



ANNEXATION DISCLOSURE STATEMENT

In an effort to ensure that property owners annexing into the City have a clear understanding of the requirements for annexing a developed area, services to be provided, programs available and differences in code requirements this Annexation Disclosure Statement has been prepared.

The City of Glendale is committed to providing a wide range of publicly funded services to all of the City's residents. In addition to these services a number of improvement programs are available to the City's residents to be used to upgrade existing infrastructure and enhance neighborhoods. The codes and ordinances for the City of Glendale differ significantly from those of Maricopa County. Code compliance issues will be evaluated as part of the initial Annexation Analysis.

SECTION I: ANNEXATION OF DEVELOPED PROPERTIES

All **developed** areas requesting annexation will be required to:

1. Upgrade the proposed annexation area's existing infrastructure to comply with the current City of Glendale standards before the adoption of the annexation ordinance, and
2. Pay a Municipal Service Fee (MSF) equal to one year of the City's current property tax based on the assessed valuation of the proposed annexation area. The MSF would include the current primary and secondary property taxes levied by the City.
3. Enter into a Pre-Annexation Agreement with the City of Glendale. The purpose of this Agreement is to clarify the extent of the infrastructure improvements to be accomplished and the amount of the MSF to be paid.

The Council has the authority to waive the MSF and/or selected improvements, which may be accomplished through improvement programs administered by the City, if the annexation is in the best interest of the City. This allows the Council some flexibility so that each developed area requesting annexation can be evaluated on a case-by-case basis.

The intent of the MSF based on the Glendale property tax rates is to try to address the "lag time" encountered between the time an annexation is effective and the provision of city services commences and the first property tax revenue that the City receives. This "lag time" can range from a number of months to perhaps more than one year.

SECTION II: CITY SERVICES PROVIDED

The City, starting on the effective date of an annexation, must provide emergency response and sanitation services. **It is the responsibility of the property owners to initiate any infrastructure improvements or neighborhood enhancements. These improvements or enhancements are possible through the various improvement programs listed in Part II of this Disclosure Statement**

Services provided to residents of the City of Glendale include, but are not limited to:

1. Emergency response provided by the Public Safety and Fire Departments
2. Sanitation services – trash collection and recycling
3. Sewer service
4. Water service
5. Street maintenance
6. Public Libraries
7. Public Parks and Recreation Facilities
8. General Government services

SECTION III: IMPROVEMENT PROGRAMS

Improvement programs administered by the City that are available to residents of the City of Glendale for upgrading infrastructure and enhancing neighborhoods. City sponsored programs change over time and according to funding availability. The listing below reflects programs currently available to residents. The improvement programs include, but are not limited to the following:

1. Sewer Connection Assistance Program – funding approved as part of the 1999 Bond Election. A total of \$10 Million dollars is available for this program. Once the funds have been expended the program will end.
2. Neighborhood Partnership Program – a “self-help” grant program for neighborhood associations who want to revitalize and enhance neighborhoods that are 15 years old and older.
3. Neighborhood Revitalization – administers programs designed to help low- and moderate-income homeowners in Glendale improve their homes. Funding for these programs is through the Community Development Block Grant (CDBG) and HOME programs.
4. Infill Lighting Program –used to install enhanced street lighting to qualifying neighborhoods

5. Traffic Mitigation Program – an evaluation program that can be requested by neighborhoods that are concerned with speeding, cut-through traffic, traffic signage, etc.
6. Streetscape Program – enhanced landscaping for qualifying neighborhoods or streets

SECTION IV: CODE COMPLIANCE

Code compliance issues are a main area of concern when considering the annexation of developed properties into the City. **Upon annexation into the City of Glendale all properties must comply with the adopted Codes and Ordinances of the City.**

1. As part of the Annexation Analysis an evaluation of existing code violations will be completed by the City's Code Compliance Department.
2. Once the initial evaluation has been completed the property owners within the proposed annexation area are informed of the specific violations that exist on their respective properties.
3. All properties within the proposed annexation area must be brought into compliance within one year of the effective date of the annexation.
4. An initial 6-month "grace period" will be allotted to all property owners to voluntarily address the code violations that were identified during the Annexation Analysis.
5. At the end of the "grace period" the properties will be re-inspected and property owners will be cited for any code violation(s) that exist. The property owners will have until the one-year anniversary of the annexation to correct all violations. After that anniversary date the Code Compliance Department will take the appropriate corrective action, generally this means that the issue will go to court.