

Staff recommends Option 1. This recommendation remains consistent with the Ordinance and the current policy direction of the Mesa City Manager and City Council.

OPTIONS

Option No. 1 – Require the annexation of the property prior to connecting to Mesa's public water and/or wastewater systems. Following annexation the property would be required to develop to Mesa's standards and connection to the water and wastewater systems then permitted. This option is consistent with the City of Mesa's **Terms and Conditions for the Sale of Utilities** as adopted by the City Council.

Option No. 2 – Require the property owners to enter into a Utility Service Agreement with Mesa without requiring prior annexation. The Utility Service Agreement would require compliance with all City of Mesa's development standards, payment of appropriate fees prior to the connection of the identified property to the City's public water and wastewater systems. This option is not consistent with the City of Mesa Terms and Conditions...but would be an exemption as allowed under Section 23 (C).

The requirement to develop to Mesa standards, in both Option No. 1 and No. 2, shall be understood to mean all development standards, including, but not limited to:

1. Installation of water lines to adequately serve properties
2. Installation of wastewater to serve properties divided for new development
3. Dedication of adjacent Rights-of-Ways to Mesa standards
4. Construction of half street improvements adjacent to parcels divided for new development
5. Construction of onsite and offsite drainage requirements.
6. Compliance with Mesa's building setbacks and all other Code requirements
7. Payment of all fees associated with water service / meter and sewer service when applicable, including water impact fees.
8. Payment of all applicable Utility Service Agreement fees equal to all of the other City of Mesa Development Impact Fees for single family residential properties.

SOUTHEAST OF CRISMON AND MCKELLIPS					
IMPROVEMENT ESTIMATE					
WATER					
		QUANTITY		UNIT PRICE	
1	12" Water Line	5,260	LF	\$80.00	\$420,800.00
2	8" Water Line	5,260	LF	\$80.00	\$420,800.00
3	Pressure Reduction Valves	0	EA	\$0.00	\$0.00
4	Fire Hydrant		EA		\$0.00
5	Valves		EA		\$0.00
6	Services & Meters		EA		\$0.00
	SUBTOTAL WATER				\$841,600.00
SEWER					
		QUANTITY		UNIT PRICE	
1	8" Sewer Line	5,260	LF	\$60.00	\$315,600.00
2	Manholes	0	EA	\$0.00	\$0.00
3	Sewer Services	0	EA	\$0.00	\$0.00
	SUBTOTAL SEWER				\$315,600.00

Utility Committee:

I would like to appeal to the Utilities committee for consideration of relief from the moratorium on County residence because of the unique situation that involves my land and Fire Station 16.

In 1999 the City had proposed a land swap with me where they would take my frontage on McDowell Rd. and give me their back area. See attachment. During negotiations I had requested that the land that I was going to end up with be split into two parcels. All utilities would be run to the North parcel so in case I didn't like living that close to the fire station I could build on the second parcel. See attachments. Meltia Hillman convinced me that it would be to my best interest if I split my land at a latter date. She said that I might change where I wanted to split the land in the future and I would be able to do that at a latter date. That made sense to me and I dropped my request. As it turns out the location of the split I would like to do now is in a different location. But getting utilities to the North side of my property isn't as easy as Meltia had made it sounded beck then. As I am now trying to get utilities to the North side of my property I am having problems. You have a moratorium on utilities.

I was informed of a situation where on Ellsworth a businessperson was in a similar situation as I am. They had property with service to part of his property prior to the moratorium. After the Moratorium he requested service to the other portion of his property and got it because he presently had service. That set a president and would allow me to get water after I split my property. It would be the same as saying I was grandfathered in.

The only reason they mentioned the sewer line in the contract is because I didn't already have that service and it was only being offered to people with McDowell Rd. frontage. After the split I would no longer have McDowell Rd. frontage. It was a one time special offer. I had often mentioned that I wanted all the services available to the people on McDowell because I was giving up the frontage on McDowell. The easement seemed to solve that issue. If I would have had the City split my land and utilities available to me I would have just paid the standard City development fee for the connection and not a construction cost buy-in. This is what I am requesting now.

Because the fire station was being built the City wanted to annex the surrounding area. The citizens voted against the annexation so the City placed a moratorium on all new service. It is ironic that because of me there is a moratorium and now I need water and can't get it.

Thanks for your willingness to consider my situation.

William Grunow

01/05/99

Additions to the letter of 12/07/98 that must be satisfied for the land swap with the city.

The land I am receiving will be surveyed.

- a. A metal stake will be placed at each corner of the property lines.
- b. The land will be split in half creating two separate parcels.
- c. Each parcel will be recorded with the County with me being the owner.
- d. I will receive a copy of the survey, a deed for each parcel, and all related records.

It will receive documentation confirming the legality that the future 80th street will qualify as frontage and I would be able to sell one or both of the parcels if I desired.

All of the services now available on McDowell Rd. will be brought to each parcel such that a person purchasing one or both of the parcels would be able to connect. This includes future sewer line.

A culvert will be placed in both parcels at the washes to allow a vehicle to cross the wash.

A chain link fence will run from the fire station block wall to the North property line. Two gates will be installed allowing entrance to each parcel.

I will be given a written appraisal for each parcel indicating the value of each parcel after the fire station is constructed.

Both parcels will be granted fire protection in writing such that if a fire happened at either parcel the city fire department would respond without any charge for their service.

Trade of land for fire station

The plants on the 30 ft. wide West half Right-of-way of 80th street and the city's new 245 X 330 ft. parcel may be removed by me providing the removal does not delay the city's construction.

From the drawings I was given I have determined that a cactus is located close to the property line on my side. When the City places the footings for a block wall this will kill the cactus. The future expansion of the fire station is 22.5' from the block fence. The county requires a 20' easement so if you change your property line to 242.5' you will be in compliance with the county and construction will not kill my cactus.

New utility connections will be installed along the 80th street frontage and connected to my existing utility service at locations to be mutually agreed upon. Water lines and sewer lines will be installed along the 80th street frontage extending 188 feet from the city's new North property line going North along the 80th street frontage. Conduit can be laid during the utility connection by me or a person representing me.

As part of the construction of the city facility, the city will acquire a waiver from the department of transportation so you can install a wire fence (not less than 12 gage) along the West side of the new Western right-of-way line of 80th street on my property. The wire fence will consist of 1 7/8 " galvanized posts placed 10' on center, placed in concrete, and have a galvanized top rail. There will be two 12' (double 6' gate) gates installed with the locations specified by me. The area between the fence and block wall will be such that a person will not be able to get through.

Two culverts will be placed in the washes to allow vehicle traffic with a width of 14' measured perpendicular to traffic flow. The location will be specified by me at a latter date. The culverts will be engineered and pass the scrutiny of the County Flood Control. I have concerns on the design of the head walls of the culverts. The head walls should be designed to make sure the water flow stays as it is now.

A metal stake will be placed at each corner of the property lines.

My land will be recorded with the County indicating me as the owner.

I will receive a copy of the survey, a deed and all related records concerning my land.

I will receive documentation confirming the legality that the future 80th street will qualify as frontage and I would be able to split the parcel in two and sell one or both if I desired.

I will be given a written appraisal indicating the value of my parcel after the fire station is constructed.

My property will be granted fire protection in writing such that if a fire happened the city fire department would respond without any charge for their service.

The transfer of land would be processed through escrow with Security Title Agency, with the City covering the necessary costs of the escrow and title insurance.

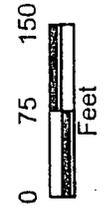
The City will reimburse me at the close of escrow in an amount up to \$500.00 fees to consult an attorney or appraiser for advice regarding this transaction.

EXHIBIT D



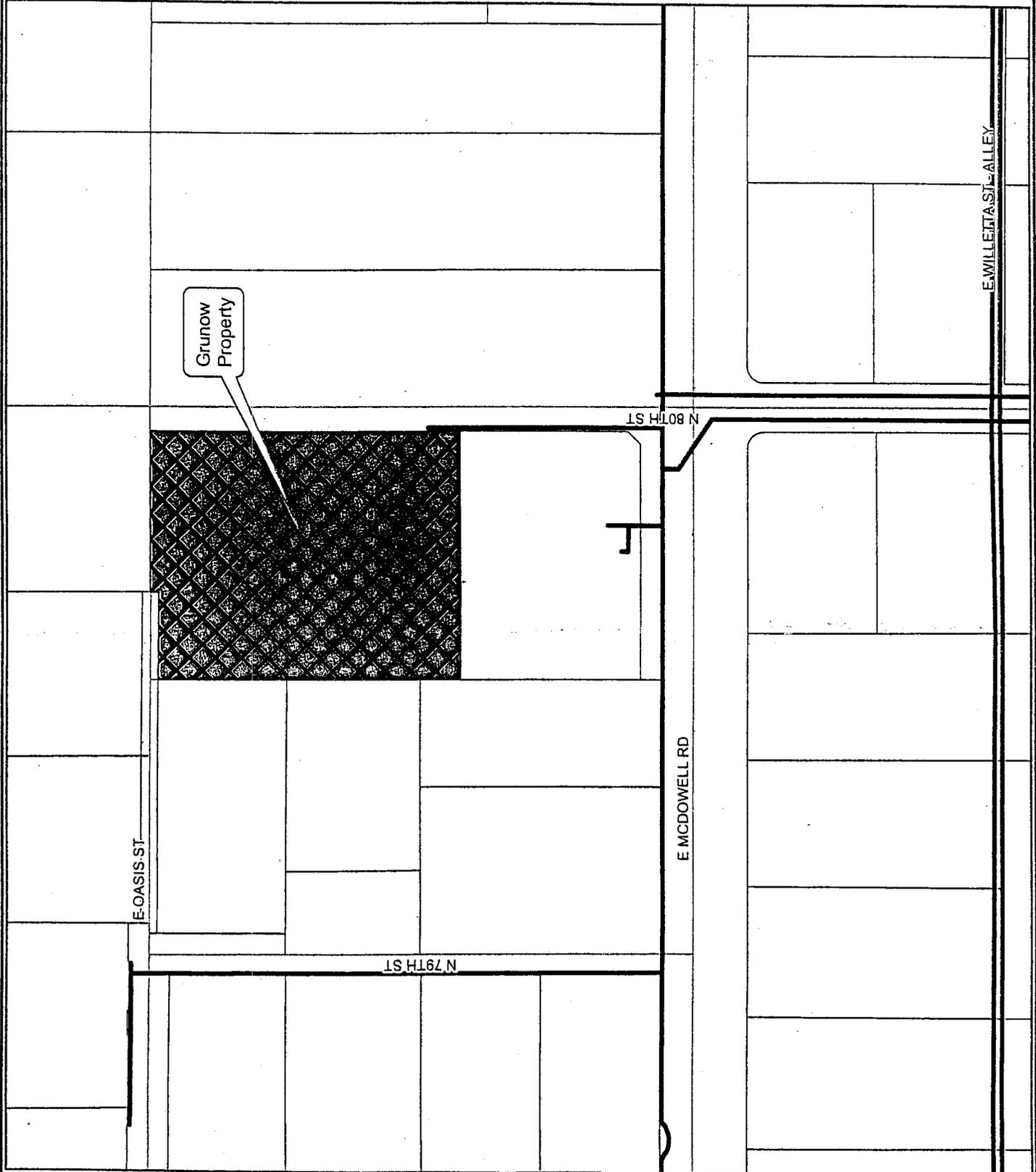
Exhibit D

- Water Main
- Streets
- Parcels



City of Mesa: Planning Division
 Long Range Planning Section
 Print Date: 10/17/2006
 City of Mesa Document:
 Resolutions & Ordinances

The City of Mesa makes no claims concerning the accuracy of the data provided nor assumes any liability resulting from the use of the information herein



WITH GENSETS	City of Mesa Peak Demand Loads & Resources											
	MONTH	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
SUPPLY RESOURCES												
FIRM CONTRACT PURCHASES (MW)												
AEP CO (15.3 MW)	15.3	15.3	15.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PNM 1A-10 MW: 7x24, Jan-Dec	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	0.0	0.0	0.0	0.0
PNM 1B-15/20 MW: 7x16, May-Sep	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	0.0	0.0	0.0	0.0
PNM 1C-10 MW: 7x16, Jul-Aug	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	0.0	0.0	0.0	0.0
PNM 2-10 MW: DayAhead(7-22,M-S),Jun-Oct	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	0.0	0.0	0.0	0.0
PARKER DAVIS (7.95MW; 10.379MW)	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4
CRSP (3.407MW; 4.312MW)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3
Transmission Losses (Non-Federal), 3%	(1.8)	(1.8)	(1.8)	(1.4)	(1.4)	(1.4)	(1.4)	(1.4)	(0.3)	0.0	0.0	0.0
TOTAL PURCHASES (MW)	73.2	73.2	73.2	58.4	58.4	58.4	58.4	58.4	24.4	14.7	14.7	14.7
MESA GENERATION (MW)												
KELWOOD/JULIAN (10 MW)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
TOTAL NET FOR LOAD RESOURCES (MW)	83.2	83.2	83.2	68.4	68.4	68.4	68.4	68.4	34.4	24.7	24.7	24.7
FIRM SYSTEM LOAD (MW)												
NET FIRM LOAD @ ROGERS (MW)	90.5	91.1	91.6	92.1	92.6	93.2	93.2	93.7	94.3	94.8	95.4	95.9
RESERVES (5% of NFL)	4.5	4.6	4.6	4.6	4.6	4.7	4.7	4.7	4.7	4.7	4.8	4.8
TOTAL LOAD, MW	95.0	95.7	96.2	96.7	97.2	97.9	97.9	98.4	99.0	99.5	100.2	100.7
(DEFICIENCY) / SURPLUS (MW)	(11.8)	(12.5)	(13.0)	(28.4)	(28.9)	(29.5)	(29.5)	(30.0)	(64.6)	(74.8)	(75.5)	(76.0)
ASSUMPTIONS:												
CY06-16 Forecasted Sales: 12/21/05 NFL Rogers 2006-2024 Peak and Energy Forecast												
PS 05.31.06												