

UTILITY COMMITTEE MINUTES

June 27, 1997

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 27, 1997 at 8:30 a.m.

COMMITTEE PRESENT

Dennis Kavanaugh,
Chairman
Pat Gilbert
Joan Payne

COMMITTEE ABSENT

None

COUNCIL PRESENT

Jim Stapley

STAFF PRESENT

Harry Kent
Gene Larson
David Ramirez
Debbie Vickman
Ralph Wisz
Others

OTHERS PRESENT

Gove Allen
Lawrence Braden
Vera Braden
Mel Epps
Others

1. Consider a request for water service for the following three locations.

- a. 3121 North 78th Street (Parcel C)
- b. 3139 North 78th Street (Parcel F)
- c. 3145 North 78th Street (Parcel E)

Senior Civil Engineer Gene Larson referred to maps and described three alternatives considered in response to a request for water service for 3121, 3139, and 3145 North 78th Street. Mr. Larson noted that the third alternative, which includes a cul-de-sac on North 79th Street, a street extension to the west to serve Lots E and F, and a dedication of 25 feet of property from Lots E (in addition to a turnaround) and F, appears acceptable to staff and the property owners.

In response to a question from Committeemember Gilbert, Mr. Larson advised that a water line currently exists along 78th Street and Plymouth Street.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, to recommend to Council approval of the requests for water service for 3121, 3139, and 3145 North 78th Street as proposed by staff.

Carried unanimously.

The Committee expressed appreciation to Mr. Larson for his work with the property owners.

2. Consider a request for sewer service for the following location.

a. 5251 East Escondido

Mr. Larson utilized maps and summarized a request for sewer service for a site east of Higley Road and north of Southern Avenue. Mr. Larson stated that staff recommends approval of the request, subject to three stipulations: 1) owner to install approximately 675 feet of 8-inch sanitary sewer on Escondido Circle and pay standard sewer development fee in effect at the time of development, 2) owner to pay standard water development fee and residential development tax in effect at the time of development and meter fees at the time of development, and 3) owner to execute a standard development agreement prepared by the City of Mesa, which would include the right to defer the street improvements until the City initiates a project or an improvement district is initiated to complete the improvement of Escondido east of Higley Road.

Mr. Larson advised that the property owners are requesting that the City defer development fees for the connection to the sanitary sewer.

In response to a question from Chairman Kavanaugh concerning the development fees, Mr. Larson estimated the sewer cost at approximately \$990.00 (based on a 5/8-inch water meter) and the residential development tax at approximately \$453.00, for a total of approximately \$1,500 per lot.

Mel Epps, 856 East Lehi Road, property owner, requested that Stipulation 2 be deferred and that as an alternative, following installation of a sewer (estimated at \$35,000), future applicants requesting to utilize the sewer line be required to pay hook-up fees and development fees to the City, rather than reimbursing those individuals paying for the sewer. Mr. Epps commented that the proposal would alleviate up-front development fees of approximately \$10,500.

Committeemember Gilbert emphasized the importance of maintaining consistency relative to City requirements for utility extensions, rights-of-way dedication, and cost participation in street improvements.

It was moved by Committeemember Gilbert, seconded by Chairman Kavanaugh, to recommend to Council approval of the request for sewer service for 5251 East Escondido, subject to the stipulations proposed by staff.

Upon tabulation of the votes, it showed:

AYES - Gilbert-Kavanaugh
NAYS - Payne

Chairman Kavanaugh declared the motion carried by majority vote.

3. Consider a request for water service to the following location.

a. 8112 East McDowell Road

Mr. Larson outlined a request for water service for 8112 East McDowell Road. Mr. Larson advised that staff recommends approval of service to the site, subject to the following stipulations: 1) owner dedicates an additional 25 feet of property adjacent to and along the entire south boundary line of property to achieve a total of 65 feet of public right-of-way as measured from the center line of McDowell Road, 2) owner to pay standard water development fees and residential development tax which are in effect at the time of development and meter fees at the time of development, and 3) owner to execute standard development agreement prepared by the City of Mesa, which will include standard requirements for the owners to pay for future curb, gutter, sidewalk, ramps, driveways, pavement, streetlights, sanitary sewer, and drainage improvements on McDowell Road fronting the owner's property.

Mr. Larson noted that the property owners have expressed concern relative to the street improvements and additional 25 feet of right-of-way.

Gove Allen, representing the property owners, Lawrence and Vera Braden, provided background information pertaining to the request for water service. Mr. Allen indicated a willingness on behalf of the property owners to dedicate the additional right-of-way but expressed concern that the street improvements represent a significant financial burden.

Committeemember Gilbert reiterated the importance of the City's policy regarding development agreements and spoke concerning substantial impacts on taxpayers when standard requirements are not met.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, to recommend to Council approval of the request for water service for 8112 East McDowell Road, subject to the stipulations outlined by staff.

Carried unanimously.

4. Consider a request for water service for the following location.

a. 9615 East McKellips Road

Mr. Larson referred to maps and briefed the Committee regarding a request for water service for 9615 East McKellips Road. Mr. Larson advised that staff has not recommended approval

of the request to date for the following reasons: 1) Lots C and D are not located on dedicated street right-of-way, 2) the standard 40 feet of right-of-way for 96th Street (midsection line) is not proposed to be dedicated (the property owner has been asked to dedicate the right-of-way and has refused), and 3) an additional 10 feet of right-of-way on McKellips Road, to provide a total of 65 feet of public right-of-way, is not proposed to be dedicated (a 10-foot easement adjacent to the existing 55-foot right-of-way is proposed by the owner). Mr. Larson delineated staff's recommendation that the applicant dedicate streets to allow water service to the lots.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, to recommend to Council approval of the water service request for 9615 East McKellips Road, subject to the stipulations outlined by staff.

Carried unanimously.

4. Adjournment.

It was moved by Committeemember Gilbert, seconded by Committeemember Payne, that the Utility Committee meeting adjourn at 8:58 a.m.

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 27th day of June 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of July 1997

BARBARA JONES, CITY CLERK