

UTILITY COMMITTEE MINUTES

September 18, 1996

The Utility Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on September 18, 1996 at 7:30 A.M.

COMMITTEE PRESENT

Dennis Kavanaugh, Chair
Pat Gilbert
Joan Payne

COMMITTEE ABSENT

None

COUNCIL PRESENT

Jim Stapley

STAFF PRESENT

C.K. Luster
Linda Crocker
Mike Hutchinson
Harry Kent
Bill McCarthy
Jerry Paulus
Ellen Pence
Bryan Raines
David Ramirez
Ralph Wisz
Others

OTHERS PRESENT

Sydney Abed
Walter Kramer
Others

1. Consider requests for extension of utility services.

a. 11015 East Main Street (Apache Trail).

Public Works Manager Harry Kent provided the Committee with a brief overview of utility service regulations for the City of Mesa. Mr. Kent noted that properties located within City boundaries are governed by established City codes. Mr. Kent added that when staff receives service requests for properties located outside of the City boundaries, a Council report is prepared by staff relative to the specific request and staff recommendations are presented for consideration. Mr. Kent noted that stipulations recommended by staff contain requirements for future annexation proposals. Mr. Kent stated that two requests have been recently received and advised that the developers are not in agreement with staffs recommended stipulations and are in attendance to present their views to the Committee.

Senior Civil Engineer Bill McCarthy informed the Committee of the developer's intent to establish one of the following three options: a 119-space mobile home park; an RV park with 254 spaces or a commercial area with a mobile home or RV park. Mr. McCarthy noted that the property is within the Arizona Water Company's service area and added that the nearest feasible gravity sewer line is located at Southern Avenue and Signal Butte Road, approximately one-and-a-half miles from the proposed project. Mr. McCarthy briefly

highlighted the proposed seven stipulations prepared by staff and noted that staff recommends providing sewer service based on acceptance and adherence to the stipulations. Mr. McCarthy added that all costs should be the responsibility of the property owner.

Mr. Sydney Abed, 7246 East Joshua Tree Lane, Scottsdale, representing the owners of the property, informed the Committee that extending the sewer line from Southern Avenue and Signal Butte Road would constitute an extension of approximately 8,000 feet. Mr. Abed requested that the Committee allow the sewer line to be connected to the Cheshire location sewer line which would amount to a 3,000-foot line extension. Mr. Abed indicated that the costs associated with an 8,000-foot sewer line extension would negate the possibility of continuing with the project.

Committeemember Gilbert stated that he recognizes the significant costs associated with the recommended extension but added that the financial burden falls on the initial developer who in turn recuperates portions of the expenses from future sewer line users.

In response to a question from City Manager Charles Luster, Mr. McCarthy advised that the existing north/south sewer line which extends into the vicinity of WalMart, is a ten inch/eight inch line.

Mr. Kent stated the opinion that the existing north/south sewer line would be a viable option if the developer would agree to extend south to Broadway and then west to the existing line, bypassing a potential bottleneck on the north side of Broadway. Mr. Kent added that the developer could then tap directly into the ten inch line, a distance of approximately one-half mile.

Mr. Abed indicated his willingness to accept the compromise solution.

It was moved by Committeemember Payne, seconded by Committeemember Gilbert, to recommend to Council that the development located at 11015 East Main Street (Apache Trail) be approved subject to stipulations and that the developer work with City staff to pursue the option of extending the sewer service line to connect to the existing sewer line at Broadway and Cheshire.

Carried unanimously.

b. Desert Village South R.V. Park Crismon Road and Jones Avenue.

Senior Civil Engineer Bill McCarthy informed the Committee of the developer's request for water service and stated that since the property is located within the City of Mesa's service area, staff has recommended approval subject to eight proposed stipulations. Mr. McCarthy noted that the developer is present to address the Committee relative to deferring a portion of the development costs.

Mr. Walt Kramer, co-owner of the project, discussed costs associated with the project and requested that the Committee allow him an opportunity to defer a portion of the

development fees until such time as the City installs the sewer system. Mr. Kramer added that all fees would be paid in full upon installation of the system.

Discussion ensued relative to development fees and the fact that residents will be temporary/seasonal.

In response to a question from Councilmember Gilbert, Mr. Kent advised that the City's policy is to charge the development fees at the initial start of the project.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, to recommend to Council that the recommendations of staff be approved.

Carried unanimously.

2. Consider an amendment to Section 9-1-4 of the Mesa City Code pertaining to units of measurement and construction item terminology used in the calculation and assessment of inspection charges.

Public Works Manager Harry Kent discussed staff's recommendation to amend Section 9-1-4 of the Mesa City Code to provide the Public Works Manager with the authority to administratively change the units of measurement and construction item terminology used in the calculation and assessment of inspection charges. Mr. Kent stated the opinion that the proposed changes will improve the City's flexibility whenever possible to enable and empower the staff to meet the varying circumstances presented by the development industry.

Discussion ensued relative to Federal mandates requiring conversion to the metric system.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, that the recommendations of staff be approved.

Carried unanimously.

3. Discuss and consider a proposal concerning possible acquisition and installation of a fuel cell.

Utilities Manager Ralph Wisz and Assistant Utilities Manager Jerry Paulus presented the Committee with information and a brief video relative to an alternative energy fuel source known as fuel cells. Mr. Wisz discussed staff's recommendation to utilize a 200-kilowatt fuel cell to power the new Utilities building which is scheduled to open in late 1997. Mr. Wisz advised that the unit would supply all of the electrical power required in the office building. Mr. Wisz noted that the City applied for and has been awarded a \$200,000 grant from the U.S. Department of Energy to initiate a fuel cell pilot program.

Mr. Paulus compared the fuel cells to batteries which never deplete and stated the opinion that fuel cells represent a viable energy source for the future.

Discussion ensued relative to efficient performance levels, distributed energy, the fact that fuel cells can be installed at any location providing a natural gas line exists, the current

utilization of 75 fuel cell units operating world wide, estimated costs, and the system's positive impact on the environment.

Committeemember Gilbert commended staff for their efforts and indicated his support of the proposal.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, to recommend to Council conceptual approval of the proposal and encourage completion of the in-depth analysis which is currently underway relative to this issue.

Carried unanimously.

4. Adjournment.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, that the Utility Committee meeting adjourn at 8:15 a.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 18 day of September, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1st day of October 1996

BARBARA JONES, CITY CLERK