



UTILITY COMMITTEE MINUTES

June 28, 1999

The Utility Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on June 28, 1999 at 4:32 p.m.

COMMITTEE PRESENT

Bill Jaffa, Chairman
Dennis Kavanaugh
Pat Pomeroy

COUNCIL PRESENT

Keno Hawker

STAFF PRESENT

Linda Crocker
Mike Hutchinson
Gene Larson
Tom Mattingly
Keith Nath
Joe Padilla
Ellen Pence
David Ramirez
Jenny Sheppard
Others

OTHERS PRESENT

Michael Gallego
Others

1. Further consideration of a request for water service for 8540 East Oak Street (Continued from the May 24, 1999 Utility Committee meeting).

Senior Civil Engineer Gene Larson referred to overheads displayed in the Council Chambers and provided a brief overview of this case. Mr. Larson noted that the property has been split into two separate lots and the owner is requesting that a 6" water line be extended north of the existing property. Mr. Larson discussed staff's request that a 20-foot wide Public Utilities and Facilities Easement (private street) be dedicated.

Mr. Larson noted that in response to questions posed at the previous meeting, Deputy City Attorney Joe Padilla was contacted and stated the opinion that the first Development Agreement (1996) applied only to the one house that was there at the time of the agreement.

Michael Gallego, the applicant and owner of the property, addressed the Committee regarding this item. Mr. Gallego stated objections to the dedication of the Public Utilities and Facilities Easement (PUFE) for the private street and to the construction of a 6-inch waterline and fire hydrant to service the property. Mr. Gallego stated the opinion that in accordance with an existing (1996) Development Agreement, his request should be approved.

Discussion ensued relative to liability issues, the importance of ensuring that fire and emergency vehicles have access to the property, alternative recommendations, costs associated with complying with the City's

requests, the fact that staff is merely asking that the roadway be dedicated as a PUFÉ at this time and is not requesting any modifications to the roadway, the fact that initially only one house was proposed for the site and that is the basis upon which the existing one-inch line was approved, the possibility of utilizing a residential sprinkler system and running a private line for water service, the fact that the applicant would have to haul his solid waste to the street for pickup, and recommendations from staff as to possible compromise alternatives.

Discussion ensued among the Committee, staff and the applicant regarding alternatives.

It was moved by Committeemember Pomeroy, seconded by Committeemember Kavanaugh, to recommend to the Council that water service for the property located at 8540 East Oak Street be provided subject to the following stipulations: 1) owner to dedicate to the City a 20-foot wide, 430-foot long Public Utilities and Facilities Easement (private street) with a 45-foot radius half cul-de-sac at the end in accordance with staff's drawing; 2) owner to design and construct a 6-inch water line in the Public Utilities and Facilities Easement and terminate the water line 130-feet north of Oak with a fire hydrant; 3) owner to pay standard water development fees and meter fees at the time of development; 4) owner to agree to future annexation of property by the City at such time as deemed necessary and desirable by the City; and 5) owner to execute a standard Development Agreement.

Carried unanimously.

2. Adjournment.

It was moved by Committeemember Kavanaugh, seconded by Committeemember Pomeroy, that the Utility Committee Meeting adjourn at 5:26 p.m.

Carried unanimously.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Utility Committee Meeting of the City of Mesa, Arizona, held on the 28th day of June 1999. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1999

BARBARA JONES, CITY CLERK