

ORDINANCE NO. 883-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, ADOPTING WASTEWATER CAPACITY FEES IN COMPLIANCE WITH STATE LAW.

WHEREAS, Arizona's enabling legislation for water and wastewater capacity fees, ARIZ. REV. STAT. § 9-511.01 (the "Utility Statute") requires the Town of Queen Creek (the "Town") to prepare a written report providing a schedule of the proposed increased wastewater capacity fees and the analysis supporting the proposed increases (including cash flow projections); and

WHEREAS, DTA, the Town's consultant, has prepared, on behalf of the Town, a written report providing a schedule of the proposed increased wastewater capacity fees and the analysis supporting the proposed increases (including cash flow projections) entitled "Wastewater Capacity Fee Study, Town of Queen Creek" dated November 14, 2025 (the "Report"); and

WHEREAS, the Utility Statute also requires the Common Council of the Town (the "Town Council") to (i) adopt a Notice of Intention to adopt the fees, (ii) file the written report with the Town Clerk, and (iii) post the written report on the Town's website at least 60 days prior to holding a public hearing on the proposed fees; and

WHEREAS, on October 1, 2025, the Town Council (i) adopted the Notice of Intention that confirmed the filing and posting of the draft Report as required by the Utility Statute and (ii) set a public hearing to consider the proposed new or increased fees at its regularly scheduled meeting on December 3, 2025; and

WHEREAS, The Town Council held the public hearing on December 3, 2025, and now desires to conclude the capacity fee adoption process by approving wastewater capacity fee increases as set forth in the Report.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AS FOLLOWS:

- Section 1:** The recitals above are hereby incorporated as if fully set forth herein.
- Section 2:** The Report is hereby adopted in substantially the form and substance attached hereto as Exhibit A and incorporated herein by reference.
- Section 3:** The Wastewater Capacity Fees as set forth in Table 4 and Table 5 of the Report are hereby approved, and Section 16-9-2 of the Town Code is hereby amended to reflect such fees.
- Section 4:** The Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take such steps and execute such documents as necessary to implement this Ordinance.
- Section 5:** The Wastewater Capacity Fees adopted herein shall: (i) be placed in a separate fund designated for payment of project costs as set forth in the Report; and (ii) not be used for unrelated purposes.

Section 6: If any section, subsection, clause, phrase or portion of this Ordinance or any part of these amendments to the Town Code is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 7: At least one paper copy and one electronic copy of this Ordinance and Exhibit(s) are to be filed with and will be located at the office of the Town Clerk.

PASSED AND ADOPTED by the Common Council of the Town of Queen Creek, Arizona, this 3rd day of December, 2025.

FOR THE TOWN OF QUEEN CREEK:



Leah Martineau, Vice Mayor

ATTESTED TO:



Maria Gonzalez, Town Clerk

REVIEWED BY:



Bruce Gardner, Town Manager

APPROVED AS TO FORM:



Cliff Matice, Town Attorney

EXHIBITS ON FILE AND LOCATED AT THE TOWN CLERK'S OFFICE

EXHIBIT A
TO
ORDINANCE 883-25
[Report]

See following pages.



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WASTEWATER CAPACITY FEE STUDY

TOWN OF QUEEN CREEK

November 14, 2025

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TOWN OF QUEEN CREEK



WASTEWATER CAPACITY FEE STUDY

Prepared for:

Town of Queen Creek
22358 S. Ellsworth Road
Queen Creek, AZ 85142

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I EXECUTIVE SUMMARY.....	1
II INTRODUCTION.....	2
III METHODOLOGIES USED FOR CALCULATING CAPACITY FEES	3
IV SUMMARY OF WASTEWATER CAPACITY FEES.....	6
<u>APPENDICES</u>	
APPENDIX A	FEE DERIVATION WORKSHEETS
APPENDIX B	WASTEWATER FACILITIES MAP

I EXECUTIVE SUMMARY

DTA was retained by the Town of Queen Creek, Arizona (the “Town”) to prepare an updated Wastewater Capacity Fee Study (the “Study”) to adequately plan for new residential and non-residential development and identify the public facilities and costs to the Town associated with providing necessary public infrastructure to new development. This Study updates elements of the report prepared in 2019 by Willdan Financial Services and is intended to comply with Arizona Revised Statute (“ARS”) §9-511.01.

A Organization of the Study

This Study is organized as follows:

- Section I - Introduction
- Section II – Methodologies Used for Calculating Capacity Fees
- Section III – Summary of Wastewater Capacity Fees
- Appendix A – Fee Derivation Worksheets
- Appendix B – Wastewater Facilities Map

B Definition of Terms

The following terms are used throughout this report:

- Capital Improvement Plan (“CIP”): A plan that identifies the capital costs (growth and non-growth) required to provide services. This can also be found in Appendix A.
- Equivalent Residential Unit (“ERU”): One single-family residential household. An ERU metric can be assigned to each land use type as a reflection of the level of use, or benefit, that is received by that land use type from these facilities and is the basis on which the Wastewater Capacity Fees in this report are developed. An ERU is represented by a ¾-inch meter, except for in the case of single-family residential development, where a ¾-inch and 1-inch meter are charged the same fee.

II INTRODUCTION

The Town of Queen Creek currently assesses both Water and Wastewater Capacity Fees to new development to help offset the increased demand on water and wastewater facilities and associated costs generated by new development. This Study solely addresses the Wastewater Capacity Fee.

DTA conducted an analysis of the costs to provide wastewater capacity to new development by examining existing assets as well as planned facilities in the Town's CIP that are required to serve new development. Through discussions with Town staff, it was determined that a plan-based approach (fees based on a finite set of facilities) best represented the cost of capacity required to serve new development. With a plan-based methodology, there must be an allocation of future facilities costs between existing development and future development because the fees imposed on future development cannot include costs related to eliminating current facility deficiencies that will ultimately benefit existing development. For the Town's wastewater system, additional capacity is needed to serve new development, and as a result, it is recommended that the fee be imposed. Notably, a capacity ratio, as published by the American Water Works Association ("AWWA"), is used to convert the residential equivalent fee for a $\frac{3}{4}$ -inch meter into a proportionate fee for larger meter sizes. The capacity ratios are consistent with the ratios used in the rate design component of this study.

For example, the proposed single-family residential fee for a $\frac{3}{4}$ -inch and 1-inch meter is \$6,144. Single-family residential capacity fees for meter sizes greater than 1 inch and non-residential meter sizes 1 inch and larger are determined based on the meter capacity ratios of maximum safe continuous capacity as published in the AWWA Manual M6. As a result, the capacity of a 1-inch meter for non-residential development is roughly 1.67 times greater than that of a $\frac{3}{4}$ -inch meter. Table 1 illustrates the Wastewater Capacity Fee for a single-family home under the current and proposed capacity fees. The proposed fees maintain the same approach of assessing capacity fees based on meter size for meters greater than 1 inch in size; however, single-family residential units utilizing a 1-inch meter or smaller will now be assessed capacity fees on a per dwelling unit basis. Multi-family residential units will also be assessed capacity fees on a per dwelling unit basis going forward, pro-rated at 75% of the single-family fee. This is discussed in greater detail in Section IV.

Table 1: Single-Family Residential Capacity Fee

Fee	Total
Proposed – Per Dwelling Unit	\$6,144
Current – $\frac{3}{4}$ -Inch and 1-Inch	\$2,901
Difference – \$	\$3,243
Difference – %	112%

III METHODOLOGIES USED FOR CALCULATING CAPACITY FEES

Capacity fees are one-time charges assessed against new development that reflect costs associated with mitigating the direct and cumulative impacts of new development's need for additional water and wastewater capacity.

The proposed Wastewater Capacity Fees recommended in this Study will be implemented according to the impact each new development has on the existing infrastructure. The proposed fees have been developed in accordance with ARS §9-511.01.

Similar to development impact fees, in order to impose capacity fees, a reasonable connection between the amount of the fee and the cost to serve new development, or new development's fair share of the infrastructure costs, must be demonstrated. Arizona law requires that "any proposed water or wastewater rate or rate component; fee or service charge adjustment or increase shall be just and reasonable."

The infrastructure included in capacity fees are large, system-level components and do not include onsite or site-specific improvements. Wastewater system capacity can include collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities.

The additional capacity required for new growth can be achieved by "buying into" existing capacity, if there is any remaining, or the completion of utility projects to provide additional capacity. As documented in this Study, the proposed Wastewater Capacity Fees are just and reasonable and represent new development's proportionate share of costs for growth-related wastewater projects from which it will receive a direct benefit.

Projected wastewater flows assume 168 average day gallons per day per residential equivalent, as identified in the Town's 2022 Comprehensive Utility Master Plan. The current capacity fees are generally calculated on a single-family equivalent (a $\frac{3}{4}$ -inch meter), with fees for larger meters calculated by the product of the capacity cost for a $\frac{3}{4}$ -inch meter by the respective meter capacity ratio to that of a $\frac{3}{4}$ -inch meter as published by AWWA. The proposed fees maintain the same approach of assessing Wastewater Capacity Fees based on meter size for meters greater than 1 inch in size; however, single-family residential units utilizing a 1-inch meter or smaller will be assessed on a per dwelling unit basis, with multi-family development pro-rated to a single-family equivalent of 0.75 ERUs. Meters that are 2 inches or larger will be subject to an additional flow calculation. This is discussed in greater detail in Section IV.

A Methodologies Utilized in this Study

There are a number of apportionment methodologies, each of which allows for variations in the types of criteria and metrics utilized to best reflect the benefits provided by specific types of capital facilities and best measure the demand created by new development for each component of the capacity fees. The methodologies are described below:

A.1 Service Standards-Based Methodology

The first method of assessing capacity fees is based on "service standards," where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to development per unit of demand. Once the standard has been established, it is multiplied by a typical cost for providing that standard to develop a fee level. This method has several advantages, in that a fee can be calculated and implemented without knowing the cost or size of a specific future facility that will actually be acquired and/or constructed to serve future development.

A.2 Buy-In Methodology

The second methodology is used when a municipality can utilize service standards-based fees as a mechanism to determine a buy-in amount when future development is asked to pay for its fair share of existing facilities, especially when the current facilities have been oversized at some point in the past. Under these circumstances, the municipality or prior developers may have directly paid for the oversizing and would essentially be reimbursed for the share of the oversized facilities to be used by future development. In other cases, a municipality may have sold bonds and is making debt service payments, and fees from future development may be used to pay down their fair share of the debt or assist the municipality in making the debt service payments. The Town may use this methodology to pay down a portion of its existing facilities debt.

A.3 Plan-Based Methodology (aka Incremental)

The third method of assessing capacity fees is based on a "Plan," such as a capital improvement plan ("CIP") or master plan of facilities, which identifies a finite set of facilities. Within many such plans, facilities costs are known or can be estimated, and these costs can be assigned to all land use categories planned for the future. Plan-based fees typically take the form of a per-unit assessment, in terms of per dwelling unit or per square foot of commercial/office/industrial floorspace. Facilities costs are allocated in proportion to the level of demand generated by each type of land use for specific facilities. This method can only be utilized when an up-to-date facilities plan has already been prepared, but it is particularly useful when it is difficult to assign a service standard that applies uniformly to each land use type.

A.4 Combined Methodology

The fourth approach utilizes a combination of the buy-in and plan-based methodologies mentioned previously. This might occur when the overall system has excess capacity in some events, but insufficient capacity in other elements. This methodology is usually suited for communities that have substantially built out their systems but are in the process of building additional capacity. The combined method recognizes that new users benefit from both existing infrastructure and planned improvements and therefore the new fee is calculated to reflect this.

Ultimately, it was determined that the plan-based methodology was the most appropriate approach for calculating the proposed Wastewater Capacity Fees, as the construction of new facilities will be required in order to meet the demand of future development and there is no excess capacity in the current system to buy in to.

IV SUMMARY OF WASTEWATER CAPACITY FEES

A Projected Capital Needs

There are \$138,191,879 in uninflated capital project costs for FY 2023-24 through FY 2032-33, which includes \$6,629,294 for costs associated with buying into existing infrastructure needed to serve growth in advance of the fee update, as identified in Appendix A. An exhibit illustrating the location of these planned facilities can be found in Appendix B. Of the total project costs, \$101,394,912 is for growth-related projected costs for wastewater capacity expansion, while \$36,796,967 is for projects related to non-growth. There is a current cash balance of \$28,244,923, which will offset the growth-related capital costs. This amount is comprised of existing capacity fee revenues, interest earnings from existing loans, and reimbursements from the General Fund. The capital projects are intended to provide the Town with additional capacity of 2,000,000 gallons.

The Town's wastewater facilities make up a single Town-wide system. The wastewater connection lines that feed to the plant are part of one network that is built in phases. During any given fee update, due to the timing/phase of each project based upon where growth is occurring, only a portion of the planned projects may be included in the growth-related capital costs financed by development impact fees, but over the full lifespan of building out a system, the entire collection network will be built out and ultimately residents in every area of the Town will benefit equally.

B Cost Summary

Table 2 below summarizes the demand factors (taken from the Town's 2022 Comprehensive Utility Master Plan Update) and the cost per ERU for additional wastewater capacity to identify the additional capital cost per ERU of capacity to serve future development.

Table 2: Wastewater Capacity Fee Calculation

Description	Units	Cost/Fee
Incremental Growth-Related Capital	-	\$101,394,912
Less: Cash Balance	-	(\$28,244,923)
Net Incremental Growth-Related Capital (a)	-	\$73,149,989
System Average Demand Capacity (b)	2,000,000	
Gallons per Day per Person (c)	54.35	
Persons per Household (d)	3.10	
Gallons of Demand per ERU (c * d = e)	168	
Incremental ERUs to be Served (b / e = f)		11,905
Fee per ERU (a / f)		\$6,144

Note:

1. The values in the table have been rounded to the nearest \$1.00.

The Town's current fee per ERU is \$2,901. The new calculated fee of \$6,144 per ERU represents a fee increase of \$3,243, or 112% from the current fee.

C Calculated Wastewater Capacity Fees

The Wastewater Capacity Fees are generally based on meter sizes on compound meters up to 2 inches. Turbine meters and meters that are 2 inches or larger will be subject to a special calculation. A capacity ratio (as published by AWWA) is used to convert the single-family residential equivalent fee for a $\frac{3}{4}$ -inch meter into a proportionate fee for larger meter sizes. The capacity ratios are consistent with the ratios used in the rate design component of this study.

For example, a $\frac{3}{4}$ -inch meter under the current fee schedule has a calculated fee of \$6,144. Capacity fees for meter sizes 1-inch and greater are determined based on the meter capacity ratios of maximum safe continuous capacity as published in the AWWA Manual M6. As a result, the capacity of a 1-inch meter is roughly 1.67 times greater than that of a $\frac{3}{4}$ -inch meter. Thus, the capacity fee for a 1-inch meter is approximately 1.67 times greater than that of the $\frac{3}{4}$ -inch meter. Under the current fee program, there is, however, a distinction made for the capacity fee for a single-family residential 1-inch connection, where single-family residential customers with a 1-inch meter do not require a meter larger than $\frac{3}{4}$ -inch in order to meet indoor water demands (additional bathrooms, dishwashers, washing machines, etc.), but rather to meet outdoor water use needs such as irrigation of larger lots or to fill swimming pools. As outdoor water use is not captured by the Town's wastewater system, there is no additional wastewater capacity "used up" by the larger meter. The single-family residential customer with a 1-inch meter is discharging wastewater flows at a comparable amount to a single-family residential customer with a $\frac{3}{4}$ -inch meter. As such, the single-family residential 1-inch meter is currently assessed the same rate as the single-family residential $\frac{3}{4}$ -inch meter.

The Town conducted an analysis on multi-family flows (and by extension, demand for wastewater capacity), and it was determined that the flows perform similarly to single-family development rather than commercial development. Since water is metered separately to multi-family buildings, with landscape water also metered separately, the Town was able to identify the flows by dwelling unit. Based on this analysis, the proposed multi-family residential capacity fee will be pro-rated at 75% of the single-family fee. Notably, this rationale is further justified by the relative persons per household for single-family versus multi-family. According to the data published by the U.S. Census Bureau (as of 2023), the Town had 64,522 residents in approximately 20,033 single-family homes, and 1,339 residents in 527 multi-family homes. This translates to a person per household of 3.22 for single-family homes and 2.54 for multi-family homes, where the persons per household for multi-family homes is approximately 79% the persons per household of single-family homes.

Additionally, based on internal analysis, the Town has determined that the current approach to assessing Wastewater Capacity Fees solely on meter size may not accurately capture the true demand on the Town's wastewater system. Using a single-family residential dwelling unit's water use as the baseline, it was determined that a number of accounts have flows

greater than AWWA's ratio used as the basis of the fee. Table 3 illustrates the disconnect between actual flows and the AWWA ERU factor.

Table 3: Actual Flows Versus AWWA ERU Factor

Meter Size ¹	No. of Accounts	ERU Equivalent (AWWA)	Equivalent Annual Flow (gallons) SFD Baseline ¹	No. (%) of Accounts Exceeding SFD Baseline	Annual Median Flow
2-Inch	169	5.33	328,835	90 (53%)	410,542
3-Inch	12	10.67	654,284	6 (50%)	691,284
4-Inch	4	16.67	1,022,204	0 (0%)	340,264
6-Inch	1	33.33	2,043,795	0 (0%)	1,275,157

Note:

1. One ERU is equivalent to 61,320 gallons, which is the baseline for a single-family residential unit.

The ¾-inch versus 1-inch capacity fee differential is maintained for non-residential connections. For meters that are 2 inches or larger, the ERU factor set by the AWWA will now require that developers submit wastewater flow projections to validate that flows align with the factors provided by AWWA. These flow projections will be compared to the baseline flow factor for a single-family residential dwelling unit and verified against AWWA's meter size capacity ratios, with the Wastewater Capacity Fee for meters that are 2 inches or larger ultimately assessed based on the greater of the calculated flow converted to a single-family equivalent or the standard AWWA meter ratio method.

Additionally, after discussions with the Town for the fee update, it was determined that assessing the fee by meter size for single- and multi-family residential development is no longer the appropriate approach. Single-family residential units utilizing a 1-inch meter or smaller and multi-family units will now be assessed capacity fees on a per dwelling unit basis. As shown in Table 4, the proposed wastewater fee is \$6,144 per ERU, based on the total cost for the new capacity being added by the growth-related facilities (2 MGD) divided by the total number of incremental ERUs that can be served by 2 MGD (11,905 ERUs).

Table 4 illustrates the proposed Wastewater Capacity Fees by unit for residential development, and Table 5 provides the Wastewater Capacity Fees by meter size for non-residential development.

Table 4: Wastewater Capacity by Meter Size – Residential¹

Meter Size	ERUs per Meter Size	Proposed Fee	Current Fee	Difference (\$)	Difference (%)
Single-Family - per Dwelling Unit (Meters Less Than or Equal to 1") ^{2,3}	1.00	\$6,144	\$2,901	\$3,243	112%
Multi-Family - per Dwelling Unit ²	0.75	\$4,608	N/A	N/A	N/A

Notes:

- Figures may not sum due to rounding.
- Residential units are currently charged based on meter size. The proposed fee would assess a per unit fee to residential development, with multi-family dwelling units assessed a pro-rated fee that is 75% of the single-family fee.
- Single-family units with a meter larger than 1 inch will be assessed based on the non-residential rates in Table 5.

Table 5: Wastewater Capacity by Meter Size – Non-Residential¹

Meter Size ²	ERUs per Meter Size	Proposed Fee	Current Fee	Difference (\$)	Difference (%)
¾-Inch	1.00	\$6,144	\$2,901	\$3,243	112%
1-Inch	1.67	\$10,261	\$4,845	\$5,416	112%
1 ½-Inch	3.33	\$20,481	\$9,660	\$10,821	112%
2-Inch	5.33	\$32,770	\$15,462	\$17,308	112%
3-Inch	10.67	\$65,541	\$29,009	\$36,532	126%
4-Inch	16.67	\$102,408	\$48,358	\$54,050	112%
6-Inch	33.33	\$204,816	-	-	-
8-Inch	53.33	\$327,705	-	-	-
10-Inch	76.67	\$471,077	-	-	-

Notes:

- Figures may not sum due to rounding.
- Meter sizes and associated fees under current fee schedule are for compound meters. Fees for turbine meters and meters 2 inches and larger will be subject to a special calculation.

Table 6 provides a summary of projected Wastewater Capacity Fee revenue, assuming new fees are effective FY 2026-27. Expenditures can be found in Appendix A.

Table 6: Projected Revenue

Fiscal Year	Revenue
2026-27	\$4,599,415
2027-28	\$5,750,784
2028-29	\$6,727,680
2029-30	\$7,667,712
2030-31	\$14,186,496
2031-32	\$13,756,416
2032-33	\$11,022,336
2033-34	\$10,303,488
2034-35	\$5,511,168
2035-36	\$5,216,256
Total	\$84,741,751

APPENDIX A

Town of Queen Creek
Wastewater Capacity Fee Study



FEE DERIVATION WORKSHEETS

Town of Queen Creek

Capacity Fee Update

Appendix A-1

Fee Calculation Summary

Wastewater Capacity Fee Calculation

Description	Allocated to Growth
Incremental Growth-Related Capital*	\$101,394,912
Wastewater - Plant Expansion (No Financing)	\$72,000,000
Wastewater - Other Facilities (No Financing)	\$19,590,603
Wastewater - Other Facilities (Incl. Financing)	\$6,629,294
Wastewater - Box Canyon Facilities (No Financing)	\$3,175,015
Less: Cash Balance	(\$28,244,923)
Net Incremental Growth-Related Capital (a)*	\$73,149,989
System Average Demand Capacity (b)	2,000,000
Gallons of Demand per ERU (c)	168
Incremental ERUs to be Served (d) = (b) / (c)	11,905
Fee per ERU (e) = (a) / (d)	\$6,144

Proposed Wastewater Capacity Fee by Meter Size ¹

<i>Residential</i>		
Meter Size	Fee Amount	ERUs per Meter Size/Dwelling Unit
Single-Family (per Dwelling Unit) ²	\$6,144	1.00
Multi-Family (per Dwelling Unit)	\$4,608	0.75

<i>Non-Residential</i>		
Meter Size	Fee Amount	ERUs per Meter Size
3/4-inch	\$6,144	1.00
1-inch	\$10,261	1.67
1 1/2-inch	\$20,481	3.33
2-inch	\$32,770	5.33
3-inch	\$65,541	10.67
4-inch	\$102,408	16.67
6-inch	\$204,816	33.33
8-inch	\$327,705	53.33
10-inch	\$471,077	76.67

Notes:

1. Single-family units with a meter larger than 1 inch will be assessed based on the rates in the non-residential fee schedule.
2. Figures may not sum due to rounding.

Town of Queen Creek
Capacity Fee Update
Appendix A-2
Fee Calculation Detail (No Debt)

Plant Expansion Facility Cost	Total Cost	% Allocated to Growth	Cost Allocated to New Development
GWRP 2027 Plant Expansion	\$90,000,000	80%	\$72,000,000
Total	\$90,000,000	80%	\$72,000,000

Other Future Facility Cost (Lines)	Total Cost	% Allocated to Growth	Cost Allocated to New Development
Combs: ALA to Schnepf	\$165,663	100%	\$165,663
Meridian: Germann To Frye	\$13,086	100%	\$13,086
Frontier Family Park Sewer Lines (WW350)	\$1,320,779	25%	\$330,195
State Land WW Infrastructure	\$20,178,995	50%	\$10,089,498
Interest Costs on \$50M Loan for AR100	\$2,079,112	50%	\$1,039,556
Combs: Schnepf to Sierra Vista	\$67,749	100%	\$67,749
Rittenhouse & Railroad Rehabilitation (C86)	\$5,218,477	0%	\$0
Future Reconstruction Projects (ST15)	\$934,047	0%	\$0
Kenworthy: Combs to Hashknife	\$211,872	0%	\$0
Sundance Rd: San Tan Flats to Borgata (Crismon) (C81)	\$887,402	100%	\$887,402
Sewer Dosing Sites (WW Operating Fund)	\$312,933	0%	\$0
Crismon: Riggs to Empire (FS#6)	\$365,495	100%	\$365,495
Barney 80: Ryan to Germann (C60)	\$1,341,756	100%	\$1,341,756
East Hash Knife Draw Road: North Schnepf Road to Canal (C8)	\$0	100%	\$0
Ocotillo Road: Power to 190th	\$2,327,057	100%	\$2,327,057
GWRP Expansion Rental	\$2,596,077	100%	\$2,596,077
Capacity Fee Study Costs	\$367,070	100%	\$367,070
Total	\$38,387,570	51%	\$19,590,603

Town of Queen Creek
Capacity Fee Update
Appendix A-2
Fee Calculation Detail (No Debt)

Other Future Facility Cost (Box Canyon)	Total Cost	% Allocated to Growth	Cost Allocated to New Development
Box Canyon Phase 1: 15" Sewer - Lime Dr: San Tan Blvd to Hunt	\$916,444	100%	\$916,444
Box Canyon Phase 1: 12" Sewer - San Tan Blvd: Power to Lime Dr	\$1,958,571	100%	\$1,958,571
Box Canyon Phase 1 - Power Rd Upsizing	\$300,000	100%	\$300,000
Total	\$3,175,015	100%	\$3,175,015

Town of Queen Creek
Capacity Fee Update
Appendix A-3
Fee Calculation Detail (Including Debt)

Other Future Facility Cost (Financed by Debt)	Total Principal	Less EPCOR Reimbursement	Total Interest	Total Cost	% Allocated to Growth	Cost Allocated to New Development
Combs: ALA to Schnepf	\$6,045,847	(\$4,705,131)	\$132,336	\$1,473,052	100%	\$1,473,052
Meridian: Queen Creek to Germann	\$2,507,229	\$0	\$247,478	\$2,754,707	100%	\$2,754,707
Meridian: Germann To Frye	\$2,157,501	\$0	\$212,957	\$2,370,458	100%	\$2,370,458
Fronter Family Park Sewer Lines	\$0	\$0	\$31,077	\$31,077	100%	\$31,077
Total	\$10,710,577	(\$4,705,131)	\$623,848	\$6,629,294	100%	\$6,629,294

Town of Queen Creek
Capacity Fee Update
Appendix A-4
Project List

Infrastructure Description	PY Actuals	FY 2023/2024 Project Cost	FY25 Actuals YTD + FY25 Encumbraces	FY 2024/2025 Project Cost	FY 2025/2026 Project Cost	FY 2026/2027 Project Cost	FY 2027/2028 Project Cost	FY 2028/2029 Project Cost	FY 2029/2030 Project Cost	FY 2030/2031 Project Cost	FY 2031/2032 Project Budget	FY 2032/2033 Project Budget	Total
GWRP 2027 Plant Expansion	-	4,812	511,188	15,000	500,000	2,500,000	3,000,000	20,000,000	40,000,000	23,980,188	-	-	90,000,000
East Side Scalping Plant	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Treatment	\$ -	\$ 4,812	\$ 511,188	\$ 15,000	\$ 500,000	\$ 2,500,000	\$ 3,000,000	\$ 20,000,000	\$ 40,000,000	\$ 23,980,188	\$ -	\$ -	\$ 90,000,000
Schnepf: Combs To Hashknife	-	-	-	-	-	-	-	-	-	-	-	-	-
Schnepf: Hashknife To Skyline	-	-	-	-	-	-	-	-	-	-	-	-	-
Combs: ALA to Schnepf	165,663	-	-	-	-	-	-	-	-	-	-	-	165,663
Meridian: Germann To Frye	13,086	-	-	-	-	-	-	-	-	-	-	-	13,086
Frontier Family Park Sewer Lines (WW350)	106,847	1,152,533	46,833	61,399	-	-	-	-	-	-	-	-	1,320,779
State Land WW Infrastructure	5,661,269	6,853,873	1,274,982	1,105,032	1,215,061	-	-	5,343,760	-	-	-	-	20,178,995
Interest on \$50M loan for AR100	-	-	-	906,024	1,173,088	-	-	-	-	-	-	-	2,079,112
Combs: Schnepf to Sierra Vista	67,749	-	-	-	-	-	-	-	-	-	-	-	67,749
Rittenhouse & Railroad Rehabilitation (C86)	-	-	119,793	2,680,743	-	-	-	-	-	-	2,537,734	-	5,218,477
Future Reconstruction Projects (ST15)	-	-	-	122,144	-	130,407	133,285	141,590	140,556	141,525	124,540	-	934,047
Kenworthy: Combs to Hashknife	-	-	-	211,872	-	-	-	-	-	-	-	-	211,872
Sundance Rd: San Tan Flats to Borgata (Crismon) (C81)	-	-	-	-	887,402	-	-	-	-	-	-	-	887,402
Sewer Dosing Sites (WW Operating Fund)	-	-	-	-	-	211,433	-	-	-	-	101,500	-	312,933
Crismon: Riggs to Empire (FS#6)	-	-	-	-	-	365,495	-	-	-	-	-	-	365,495
Barney 80: Ryan to Germann	-	-	-	-	-	-	1,341,756	-	-	-	-	-	1,341,756
East Hash Knife Draw Road: North Schnepf Road to Canal (C8)	-	-	-	-	-	-	-	-	-	-	-	-	-
Ocotillo Road: Power to 190th	-	-	-	-	-	-	-	-	2,327,057	-	-	-	2,327,057
Subtotal Lines	\$ 6,014,614	\$ 8,006,406	\$ 1,441,607	\$ 5,087,214	\$ 3,275,551	\$ 707,335	\$ 1,475,041	\$ 5,485,350	\$ 2,467,613	\$ 243,025	\$ 2,662,274	\$ -	\$ 35,424,423
Box Canyon Phase 1: 15" Sewer - Lime Dr: San Tan Blvd to Hunt	-	-	-	-	139,766	776,678	-	-	-	-	-	-	916,444
Box Canyon Phase 1: 12" Sewer - San Tan Blvd: Power to Lime Dr	-	-	-	-	298,699	1,659,872	-	-	-	-	-	-	1,958,571
Box Canyon Phase 1 - Power Rd Upsizing	-	-	-	-	-	300,000	-	-	-	-	-	-	300,000
Subtotal Box Canyon	\$ -	\$ -	\$ -	\$ -	\$ 438,465	\$ 2,736,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,175,015
GWRP Expansion Rental	-	-	-	-	141,332	209,886	295,511	381,167	610,622	957,559	-	-	2,596,077
Capacity Fee Study Costs	-	-	-	65,000	-	68,959	-	73,158	-	77,613	-	82,340	367,070
Totals	\$ 6,014,614	\$ 8,011,218	\$ 1,952,795	\$ 5,167,214	\$ 3,963,322	\$ 6,222,730	\$ 4,770,552	\$ 25,939,675	\$ 43,078,235	\$ 25,258,385	\$ 2,662,274	\$ 82,340	\$ 131,562,585

APPENDIX B

Town of Queen Creek
Wastewater Capacity Fee Study



WASTEWATER FACILITIES MAP

TOQC Sewerlines

Greenfield

GWRP



Power

Sossaman

Hawes

Ellsworth

Crismon

Signal Butte

Meridian

Ironwood

Kenworthy

Schnepf

Germann

Queen Creek

Recker

Ocotillo

Chandler Heights

Riggs

Hunt

Skyline

WW025

WW065

WW061

WW006

WW080

WW350

WW099

WW096

WW257

WW255

WW258

AR100

AR100

EPCOR

Pima

Ocotillo

Chandler Heights

Combs

Future Epcor

Future Epcor

Skyline

Roberts

Bella Vista

Judd

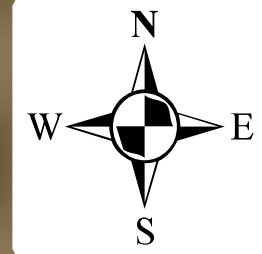
Judd

Hunt

Quail Run

Legend

- Capacity Fee Sewer Lines
- Box Canyon Capacity Fee Sewer Line
- Existing Sewer Line
- Sewer Service Area
- GWRP
- Potential Treatment Sites





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