



**City of Goodyear, Arizona**  
**Report on Applying Agreed-Upon Procedures**  
**Biennial Certification of Land Use Assumptions, Infrastructure**  
**Improvement Plan and Development Impact Fees**  
**For the Period July 1, 2020 through June 30, 2022**



Independent Accountant's Report  
on Applying Agreed-Upon Procedures

Honorable Mayor and Council  
Doug Sandstrom, Finance Director  
City of Goodyear  
1900 North Civic Square  
Goodyear, Arizona 85395

We have performed the procedures enumerated below, for the City of Goodyear, Arizona (the City) on the proper receipt and use of development fees relating to the City's Land Use Assumptions and Infrastructure Improvement Plan (IIP), as adopted in 2018 and 2019, for the City's biennial period ending June 30, 2022. The City's management is responsible for the proper receipt and use of development fees relating to the City's Land Use Assumptions and Infrastructure Improvement Plan (IIP), as adopted in 2018 and 2019.

The sufficiency of these procedures is solely the responsibility of the City which has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting with consideration of the proper receipt and use of development fees for the biennial period ending June 30, 2022. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

1. The progress of the infrastructure improvements plan:
  - a. Compare revenue projections as reported in the Infrastructure Improvement Plan (IIP) to actual results of the biennial period revenues and review capital projects in process for inclusion in the IIP projects list.
    - No exceptions were noted
  - b. Obtained City-prepared report (see Appendix A) documenting the progress of each project identified in the Infrastructure Improvement Plans (IIP) and agreed, for the biennial period, to the underlying accounting records.
    - No exceptions were noted
2. The collection and expenditures of development impact fees for each project in the plan:
  - a. Selected a sample of 51 building permits issued and determined fees were charged in accordance with authorized fee schedules and that each permit holder was charged the same rate as other equivalent permit holders.
    - No exceptions were noted

- b. Selected a sample of 51 expenditures and determined the expenditure was associated with an approved project in the City's IIP.
      - No exceptions were noted
  3. Evaluating any inequities in implementing the plan or imposing the development impact fee:
    - a. Recalculated fees and compared to published rates to determine each developer/unit was charged the same rate as other equivalent developers/units for the sample mentioned in step 2.a. above.
      - No exceptions were noted
    - b. Reviewed sample noted in 2.a and equivalent developer/unit amounts to determine there were no instances in which the City waived development impact fees, except as allowed for under A.R.S. 9-499.10(B) and A.R.S. 9-500.18.
      - No exceptions were noted
  4. Determined the 1 percent excess construction sales tax collected was transferred to the appropriate Impact Fee Fund in accordance with A.R.S. 9-463-05B(12).
    - No exceptions were noted
  5. Determined the annual report included the information as required by A.R.S. 9-463-05N.
    - No exceptions were noted

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the Arizona Revised Statutes section 463.05. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the proper receipt and use of development fees relating to the City's Land Use Assumptions and Infrastructure Improvement Plan (IIP), as adopted in 2018 and 2019, for the City's biennial period ending June 30, 2022. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City's management, and is not intended to be and should not be used by anyone other than the specified party.

*HintonBurdick*

Gilbert, Arizona  
March 20, 2023

Project Name	FY18 EOY Balances		FY20 EOY Balances	FY22 BOY Balances		FY21 & FY22 Impact Fees	FY22 Adjustments	Remaining
	Allocation to LUA Growth		FY19 & FY20 Impact Fees	Remaining	Beginning Balance			
<b>Fire North</b>								
4 Fire Apparatus	3,060,000.00			3,060,000.00	3,060,000.00			3,060,000.00
Future LUA IIP Updates and Audits	50,000.00			50,000.00	50,000.00			50,000.00
Future North Fire Station	6,270,000.00			6,270,000.00	6,270,000.00			6,270,000.00
West Goodyear Fire Station	6,105,000.00	158,730.07		5,946,269.93	5,946,269.93	362,736.13		5,583,533.80
<b>Fire North Total</b>	<b>15,485,000.00</b>	<b>158,730.07</b>		<b>15,326,269.93</b>	<b>15,326,269.93</b>	<b>362,736.13</b>		<b>14,963,533.80</b>
<b>Fire South</b>								
Fire Apparatus (2.5)	2,191,000.00			2,191,000.00	2,191,000.00			2,191,000.00
EMR Fire Station 186	7,505,100.00	2,524,138.00		4,980,962.00	4,980,962.00	5,121,400.09		(140,438.09)
Future LUA IIP Updates and Audits	50,000.00			50,000.00	50,000.00			50,000.00
<b>Fire South Total</b>	<b>9,746,100.00</b>	<b>2,524,138.00</b>		<b>7,221,962.00</b>	<b>7,221,962.00</b>	<b>5,121,400.09</b>		<b>2,100,561.91</b>
<b>Parks and Recreation North</b>								
Central Goodyear Park (30 Acres)	10,041,000.00	6,529,792.00		3,511,208.00	3,511,208.00	11,851,330.78	*	(8,340,122.78)
Central Goodyear Park Financing Costs	4,689,000.00			4,689,000.00	4,689,000.00		*	4,689,000.00
Community Park #2	1,675,000.00			1,675,000.00	1,675,000.00			1,675,000.00
Future LUA IIP Updates and Audits	50,000.00			50,000.00	50,000.00			50,000.00
<b>Parks and Recreation North Total</b>	<b>16,455,000.00</b>	<b>6,529,792.00</b>		<b>9,925,208.00</b>	<b>9,925,208.00</b>	<b>11,851,330.78</b>		<b>(1,926,122.78)</b>
<b>Parks and Recreation South</b>								
Foothills Community Phase II (17 Acres)	10,659,000.00			10,659,000.00	10,659,000.00			10,659,000.00
Future LUA IIP Updates and Audits	50,000.00			50,000.00	50,000.00			50,000.00
Newland Reimbursement EMR Park	2,547,000.00	1,094,595.00		1,452,405.00	1,452,405.00	1,435,274.00		17,131.00
<b>Parks and Recreation South Total</b>	<b>13,256,000.00</b>	<b>1,094,595.00</b>		<b>12,161,405.00</b>	<b>12,161,405.00</b>	<b>1,435,274.00</b>		<b>10,726,131.00</b>
<b>Police</b>								
36 Police Vehicles	2,072,000.00			2,072,000.00	2,072,000.00	820,590.05		1,251,409.95
Future LUA IIP Updates and Audits	50,000.00			50,000.00	50,000.00			50,000.00
Future Police Facilities Expansion	4,230,000.00			4,230,000.00	4,230,000.00			4,230,000.00
Police Building Phase 2 (8700 SF)	6,387,000.00			6,387,000.00	6,387,000.00			6,387,000.00
Police Telecom Building	1,787,500.00			1,787,500.00	1,787,500.00			1,787,500.00
Radio Tower Expansion	4,919,000.00			4,919,000.00	4,919,000.00			4,919,000.00
<b>Police Total</b>	<b>19,445,500.00</b>	<b>-</b>		<b>19,445,500.00</b>	<b>19,445,500.00</b>	<b>820,590.05</b>		<b>18,624,909.95</b>
<b>Streets North</b>								
Citrus Rd (Full City Cross Section), I-10 (End ADOT Impr.) to Thomas Road	17,440,000.00			17,440,000.00	17,440,000.00			17,440,000.00
Estrella Parkway (Outside Northbound Lane), MC85 to Elwood Street	609,000.00			609,000.00	609,000.00			609,000.00
Future LUA IIP Updates and Audits	50,000.00			50,000.00	50,000.00			50,000.00
I-1 Pebble Creek Parkway and Interstate 10 Intersection	2,882,000.00			2,882,000.00	2,882,000.00	391,794.35		2,490,205.65
I-5 Lower Buckeye Road and Sarival Avenue Intersection	756,750.00			756,750.00	756,750.00			756,750.00
McDowell Road and Citrus Road Intersection	2,919,000.00			2,919,000.00	2,919,000.00	150,457.04		2,768,542.96
R-4 Yuma Road, Canyon Trails to Sarival Avenue	4,235,000.00			4,235,000.00	4,235,000.00	146,134.83		4,088,865.17
Sarival Avenue (West Half), Yuma Rd to Elwood Street	10,858,000.00			10,858,000.00	10,858,000.00			10,858,000.00
<b>Streets North Total</b>	<b>39,749,750.00</b>	<b>-</b>		<b>39,749,750.00</b>	<b>39,749,750.00</b>	<b>688,386.22</b>		<b>39,061,363.78</b>

Streets South					
Future LUA IIP Updates and Audits	50,000.00		50,000.00	50,000.00	50,000.00
I-8 Estrella Parkway and Cotton Lane Intersection	7,481,000.00		7,481,000.00	7,481,000.00	7,481,000.00
R-2 Estrella Parkway, Vineyard Avenue to MC85	14,329,000.00		14,329,000.00	14,329,000.00	321,876.53
R-2 Financing Costs	5,924,000.00		5,924,000.00	5,924,000.00	5,924,000.00
<b>Streets South Total</b>	<b>27,784,000.00</b>	<b>-</b>	<b>27,784,000.00</b>	<b>27,784,000.00</b>	<b>321,876.53</b>
Wastewater North					
Future LUA IIP Updates and Audits	50,000.00		50,000.00	50,000.00	50,000.00
Goodyear GWRP Expansion 6 to 8 MGD	9,580,864.00		9,580,864.00	9,580,864.00	9,580,864.00
Goodyear WRF Expansion 4 to 6 MGD	14,546,136.00	4,540,587.00	10,005,549.00	10,005,549.00	10,005,549.00
WIFA Debt Service	4,951,100.00	1,924,928.00	3,026,172.00	3,026,172.00	3,026,172.00
WPA 2 New 12 In Sewer (5,090 LF) Bullard Avenue from Van Buren to Yuma	1,300,000.00		1,300,000.00	1,300,000.00	1,300,000.00
<b>Wastewater North Total</b>	<b>30,428,100.00</b>	<b>6,465,515.00</b>	<b>23,962,585.00</b>	<b>23,962,585.00</b>	<b>-</b>
Wastewater South					
Future LUA IIP Updates and Audits	50,000.00		50,000.00	50,000.00	50,000.00
Odor Control Improvements	1,294,500.00		1,294,500.00	1,294,500.00	1,294,500.00
Rainbow Valley WRF Reimbursements	3,708,457.00	1,339,411.00	2,369,046.00	2,369,046.00	1,875,628.00
Rainbow Valley WRF Expansion	10,595,200.00		10,595,200.00	10,595,200.00	10,595,200.00
<b>Wastewater South Total</b>	<b>15,648,157.00</b>	<b>1,339,411.00</b>	<b>14,308,746.00</b>	<b>14,308,746.00</b>	<b>1,875,628.00</b>
Water North					
Future LUA IIP Updates and Audits	50,000.00		50,000.00	50,000.00	50,000.00
GRIC Lease Payments	5,862,000.00	324,235.00	5,537,765.00	5,537,765.00	5,537,765.00
Oversizing Lines	1,600,000.00		1,600,000.00	1,600,000.00	1,600,000.00
Site #12 Increase Booster Capacity	2,200,000.00	1,205,684.00	994,316.00	994,316.00	994,316.00
Surface Water Project Principal and Interest	49,747,000.00	35,239,160.45	14,507,839.55	14,507,839.55	- (35,239,160.45) **
WPA 2- New 16-in water main (5,280 LF) Litchfield Road from Yuma Rd to Van Buren St	1,700,000.00		1,700,000.00	1,700,000.00	1,834,099.80
WPA 2- New 16-in water main (650 LF) Litchfield Road from EL Cielo Street to MC85	200,000.00		200,000.00	200,000.00	200,000.00
<b>Water North Total</b>	<b>61,359,000.00</b>	<b>36,769,079.45</b>	<b>24,589,920.55</b>	<b>24,589,920.55</b>	<b>1,834,099.80</b>
Water South					
1.5 MGD Reservoir Project	4,600,000.00		4,600,000.00	4,600,000.00	4,600,000.00
Future LUA IIP Updates and Audits	50,000.00		50,000.00	50,000.00	50,000.00
Northern Solutions Reimbursement	13,929,000.00	5,205,403.00	8,723,597.00	8,723,597.00	8,600,155.00
Rainbow Valley Water Campus Booster	1,141,000.00		1,141,000.00	1,141,000.00	1,141,000.00
Surface Water Project Principal and Interest	27,425,000.00		27,425,000.00	27,425,000.00	-
<b>Water South Total</b>	<b>47,145,000.00</b>	<b>5,205,403.00</b>	<b>41,939,597.00</b>	<b>41,939,597.00</b>	<b>8,600,155.00</b>

\*The City of Goodyear 2018 DIF Study – Land Use Assumptions and IIP plan assumed financing using a 20-year term and 5% interest rate and loan costs of 1.5%. Future interest payments were net present valued assuming a 5% discount rate. The amount shown of \$4,689,000 includes net present value of future interest payments and loan costs. However, the City opted not pursue debt and funded 100% of the project with impact fees. Thus, there are were no interest payments or loan costs

\*\*Costs in prior years were costs associated with the surface water project. The City had designated other funding sources to cover these project costs, so an adjustment is being made to this schedule to show the remaining amounts of allocated finance costs to be covered by development fees in future years.