	120%	$2,372,400
WW0940	Aquifer Storage and Recovery Wells	2024	$9,088,000	120%	$10,905,600
ST0990	Ocotillo Rd - 148th to Greenfield	2025	$5,000,000	132%	$6,600,000
WW1210	Val Vista Reclaimed Water Line	2025	$4,349,000	132%	$5,740,680
WW1220	Riggs Reclaimed Water Line	2025	$4,992,000	132%	$6,589,440
WW1233	Reservoir 3 Reclaimed Recovery Well	2026	$1,925,000	136%	$2,617,230
WW1256	Greenfield Area Parallel Relief Sewers	2028	$2,953,000	144%	$4,259,406
WW1275	Charbray Reclaimed Line	2026	$754,000	136%	$1,025,138
WW1276	Williams Field Reclaimed Line	2027	$13,689,000	140%	$19,169,911
Total			**$45,699,000**		**$60,446,205**
				Capacity (Gallons)	**4,000,000**
				Cost per Gallon of Capacity	$15.11
				10-Year Increase in Gallons per Average Day	1,389,900
				10-Year Share of Cost	**$21,003,545**

The Town also has the Phase 4 Expansion programed in the current CIP for FY 2028. This project will be necessary for the Town to continue to meet the needs of new development as the Town expands.

While this project is not included in the calculation of the wastewater SDF, as capacity in the Phase 3 expansion of the Greenfield WRP is depleted it may become necessary to include the Phase 4 costs in calculation of the SDF in the near future. As such, it is included by reference in this document to highlight the potential need. It is anticipated that the Greenfield SDF will remain in effect to fund Phase 4 expansion. It is anticipated that GWRP will run out of capacity in the 10-year window. The fee for Phase 3 Capacity (WW0750) will transition to fund WW1200 Phase 4 expansion capacity at that time.

TABLE 10.7: FUTURE GREENFIELD WRP EXPANSION COST (PHASE 4)

PROJECT #	DESCRIPTION	CAPACITY (GALLONS)	YEAR	TOTAL PROJECT	CUMULATIVE INFLATION	INFLATED AMOUNT
WW1200	GWRP Expansion Phase 4	4,000,000	2028	$84,920,000	144%	$122,488,577
Design and construction of this phase of the GWRP will begin in 2028, completed by end of calendar year 2030 and bring Gilbert's share of the total capacity to 16 million gallons per day(MGD).						

SERVICE COST PER UNIT

Using the allocated costs assigned in **Table 10.8** shows the combined cost per service unit for the Neely and Greenfield Service Areas.

TABLE 10.8: WASTEWATER COST PER SERVICE UNIT

DESCRIPTION	NEELY SERVICE AREA	GREENFIELD SERVICE AREA	NOTES
Treatment	$0	$19,111,125	Table 10.4
Reuse/Recharge Expansion Projects	$21,027,558	$21,003,545	Tables 10.5-10.6
Total 10-Year Cost Allocation	**$21,027,558**	**$40,114,670**	
Existing SDF Balance Offset [1]	($1,856,459)	($8,999,727)	FY 2024 Beginning Fund Balance
IIP and Fee Study	$3,163	$7,774	Actual Cost Allocated Based on % of Demand
Net 10-Year Cost Allocation	$19,174,262	$31,122,717	
10-Year Increase in Demand (average GPD)	565,500	1,389,900	Tables 10.1-10.2
Net Cost per Gallon	**$33.90**	**$22.39**	
Average Day Gallons of Demand per ERU	163	195	Table 10.3
3/4-inch Fee (Equivalent to one ERU)	**$5,520**	**$4,366**	
1. The Town currently has a positive Sewer SDF fund balance for both the Neely and Greenfield Service Areas. It isincluded here as an offset to future cost, thus shown as a negativenumber.			

WASTEWATER SDF CALCULATION

Like the water fees, the wastewater SDFs are assessed by meter size and increase based on the AWWA meter capacity relationships.[2] One ERU is equated to a 3/4-inch meter, which is the smallest and most common meter size available. The following provides the calculated fees by meter size.

TABLE 10.9: NEELY WASTEWATER SDF BY METER SIZE

METER SIZE	RATIO	CALCULATED FEES	CURRENT FEES	$ CHANGE	% CHANGE
3/4-inch	1.00	$5,520	$157	$5,363	3416%
1-inch	1.67	$9,218	$262	$8,956	3418%
1 1/2-inch	3.33	$18,382	$522	$17,860	3421%
2-inch	5.33	$29,422	$834	$28,588	3428%
3" Meter Ratio = 11.67, 4" Meter Ratio = 20.00, 6" Meter Ratio =41.67					

[2] AWWA M6 Manual, 5th Edition "Water Meters-Selection, Installation, Testing, and Maintenance".

TABLE 10.10: GREENFIELD WASTEWATER SDF BY METER SIZE

METER SIZE	RATIO	CALCULATED FEES	CURRENT FEES	$ CHANGE	% CHANGE
3/4-inch	1.00	$4,366	$2,586	$1,780	69%
1-inch	1.67	$7,291	$4,318	$2,973	69%
1 1/2-inch	3.33	$14,539	$8,610	$5,929	69%
2-inch	5.33	$23,271	$13,780	$9,491	69%

3" Meter Ratio = 11.67, 4" Meter Ratio = 20.00, 6" Meter Ratio =41.67

SDFs for meter sizes greater than 2 inches should be based on the ratio of their average day demands to the average day demand of a 3/4-inch meter or one ERU.

REVENUE FORECAST

The Greenfield and Neely revenue forecasts are shown in **Table 10.11**.

TABLE 10.11: WASTEWATER SDF REVENUE FORECAST

DESCRIPTION	NEELY ERUS ADDED	3/4-INCH SDF	NEELY REVENUE FORECAST	GREENFIELD ERUS ADDED	3/4-INCH SDF	GREENFIELD REVENUE FORECAST	COMBINED REVENUE FORECAST
Residential	1,732	$5,520	$9,560,640	4,279	$4,366	$18,682,114	$28,242,754
Industrial	2	$5,520	$11,040	755	$4,366	$3,296,330	$3,307,370
Commercial	342	$5,520	$1,887,840	978	$4,366	$4,269,948	$6,157,788
Office & Other Services	1,394	$5,520	$7,694,880	1,115	$4,366	$4,868,090	$12,562,970
Total	**3,470**		**$19,154,400**	**7,127**		**$31,116,482**	**$50,270,882**

APPENDIX A: NON-RESIDENTIAL LAND USE CLASSIFICATIONS

Town of Gilbert
Development Categorized Under Proposed Land Use Type

Industrial	Commercial	Office and Other
Airport and Aircraft	Amusement Park	Administrative Office
Cement Plants	Art Gallery	Animal Hospltal/Kennel/Pound
Custom Manufacturing	Athletic Club	Bank
Hazardous Waste Facility	Automobile Dealer	Chapel
Incineration of Garbage or Organic Matter	Automobile Body Shop	Church
Light Assembly	Automobile Repair Facility	Communications Building/Center
General Manufacturing	Bar/Tavern	Community Center .
Slaughterhouse	Barber Shop	Convalescent Hospital/Home
Medical Marijuana	Beauty Shop	Credit Union
Metal Refining/Smelting	Boutiques	Daycare
Oil Refinery	Bowling Alley	Educational - Elementart School
Recycling Facility	Car Wash - public	Educational - Jr. High School
Salvage and Wrecking	Department Store	Educational - Above Grade 12
Tanneries	Drug Store	Educational - High School
Warehousing and Storage	Fast Food Restaurant	Financial Institution
	Fitness Club	Fire Station
	Gas Station Canopy Struct.	Group care facility (> than 10 occupants)
	Gasoline Fueling Station	Hospital - Full Service
	Golf Course	Medical Clinic
	Golf Course (miniature)	Municipal Office
	Golf Course pro shop	Museum
	Grocery Store	Police Station
	Hair Salon	Professional Office
	Health Club	Recreation Center
	Hotel	Rectory
	Mall Complex	Seminary
	Machine Shop - retail pub	Synagogue
	Motel	Televislon/Radlo Station
	Movie Theater	Waste Water Treatment Plant
	Print Shop Retail/Public	Water Treatment Plant
	Resort	
	Restaurant	
	Retail Shop	
	Retail Strip Center	
	Skating Rink	

APPENDIX B: APPLICABLE DEBT

WATER RESOURCES MUNICIPAL PROPERTY CORPORATION BONDS

WATER RESOURCES MUNICIPAL PROPERTY CORPORATION BONDS OUTSTANDING

	$108,570,000 Senior Lien Utility System Revenue Bonds, Series 2022 A Dated: 6/14/2022		$364,435,000 Senior Lien Utility System Revenue Bonds, Series 2022 B Dated: 6/14/2022		$37,460,000 Senior Lien Utility System Revenue Bonds, Series 2018 Dated: 5/22/2018		$115,940,000 Senior Lien Utility System Revenue and Revenue Refunding Bonds, Series 2016 Dated: 6/30/2016		
Fiscal	Maturity (July 15)		Maturity (July 15)		Maturity (July 1)		Maturity (July 1)		
Year	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Total
2023					$2,335,000	5.00%	$6,445,000	5.00%	$8,780,000
2024			$10,955,000	5.00%	2,450,000	5.00%	6,750,000	5.00%	20,155,000
2025			11,515,000	5.00%	2,575,000	5.00%	7,080,000	5.00%	21,170,000
2026			12,105,000	5.00%	2,700,000	5.00%	7,455,000	4.00%	22,260,000
2027			12,730,000	5.00%	2,835,000	5.00%*	7,740,000	5.00%*	23,305,000
2028			13,380,000	5.00%	2,980,000	5.00%*	8,125,000	2.25%*	24,485,000
2029			14,065,000	5.00%	3,130,000	5.00%*	8,315,000	3.00%*	25,510,000
2030			14,790,000	5.00%	3,285,000	5.00%*	8,550,000	4.00%*	26,625,000
2031	$815,000	5.00%	15,545,000	5.00%	3,450,000	5.00%*	6,835,000	4.00%*	26,645,000
2032	4,280,000	5.00%	16,345,000	5.00%			2,950,000	4.00%*	23,575,000
2033	4,500,000	5.00%	17,180,000	5.00%			3,070,000	4.00%*	24,750,000
2034	4,730,000	5.00%*	18,065,000	5.00%*			3,190,000	4.00%*	25,985,000
2035	4,975,000	5.00%*	18,990,000	5.00%*			3,320,000	4.00%*	27,285,000
2036	5,230,000	5.00%*	19,965,000	5.00%*			3,450,000	4.00%*	28,645,000
2037	5,495,000	5.00%*	20,985,000	5.00%*					26,480,000
2038	5,750,000	4.00%*	9,270,000	4.00%*					15,020,000
2038			12,745,000	5.00%*					12,745,000
2039	6,015,000	5.00%*	23,095,000	5.00%*					29,110,000
2040	6,290,000	4.00%*	24,155,000	4.00%*					30,445,000
2041	6,545,000	4.00%*	25,145,000	4.00%*					31,690,000
2042	6,815,000	4.00%*	26,170,000	4.00%*					32,985,000
2043	7,090,000	4.00%*	27,240,000	4.00%*					34,330,000
2044	7,380,000	4.00%*							7,380,000
2045	7,685,000	4.00%*							7,685,000
2046	7,995,000	4.00%*							7,995,000
2047	8,320,000	4.00%*							8,320,000
2048	8,660,000	4.00%*							8,660,000
Total	**$108,570,000**		**$364,435,000**		**$25,740,000**		**$83,275,000**		**$582,020,000**
Call:	*** 7/15/2032 @ 100%**		*** 7/15/2032 @ 100%**		*** 7/1/2026 @ 100%**		*** 7/1/2026 @ 100%**		

DESCRIPTION OF WATER RESOURCES MUNICIPAL PROPERTY CORPORATION BONDS

Description

A Municipal Property Corporation ("MPC") is a non-profit corporation created by the Town as a mechanism for the purpose of financing the construction or acquisition of Town capital improvement projects or refinancing debt issued for such purposes. The MPC is governed by a board of directors consisting of citizens from the community appointed by the Town Council. MPC bonds are secured by enterprise funds, excise taxes or other undesignated general fund revenues. These bonds may be issued without a vote of the citizens and without limitation as to interest rate or amount.

Most municipalities in Arizona, including the Town of Gilbert, have utilized non-profit corporations to finance major public projects. A significant advantage of the MPC structure is that certain municipal capital needs can be financed without regard to, or effect on, statutory municipal bonding approvals.

Under this method of financing the Town acquires the desired facilities from the non-profit corporation by means of a purchase agreement or a lease-purchase contract. In order to obtain the funds necessary for the construction of the facilities, the MPC issues its own bonds. The improvements financed or refinanced with the MPC bonds are (i) initially acquired by the MPC and then purchased by the Town by making purchase payments; or (ii) leased by the MPC to the Town for lease-rental payments. The purchase payments or lease-rental payments mirror the semi-annual interest and annual principal payments on the MPC bonds.

Under this arrangement, the Town pledges its water and wastewater utility system revenues and system development fees to make required payments to the MPC. The use of *ad valorem* (property) taxes for this purpose is specifically prohibited.

Similar to Revenue bonds, which were previously discussed, MPC bonds would pay slightly higher interest rates than a General Obligation bond issue.

Debt Limitation

Although there is no statutory limitation as to the amount of bonds the MPC may issue, there are legal limitations through the covenants in the indenture.

Bond Ratings

The Town's current bond rating for the Water Resources Municipal Property Corporation Bonds are presented below:

	Moody's	Standard & Poor's	Fitch
Water Resources Municipal Property Corporation Bonds	N/R	AAA	AAA

Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds
Combined Debt Service

Date	Principal	Interest	Total P+I	Fiscal Total
06/14/2022	-	-	-	-
01/01/2023	-	2,336,406.25	2,336,406.25	-
01/15/2023	-	12,780,240.70	12,780,240.70	-
07/01/2023	8,780,000.00	2,336,406.25	11,116,406.25	26,233,053.20
07/15/2023	10,955,000.00	10,902,575.00	21,857,575.00	-
01/01/2024	-	2,116,906.25	2,116,906.25	-
01/15/2024	-	10,628,700.00	10,628,700.00	-
07/01/2024	9,200,000.00	2,116,906.25	11,316,906.25	45,920,087.50
07/15/2024	11,515,000.00	10,628,700.00	22,143,700.00	-
01/01/2025	-	1,886,906.25	1,886,906.25	-
01/15/2025	-	10,340,825.00	10,340,825.00	-
07/01/2025	9,655,000.00	1,886,906.25	11,541,906.25	45,913,337.50
07/15/2025	12,105,000.00	10,340,825.00	22,445,825.00	-
01/01/2026	-	1,645,531.25	1,645,531.25	-
01/15/2026	-	10,038,200.00	10,038,200.00	-
07/01/2026	10,155,000.00	1,645,531.25	11,800,531.25	45,930,087.50
07/15/2026	12,730,000.00	10,038,200.00	22,768,200.00	-
01/01/2027	-	1,428,931.25	1,428,931.25	-
01/15/2027	-	9,719,950.00	9,719,950.00	-
07/01/2027	10,575,000.00	1,428,931.25	12,003,931.25	45,921,012.50
07/15/2027	13,380,000.00	9,719,950.00	23,099,950.00	-
01/01/2028	-	1,164,556.25	1,164,556.25	-
01/15/2028	-	9,385,450.00	9,385,450.00	-
07/01/2028	11,105,000.00	1,164,556.25	12,269,556.25	45,919,512.50
07/15/2028	14,065,000.00	9,385,450.00	23,450,450.00	-
01/01/2029	-	998,650.00	998,650.00	-
01/15/2029	-	9,033,825.00	9,033,825.00	-
07/01/2029	11,445,000.00	998,650.00	12,443,650.00	45,926,575.00
07/15/2029	14,790,000.00	9,033,825.00	23,823,825.00	-
01/01/2030	-	795,675.00	795,675.00	-
01/15/2030	-	8,664,075.00	8,664,075.00	-
07/01/2030	11,835,000.00	795,675.00	12,630,675.00	45,914,250.00
07/15/2030	16,360,000.00	8,664,075.00	25,024,075.00	-
01/01/2031	-	542,550.00	542,550.00	-
01/15/2031	-	8,255,075.00	8,255,075.00	-
07/01/2031	10,285,000.00	542,550.00	10,827,550.00	44,649,250.00
07/15/2031	20,625,000.00	8,255,075.00	28,880,075.00	-
01/01/2032	-	319,600.00	319,600.00	-
01/15/2032	-	7,739,450.00	7,739,450.00	-
07/01/2032	2,950,000.00	319,600.00	3,269,600.00	40,208,725.00
07/15/2032	21,680,000.00	7,739,450.00	29,419,450.00	-
01/01/2033	-	260,600.00	260,600.00	-
01/15/2033	-	7,197,450.00	7,197,450.00	-
07/01/2033	3,070,000.00	260,600.00	3,330,600.00	40,208,100.00
07/15/2033	22,795,000.00	7,197,450.00	29,992,450.00	-

Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds
Combined Debt Service

Date	Principal	Interest	Total P+I	Fiscal Total
01/01/2034	-	199,200.00	199,200.00	-
01/15/2034	-	6,627,575.00	6,627,575.00	-
07/01/2034	3,190,000.00	199,200.00	3,389,200.00	40,208,425.00
07/15/2034	23,965,000.00	6,627,575.00	30,592,575.00	-
01/01/2035	-	135,400.00	135,400.00	-
01/15/2035	-	6,028,450.00	6,028,450.00	-
07/01/2035	3,320,000.00	135,400.00	3,455,400.00	40,211,825.00
07/15/2035	25,195,000.00	6,028,450.00	31,223,450.00	-
01/01/2036	-	69,000.00	69,000.00	-
01/15/2036	-	5,398,575.00	5,398,575.00	-
07/01/2036	3,450,000.00	69,000.00	3,519,000.00	40,210,025.00
07/15/2036	26,480,000.00	5,398,575.00	31,878,575.00	-
01/15/2037	-	4,736,575.00	4,736,575.00	-
07/01/2037	-	-	-	36,615,150.00
07/15/2037	27,765,000.00	4,736,575.00	32,501,575.00	-
01/15/2038	-	4,117,550.00	4,117,550.00	-
07/01/2038	-	-	-	36,619,125.00
07/15/2038	29,110,000.00	4,117,550.00	33,227,550.00	-
01/15/2039	-	3,389,800.00	3,389,800.00	-
07/01/2039	-	-	-	36,617,350.00
07/15/2039	30,445,000.00	3,389,800.00	33,834,800.00	-
01/15/2040	-	2,780,900.00	2,780,900.00	-
07/01/2040	-	-	-	36,615,700.00
07/15/2040	31,690,000.00	2,780,900.00	34,470,900.00	-
01/15/2041	-	2,147,100.00	2,147,100.00	-
07/01/2041	-	-	-	36,618,000.00
07/15/2041	32,985,000.00	2,147,100.00	35,132,100.00	-
01/15/2042	-	1,487,400.00	1,487,400.00	-
07/01/2042	-	-	-	36,619,500.00
07/15/2042	34,330,000.00	1,487,400.00	35,817,400.00	-
01/15/2043	-	800,800.00	800,800.00	-
07/01/2043	-	-	-	36,618,200.00
07/15/2043	7,380,000.00	800,800.00	8,180,800.00	-
01/15/2044	-	653,200.00	653,200.00	-
07/01/2044	-	-	-	8,834,000.00
07/15/2044	7,685,000.00	653,200.00	8,338,200.00	-
01/15/2045	-	499,500.00	499,500.00	-
07/01/2045	-	-	-	8,837,700.00
07/15/2045	7,995,000.00	499,500.00	8,494,500.00	-
01/15/2046	-	339,600.00	339,600.00	-
07/01/2046	-	-	-	8,834,100.00
07/15/2046	8,320,000.00	339,600.00	8,659,600.00	-
01/15/2047	-	173,200.00	173,200.00	-
07/01/2047	-	-	-	8,832,800.00
07/15/2047	8,660,000.00	173,200.00	8,833,200.00	-
07/01/2048	-	-	-	8,833,200.00
Total	**$582,020,000.00**	**$311,849,090.70**	**$893,869,090.70**	**-**

WATER RESOURCES MUNICIPAL PROPERTY CORPORATION BONDS

Bond Sale Summary and Debt Service Requirements

BOND SALE SUMMARY

$473,005,000
TOWN OF GILBERT, ARIZONA
WATER RESOURCES MUNICIPAL PROPERTY CORPORATION
SENIOR LIEN UTILITY SYSTEM REVENUE BONDS, SERIES 2022
(GREEN BONDS)

Purpose of Financing:	The Bonds were issued in order to provide funds to make improvements to the Town's Water and Wastewater Systems. The Bonds were issued to make System Improvements to the North Water Treatment Plant ("NWTP") and other related water projects. The NWTP project will rebuild the existing 45 million gallons per day ("MGD") facility and will expand the existing 45 MGD facility into a 60 MGD facility. Other water projects anticipated to be completed include repair and replacement of certain water lines throughout the Town and may include the purchase of water rights.
Dated Date:	June 14, 2022
Closing Date:	June 14, 2022
Principal Maturities:	July 15, 2023 to July 15, 2047
Optional Redemption:	The Bonds maturing on or after July 15, 2033, will be subject to redemption, at the option of the Corporation, as directed by the Town, in whole or in part at any time in increments of $5,000 of principal amount due on a specific maturity date, in any order of maturity as directed by the Town and by lot within a maturity, after July 15, 2032, and thereafter by payment of the principal amount of each Bond at the redemption price of the principal amount to be redeemed, plus the interest accrued to the date fixed for redemption, without premium.
Mandatory Redemption:	The Bonds maturing July 15, 2047 will be subject to mandatory redemption on the following dates and in the following amounts at a price equal to the principal amount thereof plus interest accrued to the date of redemption, but without premium:

Term Bonds Due July 15, 2047

Redemption Date (July 15)	Principal Amount
2043	$7,380,000
2044	7,685,000
2045	7,995,000
2046	8,320,000
2047*	8,660,000

* Maturity Date.

$473,005,000
TOWN OF GILBERT, ARIZONA
WATER RESOURCES MUNICIPAL PROPERTY CORPORATION
SENIOR LIEN UTILITY SYSTEM REVENUE BONDS,SERIES 2022
(GREEN BONDS)
(Cont.)

Average Life:	13.518 years
Bond Yield:	3.804%
Bond Ratings (Original):	Standard & Poor's "AAA" Fitch "AAA"
Insurance:	None
Debt Service Reserve Requirement:	None
Current Trustee, Bond Registrar and Paying Agent:	U.S. Bank Trust Company, National Association
Bond Counsel:	Gust Rosenfeld P.L.C.
Second Party Opinion (Green Bonds):	Kestrel Verifiers – Sustainable Water Management Standard
Independent Engineer:	Willdan Financial Services

$473,005,000
Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds, Series 2022 (Green Bonds)

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/14/2022	-	-	-	-	-
01/15/2023	-	-	12,780,240.69	12,780,240.69	-
07/01/2023	-	-	-	-	12,780,240.69
07/15/2023	10,955,000.00	5.000%	10,902,575.00	21,857,575.00	-
01/15/2024	-	-	10,628,700.00	10,628,700.00	-
07/01/2024	-	-	-	-	32,486,275.00
07/15/2024	11,515,000.00	5.000%	10,628,700.00	22,143,700.00	-
01/15/2025	-	-	10,340,825.00	10,340,825.00	-
07/01/2025	-	-	-	-	32,484,525.00
07/15/2025	12,105,000.00	5.000%	10,340,825.00	22,445,825.00	-
01/15/2026	-	-	10,038,200.00	10,038,200.00	-
07/01/2026	-	-	-	-	32,484,025.00
07/15/2026	12,730,000.00	5.000%	10,038,200.00	22,768,200.00	-
01/15/2027	-	-	9,719,950.00	9,719,950.00	-
07/01/2027	-	-	-	-	32,488,150.00
07/15/2027	13,380,000.00	5.000%	9,719,950.00	23,099,950.00	-
01/15/2028	-	-	9,385,450.00	9,385,450.00	-
07/01/2028	-	-	-	-	32,485,400.00
07/15/2028	14,065,000.00	5.000%	9,385,450.00	23,450,450.00	-
01/15/2029	-	-	9,033,825.00	9,033,825.00	-
07/01/2029	-	-	-	-	32,484,275.00
07/15/2029	14,790,000.00	5.000%	9,033,825.00	23,823,825.00	-
01/15/2030	-	-	8,664,075.00	8,664,075.00	-
07/01/2030	-	-	-	-	32,487,900.00
07/15/2030	16,360,000.00	5.000%	8,664,075.00	25,024,075.00	-
01/15/2031	-	-	8,255,075.00	8,255,075.00	-
07/01/2031	-	-	-	-	33,279,150.00
07/15/2031	20,625,000.00	5.000%	8,255,075.00	28,880,075.00	-
01/15/2032	-	-	7,739,450.00	7,739,450.00	-
07/01/2032	-	-	-	-	36,619,525.00
07/15/2032	21,680,000.00	5.000%	7,739,450.00	29,419,450.00	-
01/15/2033	-	-	7,197,450.00	7,197,450.00	-
07/01/2033	-	-	-	-	36,616,900.00
07/15/2033	22,795,000.00	5.000%	7,197,450.00	29,992,450.00	-
01/15/2034	-	-	6,627,575.00	6,627,575.00	-
07/01/2034	-	-	-	-	36,620,025.00
07/15/2034	23,965,000.00	5.000%	6,627,575.00	30,592,575.00	-
01/15/2035	-	-	6,028,450.00	6,028,450.00	-
07/01/2035	-	-	-	-	36,621,025.00
07/15/2035	25,195,000.00	5.000%	6,028,450.00	31,223,450.00	-
01/15/2036	-	-	5,398,575.00	5,398,575.00	-
07/01/2036	-	-	-	-	36,622,025.00
07/15/2036	26,480,000.00	5.000%	5,398,575.00	31,878,575.00	-
01/15/2037	-	-	4,736,575.00	4,736,575.00	-
07/01/2037	-	-	-	-	36,615,150.00

$473,005,000
Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds, Series 2022 (Green Bonds)

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/15/2037	27,765,000.00	4.459%	4,736,575.00	32,501,575.00	-
01/15/2038	-	-	4,117,550.00	4,117,550.00	-
07/01/2038	-	-	-	-	36,619,125.00
07/15/2038	29,110,000.00	5.000%	4,117,550.00	33,227,550.00	-
01/15/2039	-	-	3,389,800.00	3,389,800.00	-
07/01/2039	-	-	-	-	36,617,350.00
07/15/2039	30,445,000.00	4.000%	3,389,800.00	33,834,800.00	-
01/15/2040	-	-	2,780,900.00	2,780,900.00	-
07/01/2040	-	-	-	-	36,615,700.00
07/15/2040	31,690,000.00	4.000%	2,780,900.00	34,470,900.00	-
01/15/2041	-	-	2,147,100.00	2,147,100.00	-
07/01/2041	-	-	-	-	36,618,000.00
07/15/2041	32,985,000.00	4.000%	2,147,100.00	35,132,100.00	-
01/15/2042	-	-	1,487,400.00	1,487,400.00	-
07/01/2042	-	-	-	-	36,619,500.00
07/15/2042	34,330,000.00	4.000%	1,487,400.00	35,817,400.00	-
01/15/2043	-	-	800,800.00	800,800.00	-
07/01/2043	-	-	-	-	36,618,200.00
07/15/2043	7,380,000.00	4.000%	800,800.00	8,180,800.00	-
01/15/2044	-	-	653,200.00	653,200.00	-
07/01/2044	-	-	-	-	8,834,000.00
07/15/2044	7,685,000.00	4.000%	653,200.00	8,338,200.00	-
01/15/2045	-	-	499,500.00	499,500.00	-
07/01/2045	-	-	-	-	8,837,700.00
07/15/2045	7,995,000.00	4.000%	499,500.00	8,494,500.00	-
01/15/2046	-	-	339,600.00	339,600.00	-
07/01/2046	-	-	-	-	8,834,100.00
07/15/2046	8,320,000.00	4.000%	339,600.00	8,659,600.00	-
01/15/2047	-	-	173,200.00	173,200.00	-
07/01/2047	-	-	-	-	8,832,800.00
07/15/2047	8,660,000.00	4.000%	173,200.00	8,833,200.00	-
07/01/2048	-	-	-	-	8,833,200.00
Total	**$473,005,000.00**	**-**	**$284,049,265.69**	**$757,054,265.69**	**-**

$108,570,000
Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds, Series 2022 A (Green Bonds)

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/15/2037	5,750,000.00	4.000%	1,600,975.00	7,350,975.00	-
01/15/2038	-	-	1,485,975.00	1,485,975.00	-
07/01/2038	-	-	-	-	8,836,950.00
07/15/2038	6,015,000.00	5.000%	1,485,975.00	7,500,975.00	-
01/15/2039	-	-	1,335,600.00	1,335,600.00	-
07/01/2039	-	-	-	-	8,836,575.00
07/15/2039	6,290,000.00	4.000%	1,335,600.00	7,625,600.00	-
01/15/2040	-	-	1,209,800.00	1,209,800.00	-
07/01/2040	-	-	-	-	8,835,400.00
07/15/2040	6,545,000.00	4.000%	1,209,800.00	7,754,800.00	-
01/15/2041	-	-	1,078,900.00	1,078,900.00	-
07/01/2041	-	-	-	-	8,833,700.00
07/15/2041	6,815,000.00	4.000%	1,078,900.00	7,893,900.00	-
01/15/2042	-	-	942,600.00	942,600.00	-
07/01/2042	-	-	-	-	8,836,500.00
07/15/2042	7,090,000.00	4.000%	942,600.00	8,032,600.00	-
01/15/2043	-	-	800,800.00	800,800.00	-
07/01/2043	-	-	-	-	8,833,400.00
07/15/2043	7,380,000.00	4.000%	800,800.00	8,180,800.00	-
01/15/2044	-	-	653,200.00	653,200.00	-
07/01/2044	-	-	-	-	8,834,000.00
07/15/2044	7,685,000.00	4.000%	653,200.00	8,338,200.00	-
01/15/2045	-	-	499,500.00	499,500.00	-
07/01/2045	-	-	-	-	8,837,700.00
07/15/2045	7,995,000.00	4.000%	499,500.00	8,494,500.00	-
01/15/2046	-	-	339,600.00	339,600.00	-
07/01/2046	-	-	-	-	8,834,100.00
07/15/2046	8,320,000.00	4.000%	339,600.00	8,659,600.00	-
01/15/2047	-	-	173,200.00	173,200.00	-
07/01/2047	-	-	-	-	8,832,800.00
07/15/2047	8,660,000.00	4.000%	173,200.00	8,833,200.00	-
07/01/2048	-	-	-	-	8,833,200.00
Total	**$108,570,000.00**	**-**	**$82,807,097.78**	**$191,377,097.78**	**-**

$108,570,000
Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds, Series 2022 A (Green Bonds)

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/14/2022	-	-	-	-	-
01/15/2023	-	-	2,756,597.78	2,756,597.78	-
07/01/2023	-	-	-	-	2,756,597.78
07/15/2023	-	-	2,351,600.00	2,351,600.00	-
01/15/2024	-	-	2,351,600.00	2,351,600.00	-
07/01/2024	-	-	-	-	4,703,200.00
07/15/2024	-	-	2,351,600.00	2,351,600.00	-
01/15/2025	-	-	2,351,600.00	2,351,600.00	-
07/01/2025	-	-	-	-	4,703,200.00
07/15/2025	-	-	2,351,600.00	2,351,600.00	-
01/15/2026	-	-	2,351,600.00	2,351,600.00	-
07/01/2026	-	-	-	-	4,703,200.00
07/15/2026	-	-	2,351,600.00	2,351,600.00	-
01/15/2027	-	-	2,351,600.00	2,351,600.00	-
07/01/2027	-	-	-	-	4,703,200.00
07/15/2027	-	-	2,351,600.00	2,351,600.00	-
01/15/2028	-	-	2,351,600.00	2,351,600.00	-
07/01/2028	-	-	-	-	4,703,200.00
07/15/2028	-	-	2,351,600.00	2,351,600.00	-
01/15/2029	-	-	2,351,600.00	2,351,600.00	-
07/01/2029	-	-	-	-	4,703,200.00
07/15/2029	-	-	2,351,600.00	2,351,600.00	-
01/15/2030	-	-	2,351,600.00	2,351,600.00	-
07/01/2030	-	-	-	-	4,703,200.00
07/15/2030	815,000.00	5.000%	2,351,600.00	3,166,600.00	-
01/15/2031	-	-	2,331,225.00	2,331,225.00	-
07/01/2031	-	-	-	-	5,497,825.00
07/15/2031	4,280,000.00	5.000%	2,331,225.00	6,611,225.00	-
01/15/2032	-	-	2,224,225.00	2,224,225.00	-
07/01/2032	-	-	-	-	8,835,450.00
07/15/2032	4,500,000.00	5.000%	2,224,225.00	6,724,225.00	-
01/15/2033	-	-	2,111,725.00	2,111,725.00	-
07/01/2033	-	-	-	-	8,835,950.00
07/15/2033	4,730,000.00	5.000%	2,111,725.00	6,841,725.00	-
01/15/2034	-	-	1,993,475.00	1,993,475.00	-
07/01/2034	-	-	-	-	8,835,200.00
07/15/2034	4,975,000.00	5.000%	1,993,475.00	6,968,475.00	-
01/15/2035	-	-	1,869,100.00	1,869,100.00	-
07/01/2035	-	-	-	-	8,837,575.00
07/15/2035	5,230,000.00	5.000%	1,869,100.00	7,099,100.00	-
01/15/2036	-	-	1,738,350.00	1,738,350.00	-
07/01/2036	-	-	-	-	8,837,450.00
07/15/2036	5,495,000.00	5.000%	1,738,350.00	7,233,350.00	-
01/15/2037	-	-	1,600,975.00	1,600,975.00	-
07/01/2037	-	-	-	-	8,834,325.00

$364,435,000
Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds, Series 2022 B (Green Bonds)

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/14/2022	-	-	-	-	-
01/15/2023	-	-	10,023,642.92	10,023,642.92	-
07/01/2023	-	-	-	-	10,023,642.92
07/15/2023	10,955,000.00	5.000%	8,550,975.00	19,505,975.00	-
01/15/2024	-	-	8,277,100.00	8,277,100.00	-
07/01/2024	-	-	-	-	27,783,075.00
07/15/2024	11,515,000.00	5.000%	8,277,100.00	19,792,100.00	-
01/15/2025	-	-	7,989,225.00	7,989,225.00	-
07/01/2025	-	-	-	-	27,781,325.00
07/15/2025	12,105,000.00	5.000%	7,989,225.00	20,094,225.00	-
01/15/2026	-	-	7,686,600.00	7,686,600.00	-
07/01/2026	-	-	-	-	27,780,825.00
07/15/2026	12,730,000.00	5.000%	7,686,600.00	20,416,600.00	-
01/15/2027	-	-	7,368,350.00	7,368,350.00	-
07/01/2027	-	-	-	-	27,784,950.00
07/15/2027	13,380,000.00	5.000%	7,368,350.00	20,748,350.00	-
01/15/2028	-	-	7,033,850.00	7,033,850.00	-
07/01/2028	-	-	-	-	27,782,200.00
07/15/2028	14,065,000.00	5.000%	7,033,850.00	21,098,850.00	-
01/15/2029	-	-	6,682,225.00	6,682,225.00	-
07/01/2029	-	-	-	-	27,781,075.00
07/15/2029	14,790,000.00	5.000%	6,682,225.00	21,472,225.00	-
01/15/2030	-	-	6,312,475.00	6,312,475.00	-
07/01/2030	-	-	-	-	27,784,700.00
07/15/2030	15,545,000.00	5.000%	6,312,475.00	21,857,475.00	-
01/15/2031	-	-	5,923,850.00	5,923,850.00	-
07/01/2031	-	-	-	-	27,781,325.00
07/15/2031	16,345,000.00	5.000%	5,923,850.00	22,268,850.00	-
01/15/2032	-	-	5,515,225.00	5,515,225.00	-
07/01/2032	-	-	-	-	27,784,075.00
07/15/2032	17,180,000.00	5.000%	5,515,225.00	22,695,225.00	-
01/15/2033	-	-	5,085,725.00	5,085,725.00	-
07/01/2033	-	-	-	-	27,780,950.00
07/15/2033	18,065,000.00	5.000%	5,085,725.00	23,150,725.00	-
01/15/2034	-	-	4,634,100.00	4,634,100.00	-
07/01/2034	-	-	-	-	27,784,825.00
07/15/2034	18,990,000.00	5.000%	4,634,100.00	23,624,100.00	-
01/15/2035	-	-	4,159,350.00	4,159,350.00	-
07/01/2035	-	-	-	-	27,783,450.00
07/15/2035	19,965,000.00	5.000%	4,159,350.00	24,124,350.00	-
01/15/2036	-	-	3,660,225.00	3,660,225.00	-
07/01/2036	-	-	-	-	27,784,575.00
07/15/2036	20,985,000.00	5.000%	3,660,225.00	24,645,225.00	-
01/15/2037	-	-	3,135,600.00	3,135,600.00	-
07/01/2037	-	-	-	-	27,780,825.00

$364,435,000
Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds, Series 2022 B (Green Bonds)

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/15/2037	22,015,000.00	4.579%	3,135,600.00	25,150,600.00	-
01/15/2038	-	-	2,631,575.00	2,631,575.00	-
07/01/2038	-	-	-	-	27,782,175.00
07/15/2038	23,095,000.00	5.000%	2,631,575.00	25,726,575.00	-
01/15/2039	-	-	2,054,200.00	2,054,200.00	-
07/01/2039	-	-	-	-	27,780,775.00
07/15/2039	24,155,000.00	4.000%	2,054,200.00	26,209,200.00	-
01/15/2040	-	-	1,571,100.00	1,571,100.00	-
07/01/2040	-	-	-	-	27,780,300.00
07/15/2040	25,145,000.00	4.000%	1,571,100.00	26,716,100.00	-
01/15/2041	-	-	1,068,200.00	1,068,200.00	-
07/01/2041	-	-	-	-	27,784,300.00
07/15/2041	26,170,000.00	4.000%	1,068,200.00	27,238,200.00	-
01/15/2042	-	-	544,800.00	544,800.00	-
07/01/2042	-	-	-	-	27,783,000.00
07/15/2042	27,240,000.00	4.000%	544,800.00	27,784,800.00	-
07/01/2043	-	-	-	-	27,784,800.00
Total	**$364,435,000.00**	**-**	**$201,242,167.92**	**$565,677,167.92**	**-**

BOND SALE SUMMARY

$37,460,000
TOWN OF GILBERT, ARIZONA
WATER RESOURCES MUNICIPAL PROPERTY CORPORATION
SENIOR LIEN UTILITY SYSTEM REVENUE BONDS,
SERIES 2018

Purpose of Financing:	The Bonds were issued in order to provide funds to make improvements to the Town's Wastewater System.
Dated Date:	May 22, 2018
Closing Date:	May 22, 2018
Principal Maturities:	July 1, 2018 to July 1, 2031
Redemption:	The Bonds maturing on or after July 1, 2027, will be subject to redemption, at the option of the Corporation, as directed by the Town, in whole or in part at any time in increments of $5,000 of principal amount due on a specific maturity date, in any order of maturity as directed by the Town and by lot within a maturity, on July 1, 2026, and thereafter by payment of the principal amount of each Bond at the redemption price of the principal amount to be redeemed, plus the interest accrued to the date fixed for redemption, without premium.
Average Bonds Life:	7.082 years
Bond Yield:	2.54%
Debt Service Reserve Requirement:	None
Bond Ratings (Original):	Standard & Poor's "AAA"
Insurance:	None
Current Trustee, Bond Registrar and Paying Agent:	U.S. Bank Trust Company, National Association
Bond Counsel:	Gust Rosenfeld P.L.C.

$37,460,000
Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue Bonds, Series 2018

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	643,500.00	643,500.00	-
07/01/2023	2,335,000.00	5.000%	643,500.00	2,978,500.00	3,622,000.00
01/01/2024	-	-	585,125.00	585,125.00	-
07/01/2024	2,450,000.00	5.000%	585,125.00	3,035,125.00	3,620,250.00
01/01/2025	-	-	523,875.00	523,875.00	-
07/01/2025	2,575,000.00	5.000%	523,875.00	3,098,875.00	3,622,750.00
01/01/2026	-	-	459,500.00	459,500.00	-
07/01/2026	2,700,000.00	5.000%	459,500.00	3,159,500.00	3,619,000.00
01/01/2027	-	-	392,000.00	392,000.00	-
07/01/2027	2,835,000.00	5.000%	392,000.00	3,227,000.00	3,619,000.00
01/01/2028	-	-	321,125.00	321,125.00	-
07/01/2028	2,980,000.00	5.000%	321,125.00	3,301,125.00	3,622,250.00
01/01/2029	-	-	246,625.00	246,625.00	-
07/01/2029	3,130,000.00	5.000%	246,625.00	3,376,625.00	3,623,250.00
01/01/2030	-	-	168,375.00	168,375.00	-
07/01/2030	3,285,000.00	5.000%	168,375.00	3,453,375.00	3,621,750.00
01/01/2031	-	-	86,250.00	86,250.00	-
07/01/2031	3,450,000.00	5.000%	86,250.00	3,536,250.00	3,622,500.00
Total	**$25,740,000.00**	**-**	**$6,852,750.00**	**$32,592,750.00**	**-**

BOND SALE SUMMARY

$115,940,000
TOWN OF GILBERT, ARIZONA
WATER RESOURCES MUNICIPAL PROPERTY CORPORATION
SENIOR LIEN UTILITY SYSTEM REVENUE AND REVENUE REFUNDING BONDS, SERIES 2016

Purpose of Financing: The Bonds were issued in order to provide funds to make improvements to the Town's Water System and to refund remaining Water Resources MPC System Development Fee and Subordinate Lien Water Utility Revenue Bonds, Series 2007.

Issue Series	Maturity Date (October 1)	Coupon	Principal Amount Outstanding and to be Refunded	Redemption Date (October 1)	Redemption Price	CUSIP© (d) No. 375306
2007	2016	5.00%	$ 4,500,000	N/A	N/A	AJ6
	2017	5.00	4,750,000	N/A	N/A	AK3
	2018	5.00	4,975,000	2017	100.00	AL1
	2019	5.00	5,225,000	2017	100.00	AM9
	2020	5.00	5,500,000	2017	100.00	AN7
	2021	5.00	5,775,000	2017	100.00	AP2
	2022	4.50	6,075,000	2017	100.00	AQ0
	2023	4.75	6,350,000	2017	100.00	AR8
	2024	4.75	6,650,000	2017	100.00	AS6
	2029	5.00	33,725,000	2017	100.00	AT4
	2032	4.75	9,060,000	2016	100.00	AU1
			$92,585,000			

Dated Date: June 30, 2016

Closing Date: June 30, 2016

Principal Maturities: July 1, 2017 to July 1, 2036

Redemption: The Bonds maturing on or after July 1, 2027, will be subject to redemption, at the option of the Corporation, as directed by the Town, in whole or in part at any time in increments of $5,000 of principal amount due on a specific maturity date, in any order of maturity as directed by the Town and by lot within a maturity, on July 1, 2026, and thereafter by payment of the principal amount of each Bond at the redemption price of the principal amount to be redeemed, plus the interest accrued to the date fixed for redemption, without premium.

$115,940,000
TOWN OF GILBERT, ARIZONA
WATER RESOURCES MUNICIPAL PROPERTY CORPORATION
SENIOR LIEN UTILITY SYSTEM REVENUE AND REVENUE REFUNDING BONDS, SERIES 2016
(Cont.)

Average Bonds Life Years:	10.12
Bond Yield:	1.92%
Bond Ratings (Original):	Standard & Poor's "AAA" Fitch "AA+"
Insurance:	None
Debt Service Reserve Fund Requirement:	None
Current Trustee, Bond Registrar and Paying Agent:	U.S. Bank Trust Company, National Association
Escrow Trustee:	U.S. Bank Trust Company, National Association
Verification Agent:	Grant Thornton LLP
Bond Counsel:	Greenberg Traurig, LLP

$115,940,000
Water Resources Municipal Property Corporation
Senior Lien Utility System Revenue
and Revenue Refunding Bonds, Series 2016

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	1,692,906.25	1,692,906.25	-
07/01/2023	6,445,000.00	5.000%	1,692,906.25	8,137,906.25	9,830,812.50
01/01/2024	-	-	1,531,781.25	1,531,781.25	-
07/01/2024	6,750,000.00	5.000%	1,531,781.25	8,281,781.25	9,813,562.50
01/01/2025	-	-	1,363,031.25	1,363,031.25	-
07/01/2025	7,080,000.00	5.000%	1,363,031.25	8,443,031.25	9,806,062.50
01/01/2026	-	-	1,186,031.25	1,186,031.25	-
07/01/2026	7,455,000.00	4.000%	1,186,031.25	8,641,031.25	9,827,062.50
01/01/2027	-	-	1,036,931.25	1,036,931.25	-
07/01/2027	7,740,000.00	5.000%	1,036,931.25	8,776,931.25	9,813,862.50
01/01/2028	-	-	843,431.25	843,431.25	-
07/01/2028	8,125,000.00	2.250%	843,431.25	8,968,431.25	9,811,862.50
01/01/2029	-	-	752,025.00	752,025.00	-
07/01/2029	8,315,000.00	3.000%	752,025.00	9,067,025.00	9,819,050.00
01/01/2030	-	-	627,300.00	627,300.00	-
07/01/2030	8,550,000.00	4.000%	627,300.00	9,177,300.00	9,804,600.00
01/01/2031	-	-	456,300.00	456,300.00	-
07/01/2031	6,835,000.00	4.000%	456,300.00	7,291,300.00	7,747,600.00
01/01/2032	-	-	319,600.00	319,600.00	-
07/01/2032	2,950,000.00	4.000%	319,600.00	3,269,600.00	3,589,200.00
01/01/2033	-	-	260,600.00	260,600.00	-
07/01/2033	3,070,000.00	4.000%	260,600.00	3,330,600.00	3,591,200.00
01/01/2034	-	-	199,200.00	199,200.00	-
07/01/2034	3,190,000.00	4.000%	199,200.00	3,389,200.00	3,588,400.00
01/01/2035	-	-	135,400.00	135,400.00	-
07/01/2035	3,320,000.00	4.000%	135,400.00	3,455,400.00	3,590,800.00
01/01/2036	-	-	69,000.00	69,000.00	-
07/01/2036	3,450,000.00	4.000%	69,000.00	3,519,000.00	3,588,000.00
Total	**$83,275,000.00**	**-**	**$20,947,075.00**	**$104,222,075.00**	**-**

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION BONDS

Bond Sale Summary and Debt Service Requirements by Issue

BOND SALE SUMMARY

TOWN OF GILBERT, ARIZONA
PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION

$6,450,000	**$43,075,000**
REVENUE BONDS, SERIES 2017	**REVENUE REFUNDING BONDS, SERIES 2017**

Purpose of Financing: The Bonds were issued to finance the acquisition and construction of a fire station and equipment and to refund a portion of the outstanding bonds. They are payable from Excise Taxes and State Shared Revenues which are pledged to the Corporation by way of a Second Amendment to the Series 2009 Ground Lease on certain real property owned by the Town.

Refunded Issue	Maturity Date (July 1)	Principal Amount Outstanding	Principal Amount to be Refunded	Prior Redemption Date	Redemption Price	CUSIP® (a) (Base No. 375290)
Series 2009 Bonds	2020	$3,750,000	$3,750,000	7/1/2019	100.00%	BY8
	2021	2,380,000	2,380,000	7/1/2019	100.00	BZ5
	2022	5,000,000	5,000,000	7/1/2019	100.00	CA9
	2023	2,850,000	2,850,000	7/1/2019	100.00	CB7
	2024	5,075,000	5,075,000	7/1/2019	100.00	CC5
	2025	9,025,000	9,025,000	7/1/2019	100.00	CD3
	2026	6,575,000	6,575,000	7/1/2019	100.00	CE1
	2027	10,990,000	10,990,000	7/1/2019	100.00	CF8
	2028	11,200,000	11,200,000	7/1/2019	100.00	CG6
		$56,845,000	$56,845,000			

Dated Date: December 19, 2017

Closing Date: December 19, 2017

Principal Maturities: July 1, 2017, to July 1, 2027

Average Bond Life: 19.017 years

Bond Yield: 3.96%

Bond Ratings (Original): Moody's "Aa1"
Fitch "AAA"

Insurance: None

Redemption: The Bonds are not subject to any redemption provisions.

Current Trustee, Bond Registrar, And Paying Agent: The Bank of New York Mellon Trust Company, N.A.

Verification Agent: Grant Thornton LLP

Bond Counsel: Gust Rosenfeld, P.L.C.

$6,450,000
Public Facilities Municipal Property Corporation
Revenue Bonds, Series 2017

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	132,250.00	132,250.00	-
07/01/2023	1,000,000.00	4.000%	132,250.00	1,132,250.00	1,264,500.00
01/01/2024	-	-	112,250.00	112,250.00	-
07/01/2024	1,040,000.00	5.000%	112,250.00	1,152,250.00	1,264,500.00
01/01/2025	-	-	86,250.00	86,250.00	-
07/01/2025	1,095,000.00	5.000%	86,250.00	1,181,250.00	1,267,500.00
01/01/2026	-	-	58,875.00	58,875.00	-
07/01/2026	1,150,000.00	5.000%	58,875.00	1,208,875.00	1,267,750.00
01/01/2027	-	-	30,125.00	30,125.00	-
07/01/2027	1,205,000.00	5.000%	30,125.00	1,235,125.00	1,265,250.00
Total	**$5,490,000.00**	**-**	**$839,500.00**	**$6,329,500.00**	**-**

$43,075,000
Public Facilities Municipal Property Corporation
Revenue Refunding Bonds, Series 2017

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	621,875.00	621,875.00	-
07/01/2023	4,500,000.00	5.000%	621,875.00	5,121,875.00	5,743,750.00
01/01/2024	-	-	509,375.00	509,375.00	-
07/01/2024	4,730,000.00	5.000%	509,375.00	5,239,375.00	5,748,750.00
01/01/2025	-	-	391,125.00	391,125.00	-
07/01/2025	4,960,000.00	5.000%	391,125.00	5,351,125.00	5,742,250.00
01/01/2026	-	-	267,125.00	267,125.00	-
07/01/2026	5,210,000.00	5.000%	267,125.00	5,477,125.00	5,744,250.00
01/01/2027	-	-	136,875.00	136,875.00	-
07/01/2027	5,475,000.00	5.000%	136,875.00	5,611,875.00	5,748,750.00
Total	**$24,875,000.00**	**-**	**$3,852,750.00**	**$28,727,750.00**	**-**

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION BONDS

Allocation Breakouts

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION
PRINCIPAL ALLOCATION BY PURPOSE

Fiscal Year	Police	Fire	General Government	Parks	General Fund	Total
2022/23	$35,325	$1,317,475	$0	$2,228,400	$1,918,800	$5,500,000
2023/24	37,131	1,373,702	0	2,342,296	2,016,872	5,770,000
2024/25	38,936	1,444,928	0	2,456,192	2,114,944	6,055,000
2025/26	40,899	1,517,566	0	2,579,992	2,221,544	6,360,000
2026/27	42,979	1,591,261	0	2,711,220	2,334,540	6,680,000
Totals	**$195,269**	**$7,244,931**	**$0**	**$12,318,100**	**$10,606,700**	**$30,365,000**

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION
DEBT SERVICE BY PURPOSE

Fiscal Year	Police	Fire	General Government	Parks	General Fund	Total Debt Service
2022/23	$45,088	$1,669,722	$0	$2,844,305	$2,449,135	$7,008,250
2023/24	45,128	1,670,074	0	2,846,781	2,451,267	7,013,250
2024/25	45,077	1,672,616	0	2,843,562	2,448,495	7,009,750
2025/26	45,092	1,673,007	0	2,844,553	2,449,348	7,012,000
2026/27	45,128	1,670,824	0	2,846,781	2,451,267	7,014,000
Totals	**$225,513**	**$8,356,243**	**$0**	**$14,225,982**	**$12,249,513**	**$35,057,250**

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION

BONDS OUTSTANDING

System Development Fee Supported

Dated Date	Series	%	Original Amount	Purpose	Original Maturities	Balance Outstanding	Total
12/19/2017	2017	100.000%	$6,450,000	**Fire**	7/1/22 - 27	$5,490,000	
							$5,490,000
12/19/2017	2017 Ref	0.785%	$338,139	**Police**	7/1/18 - 27	$195,269	
		7.055%	3,038,941	**Fire**	7/1/18 - 27	1,754,931	
		49.520%	21,330,740	**Parks**	7/1/18 - 27	12,318,100	
							14,268,300
					Total Public Facilities MPC SDF Supported Bonds Outstanding:		**$19,758,300**

General Fund Supported

Dated Date	Series	%	Original Amount	Purpose	Original Maturities	Balance Outstanding	
12/19/2017	2017 Ref	42.640%	$18,367,180	Refunding	7/1/18 - 27	$10,606,700	
					Total Public Facilities MPC General Fund Supported Bonds Outstanding:		**$10,606,700**
					Total Public Facilities MPC Bonds Outstanding:		**$30,365,000**

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION

BONDS OUTSTANDING

System Development Fee Supported by Purpose by Issue

Series	Original Amount	Purpose	Original Maturities	Balance Outstanding	
2017 Ref	$338,139	**Police**	7/1/22 - 27	$195,269	
					$195,269
2017	$6,450,000	**Fire**	7/1/22 - 27	$5,490,000	
2017 Ref	3,038,941		7/1/18 - 27	1,754,931	
					7,244,931
2017 Ref	$21,330,740	**Parks**	7/1/22 - 27	$12,318,100	
					12,318,100
			Total Public Facilities MPC SDF Supported Bonds Outstanding:		**$19,758,300**

General Fund Supported by Purpose by Issue

Series	Original Amount	Purpose	Original Maturities	Balance Outstanding	
2017 Ref	$18,367,180	Refunding	7/1/18 - 27	$10,606,700	
			Total Public Facilities MPC General Fund Supported Bonds Outstanding:		**$10,606,700**
			Total Public Facilities MPC Bonds Outstanding:		**$30,365,000**

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION BONDS

Police System Development Fee Supported Allocation by Issue

Public Facilities Municipal Property Corporation
Revenue Refunding Bonds, Series 2017
[Police Portion]

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	4,881.72	4,881.72	-
07/01/2023	35,325.00	5.000%	4,881.72	40,206.72	45,088.44
01/01/2024	-	-	3,998.59	3,998.59	-
07/01/2024	37,130.50	5.000%	3,998.59	41,129.09	45,127.68
01/01/2025	-	-	3,070.33	3,070.33	-
07/01/2025	38,936.00	5.000%	3,070.33	42,006.33	45,076.66
01/01/2026	-	-	2,096.93	2,096.93	-
07/01/2026	40,898.50	5.000%	2,096.93	42,995.43	45,092.36
01/01/2027	-	-	1,074.47	1,074.47	-
07/01/2027	42,978.75	5.000%	1,074.47	44,053.22	45,127.69
Total	**$195,268.75**	**-**	**$30,244.08**	**$225,512.83**	**-**

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION BONDS

Fire System Development Fee Supported Allocation by Issue

Public Facilities Municipal Property Corporation
Combined Debt Service
[Fire Portion]

Date	Principal	Interest	Total P+I	Fiscal Total
01/01/2023	-	176,123.28	176,123.28	-
07/01/2023	1,317,475.00	176,123.28	1,493,598.28	1,669,721.56
01/01/2024	-	148,186.41	148,186.41	-
07/01/2024	1,373,701.50	148,186.41	1,521,887.91	1,670,074.32
01/01/2025	-	113,843.87	113,843.87	-
07/01/2025	1,444,928.00	113,843.87	1,558,771.87	1,672,615.74
01/01/2026	-	77,720.67	77,720.67	-
07/01/2026	1,517,565.50	77,720.67	1,595,286.17	1,673,006.84
01/01/2027	-	39,781.53	39,781.53	-
07/01/2027	1,591,261.25	39,781.53	1,631,042.78	1,670,824.31
Total	**$7,244,931.25**	**$1,111,311.52**	**$8,356,242.77**	**-**

Public Facilities Municipal Property Corporation
Revenue Bonds, Series 2017
[Fire Portion]

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	132,250.00	132,250.00	-
07/01/2023	1,000,000.00	4.000%	132,250.00	1,132,250.00	1,264,500.00
01/01/2024	-	-	112,250.00	112,250.00	-
07/01/2024	1,040,000.00	5.000%	112,250.00	1,152,250.00	1,264,500.00
01/01/2025	-	-	86,250.00	86,250.00	-
07/01/2025	1,095,000.00	5.000%	86,250.00	1,181,250.00	1,267,500.00
01/01/2026	-	-	58,875.00	58,875.00	-
07/01/2026	1,150,000.00	5.000%	58,875.00	1,208,875.00	1,267,750.00
01/01/2027	-	-	30,125.00	30,125.00	-
07/01/2027	1,205,000.00	5.000%	30,125.00	1,235,125.00	1,265,250.00
Total	**$5,490,000.00**	**-**	**$839,500.00**	**$6,329,500.00**	**-**

Public Facilities Municipal Property Corporation
Revenue Refunding Bonds, Series 2017
[Fire Portion]

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	43,873.28	43,873.28	-
07/01/2023	317,475.00	5.000%	43,873.28	361,348.28	405,221.56
01/01/2024	-	-	35,936.41	35,936.41	-
07/01/2024	333,701.50	5.000%	35,936.41	369,637.91	405,574.32
01/01/2025	-	-	27,593.87	27,593.87	-
07/01/2025	349,928.00	5.000%	27,593.87	377,521.87	405,115.74
01/01/2026	-	-	18,845.67	18,845.67	-
07/01/2026	367,565.50	5.000%	18,845.67	386,411.17	405,256.84
01/01/2027	-	-	9,656.53	9,656.53	-
07/01/2027	386,261.25	5.000%	9,656.53	395,917.78	405,574.31
Total	**$1,754,931.25**	**-**	**$271,811.52**	**$2,026,742.77**	**-**

PUBLIC FACILITIES MUNICIPAL PROPERTY CORPORATION BONDS

Parks System Development Supported Allocation by Issue

Public Facilities Municipal Property Corporation
Revenue Refunding Bonds, Series 2017
[Parks Portion]

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	307,952.50	307,952.50	-
07/01/2023	2,228,400.00	5.000%	307,952.50	2,536,352.50	2,844,305.00
01/01/2024	-	-	252,242.50	252,242.50	-
07/01/2024	2,342,296.00	5.000%	252,242.50	2,594,538.50	2,846,781.00
01/01/2025	-	-	193,685.10	193,685.10	-
07/01/2025	2,456,192.00	5.000%	193,685.10	2,649,877.10	2,843,562.20
01/01/2026	-	-	132,280.30	132,280.30	-
07/01/2026	2,579,992.00	5.000%	132,280.30	2,712,272.30	2,844,552.60
01/01/2027	-	-	67,780.50	67,780.50	-
07/01/2027	2,711,220.00	5.000%	67,780.50	2,779,000.50	2,846,781.00
Total	**$12,318,100.00**	**-**	**$1,907,881.80**	**$14,225,981.80**	**-**