



SUSTAINABILITY & TRANSPORTATION COMMITTEE

February 25, 2013

The Sustainability & Transportation Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on February 25, 2013 at 7:30 a.m.

COMMITTEE PRESENT

Dina Higgins, Chairwoman
Christopher Glover
Dennis Kavanaugh

COMMITTEE ABSENT

None

STAFF PRESENT

Kari Kent
Donna Bronski

Chairwoman Higgins welcomed Committeemember Glover, who was recently appointed as a new member of the Sustainability & Transportation Committee.

1. Items from citizens present.

There were no items from citizens present.

2-a. Hear a presentation, discuss and provide direction on the Septic to Sewer Transition Program.

Development and Sustainability Department Director Christine Zielonka and Water Resources Director Kathryn Sorensen addressed the Committee relative to this item.

Ms. Sorensen displayed a PowerPoint presentation (**See Attachment 1**) and discussed the Septic to Sewer Transition Program, the goal of which is to begin extending sewer lines to existing residential properties where they are not currently available.

Ms. Sorensen displayed a map titled "Sewer Service for Septic Tank Areas" (See Page 2 of Attachment 1), which illustrates those areas within the City of Mesa's 208 Planning Area (i.e., the City's political boundaries and portions of Maricopa County). She stated that the map has captured most of the major un-sewered areas, although there might be a few smaller homes that staff was unaware of.

In response to an inquiry from Chairwoman Higgins, Ms. Zielonka stated that she would double-check whether Dreamland Villa has septic systems or is on the public sewer system.

Ms. Sorensen reiterated that the City's goal is to begin extending sewer lines to existing residential properties where they are not currently available. She advised that staff has established prioritization criteria and noted that the prioritized projects would be included in the Wastewater utility's Capital Improvement Program (CIP) over time.

Ms. Sorensen indicated that in conjunction with the program, the City will require that a property owner connect to the sewer system upon failure of an existing septic system in the case that there is an existing sewer line adjacent to the property boundary and added that no public sewer line extension would be required for service. She noted that the homeowner would pay not only for the connection from the main sewer line to the home, but also the impact fee for connecting to the wastewater system. She said that staff was hopeful that in most cases, such costs would be comparable to replacing a septic system.

Ms. Sorensen further commented that new single residences, even if they initially install septic systems because no sewer is available, would be required to install plumbing consistent with the future availability of a sewer main. She pointed out that commercial and multi-residence property owners would still be required to extend the sewer lines and connect to the sewer system in all cases (i.e., new construction or upon failure of an existing septic system). She added that developers of new subdivisions would continue to be required to extend sewer lines.

Ms. Sorensen offered a short synopsis of the criteria for prioritization that staff considered in regard to sewer line development. (See Page 6 of Attachment 1)

Responding to a question from Chairwoman Higgins, Ms. Zielonka clarified that the factor that staff took into account with respect to environmental impacts was the potential for groundwater contamination. She explained that staff addressed this issue by determining the location of wells that serve potable water.

Chairwoman Higgins inquired if staff considered the density in the area, such as homes that have, for example, 15,000 square foot lots.

Ms. Sorensen responded that as a proxy for density, staff used the number of lots in the area to be served.

Ms. Zielonka further remarked that staff also considered the age of the homes in the area to be served, since an older septic system would be more likely to fail than a newer system. She said that staff arrived at a prioritization ranking by not only balancing the age of the homes and the environmental impacts, but also the economic considerations.

In response to a question from Chairwoman Higgins, Ms. Sorensen advised that staff took into consideration all wells and pointed out that there are many irrigation wells for Salt River Project (SRP) and the Roosevelt Water Conservation District (RWCD). She explained that wells have the potential to be "a conduit" to the part of the aquifer that the City uses for its drinking water supply.

Ms. Sorensen continued with the presentation and displayed a document titled "Results," which illustrates the areas that have been ranked with respect to prioritization and the associated City

costs. (See Pages 7 and 8 of Attachment 1) She reminded the Committee that the project will cost an estimated \$100 million and take several decades to complete.

Ms. Sorensen remarked that every year, approximately \$500,000 will be set aside in the Wastewater utility's CIP budget for the program. She stated that if the rankings remain the same, it might be possible to complete some of the early projects fairly quickly. She noted, however, that as time goes on, it will be necessary for the Wastewater utility to save the \$500,000 per year in order to afford the more costly projects.

Chairwoman Higgins referred to a document titled "Sewer Service Priorities for Septic Tank Areas – Proposed Program Summary" (**See Attachment 2**) and inquired what the difference was between trunk sewers and lateral sewers.

Senior Civil Engineer Bill Fick, who conducted the prioritization process and calculated the cost estimates for the project, clarified that the trunk sewers are identified in the Wastewater Master Plan. He said that the City would install those items regardless of whether there was septic in the area or not. He explained that the lateral sewers, which are the smaller sewers within the streets in front of the residential properties, would have to be installed in order to serve those areas. He added that typically, the City would not install those sewers as part of the Master Plan process, but rather the developers or homeowners would take on that responsibility.

Ms. Sorensen further reported that the next step in the process will consist of Neighborhood Services staff conducting a survey in the first five neighborhoods to solicit input and interest from the residents with respect to the program. She noted that based on the survey results, the priorities may change, depending upon either positive or negative responses from the neighborhoods. She added that staff will bring back the results of the surveys to the Committee for further discussion and consideration.

Committeemember Kavanaugh referred to Page 3 of Attachment 2 (Area Priorities Based on Cost Per Unit Served) and in particular, to the "Built Date" column and the "Age" column. He cited, as an example, that in his Council District, which is identified as Area R, the "Built Date" is 1958 and the "Age" is 53. He stated that there appeared to be a disparity in that perhaps the "Age" column has not been updated and the "Built Date" was gathered before. He inquired if that would affect the priority rankings in this area.

Mr. Fick clarified that staff began to collect the data several years ago and acknowledged that it "may be a couple years off." He noted, however, that in his opinion, it would not impact the priorities.

Committeemember Kavanaugh stated that it would be helpful to the Committeemembers if staff would provide them an up-to-date list so that they can discuss this issue more clearly and concisely with their constituents.

Ms. Sorensen indicated that staff would be happy to provide the Committee with an updated list and concurred that staff has been working on this project for several years now.

Discussion ensued relative to the fact that the cost to replace a septic system could range anywhere between \$6,000 and \$10,000, depending on soil conditions.

Chairwoman Higgins thanked staff for the update.

2-b. Hear a presentation, discuss and make a recommendation regarding sewer connection to a public main at 832 North 98th Street.

Development and Sustainability Department Director Christine Zielonka introduced Deputy Director of Development Services Beth Hughes-Ornelas, who was prepared to address the Committee.

Ms. Zielonka stated that this matter is an example of what staff and the Committee previously discussed in agenda item 2-a. She stated that the issue is as follows: If a public sewer line is currently adjacent to a homeowner's property, the person would be required to connect to the line as opposed to repair or replace a septic system.

Ms. Hughes-Ornelas displayed a site plan titled Exhibit D, which illustrates the location of the property in question. **(See Attachment 3)** She reported that an existing sewer main is located in the street directly adjacent to the homeowners' property. She explained that it was necessary for the property owners to expand their existing septic system and had requested confirmation from the City of Mesa that it was not opposed to such an expansion.

Ms. Hughes-Ornelas indicated that since the sewer line is located directly adjacent to the property, it was staff's recommendation that the property owners connect to the City sewer system. She said that staff also informed the property owners that the letter they had requested from the City would not be provided.

Ms. Hughes-Ornelas advised that staff was prepared to update the Committee with respect to this issue and also provide the property owners an opportunity to address their concerns regarding this matter.

Chairwoman Higgins clarified that this issue would fall under the program the City implemented years ago and not the Septic to Sewer Transition Program, which began in February 2012.

Ms. Hughes-Ornelas confirmed Chairwoman Higgins' statement.

Ms. Hughes-Ornelas remarked that if it is necessary for property owners to perform any work on their septic tanks, they must first go to the Maricopa County Environmental Services Department. She explained that the County's process is to contact the City of Mesa concerning any properties located within the City's sewer service area and also Mesa's Planning Area. She noted that the subject property is outside the City limits, but within Maricopa County.

Ms. Hughes-Ornelas further clarified that the sewer main line was not built by the City, but rather was constructed by the property owners on the east side of the road in conjunction with their lot. She explained that was a requirement that they received when they went to Maricopa County and subsequently came to the City to request water service. She added that the City worked with the property owners and constructed the sewer main line in anticipation that everyone needing sewer would have it directly available to them.

Committeemember Kavanaugh referred to a document titled Exhibit F, which is a November 8, 2012 letter authored by Deputy City Manager Kari Kent to Fred and Christy Cook, the property owners in question. **(See Attachment 4)** He stated that based on his review of the letter, and in an attempt to understand the “intersection” between the Mesa City Code, County regulations and the Certified Area-wide Water Quality Management Plan, that moving on an appeal to the City Manager’s Office, the only option would be connection of the home to the public sewer system.

Deputy City Manager Kari Kent confirmed Committeemember Kavanaugh’s statement.

Committeemember Kavanaugh remarked that if the property owners’ only option is connection to the public sewer system, then the only issue facing the Committee is helping to determine the costs.

Ms. Zielonka clarified that it was a requirement of both the State and the County that the property owners connect to a sewer line.

Committeemember Kavanaugh said that what he is hearing is that the Committee does not have jurisdiction to disregard State law. He reiterated that the only question for the Committee to determine is whether there is some sort of fair resolution of the dispute with regard to the cost required to connect.

Ms. Zielonka further clarified that the State and the County do not address a cost component, but simply require that the property owners connect to a public sewer line. She explained that what staff attempts to do, as Ms. Sorensen previously discussed with respect to the Septic to Sewer Program, is to mitigate the harsh effects of State and County codes.

Committeemember Kavanaugh noted that he wanted to make it clear in terms of what the Committee can do in this case.

Ms. Sorensen indicated that the City would charge a standard fee as it relates to the service connection cost. She pointed out that instead of charging the full fee, staff made an offer to the property owners to charge cost if it came in less in an effort to mitigate the circumstances.

Fred Cook, the owner of the property located at 832 North 98th Street, came forward and addressed the Committee. He reported that in September 2012, he discovered that his septic system’s seepage pit was overflowing and stated that after subsequently consulting with septic companies and drilling companies, they recommended that it might be appropriate to drill a new seepage pit well. He noted that as a result of such a recommendation, he directed the drilling company to submit a request to Maricopa County to begin the permitting process, at which time he learned that it would be necessary for the City of Mesa to “weigh in” on availability and the requirements to connect.

Mr. Cook distributed a PowerPoint presentation **(See Attachment 5)** which contains an overview of the case; his specific request; an aerial view of his property and neighborhood; a discussion of the requirement; justifications for waiver and non-applicability of the requirement; and a discussion of the City Manager’s Office rationale. He reviewed each item with the Committee and reiterated the information/comments contained therein.

Mr. Cook stated that he was requesting that the Committee direct the City's Planning Department to reply to the Maricopa County Planning Department that there is not a required and available sewer system to be tied into, which would therefore allow the County to continue processing an alteration permit for drilling a new seepage pit for the existing septic system on the property.

Mr. Cook also expressed concern that the cost to connect to the public sewer system is estimated at \$12,000, as compared to \$3,500 to drill a new seepage pit. He said that such a cost would be a significant financial strain on his family. He commented that his request is not a typical new development or project, but simply a planned alteration in order to maintain the current County-approved on-site waste disposal system that was installed 14 years ago.

Mr. Cook referred to a September 3, 2012 letter he authored (**See Attachment 6**) and said that he cited a related code that limits costs to connect the sewer system to \$3,000. (See Page 4 of Attachment 6) He noted that it was his understanding of the code that if there is a service line at an individual's property line, there is a limit of \$3,000 to connect to the sewer system. He said that in his case, the service line is not located at his property line, but situated out in the middle of the street and said it would be necessary for him to pay an additional \$5,400 to connect to his property line. He added that in his opinion, perhaps the intent of the State, with respect to this code, was to "limit the burden on the homeowners."

Mr. Cook further remarked that in his opinion, the State Administrative Code is not applicable in this case since the Maricopa Association of Governments' (MAG) 208 Water Management Plan does not specifically include the unincorporated area in which his property is located. He also said that with respect to the \$2,659 wastewater impact fee, he did not understand its purpose since the impact of connection to the sewer system is a separate charge and the monthly billing covers the City's costs.

Mr. Cook, in addition, commented that while it is the City's position that septic systems are generally recognized as a legitimate threat to groundwater, he was unaware of any evidence indicating that there was damage caused at his property, a similar location or a distance to the nearest well.

Committeemember Kavanaugh requested clarification with respect to the estimated cost breakdown for connection, since staff's figure is listed at \$9,432 and Mr. Cook quoted an amount of \$12,000.

Ms. Kent responded that the City's estimated cost breakdown was \$9,432.

Ms. Sorensen indicated that the Water Resources Department would charge the \$5,434 fee in order to install the service line in the right-of-way in the street. She reiterated that the City has offered to perform the work for time and materials, which hopefully would reduce the final cost to the property owners.

Responding to a question from Chairwoman Higgins, Ms. Sorensen explained that the wastewater impact fee is meant to cover the cost of tying into the regional water treatment system, which includes not only the pipes that are out in the streets, but also the lift stations and in particular the wastewater treatment plants, which are very large and expensive pieces of

infrastructure. She said that the cost of a wastewater treatment plant can easily exceed \$100 million and added that the next expansion of the Greenfield Water Reclamation Plant, which is scheduled to go into the design phase in FY 14/15, will cost an estimated \$67 million.

Ms. Zielonka noted that it is the cost of development paying for itself and new development adding to the capacity of the wastewater plant. She also clarified for the record that cities are not allowed to waive impact fees once such fees are established.

In response to a question from Committeemember Kavanaugh, Ms. Zielonka explained that if the Council elected to reduce an impact fee, for instance in this case, it would be necessary to make up the difference out of the General Fund.

Committeemember Kavanaugh restated that Mr. Cook has made an appeal to the Committee and said he was trying to determine what, if anything, the Committee could legally do in this case. He acknowledged that the Committee does not have the ability to waive the connection, since it appears to be mandatory. He noted that the question is: Can the parties arrive at some sort of resolution on the cost, excluding the wastewater fee, at some amount between \$9,400 and \$5,434?

Ms. Zielonka responded that the Water Resources Department offered to charge the time and materials costs in order to do the job.

Ms. Sorensen explained that two or three years ago when staff updated the service line connection fee, they took into consideration what it cost the City on average to perform those services and charged that amount. She assured the Committee that if staff can complete the service line connection for Mr. Cook for less, they will do so.

Committeemember Kavanaugh indicated that the City has a set fee, \$5,434, and clarified that staff's offer to Mr. Cook was if the actual costs come in less than the set fee, the City would reduce the amount of such fee accordingly.

Ms. Sorensen confirmed Committeemember Kavanaugh's statement and said that staff typically does that to assist property owners.

Chairwoman Higgins commented that Mr. Cook was present when the last agenda item was discussed and heard that the City has implemented a program to get individuals off of septic systems and connected to the public sewer system. She stated that any deviation from such efforts would be in direct opposition to the manner in which the City is moving. She added that septic systems pose environmental threats and increase the probability of groundwater contamination.

Committeemember Kavanaugh acknowledged that Mr. Cook has raised some legitimate issues in terms of why the City should consider mitigating the costs. He stated the opinion that staff has taken the correct approach in an effort to mitigate such costs and suggested that the facts in the case would support a reduction/mitigation of the costs.

Committeemember Kavanaugh further remarked that from a legal perspective, he knows what Mr. Cook would like the Committee to do, but said that he did not think that was possible. He

noted, however, that the Committee could approve a recommendation to mitigate costs, based on the information provided by Mr. Cook.

Mr. Cook cited an unidentified provision in the Arizona Revised Statutes related to development fees imposed by cities and towns as follows: "If a municipality agrees to waive any of the development fees assessed on a development, the municipality shall reimburse the appropriate development fee accounts for the amount that was waived. The municipality shall provide notice of any such waiver to the advisory committee established, subject to Subsection G of this section, within 30 days."

Mr. Cook commented that in his reading of the Code, it would appear that there was an allowance for a waiver of impact fees.

Committeemember Kavanaugh clarified that it would be left to the residents of the City to pay the money into the impact fee account. He noted that the State Legislature has prohibited the City from not having impact fees paid.

Deputy City Attorney Donna Bronski confirmed Committeemember Kavanaugh's interpretation of the Statute. She commented that as previously mentioned by staff, if the City wanted to waive any portion of the impact fees, it would be necessary to make it up out of the General Fund.

Mr. Cook stated that he was not looking for other taxpayers to pay for fees that he should be paying. He expressed concern, however, whether an impact fee was a legitimate fee in this particular situation in which he is paying for the installation of the lines, a monthly fee and not building a development where he is requiring a new water treatment plant.

Chairwoman Higgins cited, for example, if a developer was building a new subdivision, and it was necessary for the City to build a new \$100 million wastewater treatment plant, it would cost the residents "X" amount of dollars to pay into that. She stated that by Mr. Cook connecting into the public sewer system, he would pay his fair share of the wastewater treatment plant, which would serve thousands of homes.

Ms. Zielonka pointed out that staff conducts a very extensive environmental impact fee study and stated that the last one was completed in 2007 after two years of research. She explained that the fee is based on equivalent dwelling units and is a proportionate share of every resident's contribution to the wastewater treatment plant.

Mr. Cook further voiced concern with respect to spending \$9,400 or \$12,000, whatever the final amount would be, versus \$3,500 and reiterated that the County has established an alteration permitting process specifically for such a purpose.

Chairwoman Higgins stated that if the Committee were to do something different for Mr. Cook at this time, it would be inconsistent with what it has done in the past few years. She stated that the City is attempting to move forward with the plan of replacing septic systems with sewer and said that the Committee has remained consistent in their decision making in that regard.

Mr. Cook inquired if there was a history of the Committee granting waivers in a situation such as his.

Chairwoman Higgins responded that in the five years she has been in office, she is unaware of the Committee granting a waiver. She stressed that this is such an important issue for the community, the County and the State and stated that to grant a waiver would contradict the City's plans for the future. She added that from a legal standpoint, it was also not within the Committee's ability to do so.

It was moved by Committeemember Kavanaugh, seconded by Chairwoman Higgins, that staff's recommendation be approved.

Carried unanimously.

Chairwoman Higgins stated that staff's recommendation was upheld and thanked everyone for the presentation.

2-c. Hear a presentation, discuss and provide direction on Vacant Properties and Foreclosure Registries.

Development and Sustainability Department Director Christine Zielonka introduced Development and Sustainability Department Deputy Director Laura Hyneman, who was prepared to address the Committee.

Ms. Hyneman displayed a PowerPoint presentation (**See Attachment 7**) and reported that vacant properties in Mesa are unmaintained for a variety of reasons, such as the owners are deceased, have moved to other states, or possibly their property is going through foreclosure.

Ms. Hyneman explained that when properties go through foreclosure, the owners and responsible parties are often difficult to identify. She noted, in addition, that bank-owned properties may be part of a larger portfolio and stated that notifications and citations can be overlooked or miss the proper contact altogether.

Ms. Hyneman indicated that if the City cannot find the owners of unmaintained properties or the owners are unresponsive, the City had entered into a contract with Maricopa County to use probationers to clean up such properties when necessary. She said that a lien is filed on the properties and when such properties are sold, the new owner pays off the lien and the City is reimbursed for their costs. She added that in 2012, the City collected approximately \$42,000 as a result of that process.

Ms. Hyneman, in addition, remarked that with the economic downturn in the past few years, staff has seen many vacant properties. She advised that staff has implemented a variety of tools with respect to this issue and continues to discuss the benefits and drawbacks of each of those tools. She pointed out that fewer properties are going into foreclosure and said that those properties are being purchased and updated.

Ms. Hyneman noted that staff currently uses public records to determine ownership and also enlists the assistance of private maintenance companies to conduct similar research. She said that staff was seeking direction from the Committee with respect to establishing a foreclosure registry as a third option.

Ms. Hyneman remarked that regarding the first option, staff uses public records, such as the Maricopa County web site, to find the owners of vacant properties. She explained that Code Compliance staff has also developed a list of contacts with banks, mortgage companies and realty offices. She advised that her staff also receives assistance from the City Attorney's Office due to the fact that when the properties are in foreclosure and the owner is also going through bankruptcy, it becomes a more complicated legal process. She stated that in 2012, approximately 75% of the unmaintained vacant properties were cleaned up voluntarily.

Ms. Hyneman further reported that the City also utilizes private maintenance companies to track down the ownership of vacant properties. She advised that when a property is bank owned, the bank contracts with a maintenance company to keep the property cleaned up. She noted, however, that sometimes those properties "get lost in the paperwork."

Ms. Hyneman commented that when a Code Compliance Officer cannot identify an owner of a vacant property, the City contacts one of the maintenance companies to determine if, in fact, it is their property. She said that if it is their property, the company will clean it up, but if not, the entity will research its database in an effort to assist the City in this regard. She pointed out that Code Compliance Officers follow up on enforcement actions, when necessary. She added that the maintenance companies provide this information to the City at no cost and noted that the process is working quite well.

Ms. Hyneman remarked that staff would propose a third option, which would be for staff to work with a private company to establish a foreclosure registry. She advised that the company would maintain databases with the names and contact information for properties that are just going into foreclosure. She stated that in order to establish the registry and a fee, it would be necessary for the Council to pass an ordinance to adopt a registration fee. Ms. Hyneman pointed out that one of the companies that staff talked with indicated that the fee could be split 50/50 between the City and the foreclosure registry company.

Ms. Hyneman explained that it would be necessary for staff to research whether the company would simply provide contact information to the City or actually follow up by contacting the property owner. She said that such a process would be included as a provision in the contract between both parties. She added that staff would ultimately be responsible for enforcement action.

Ms. Hyneman concluded her presentation by noting that staff will continue to use the current processes outlined above with respect to identifying problem property ownership. She stated that staff was seeking the Committee's direction as it relates to exploring contract options with foreclosure registry companies.

Committeemember Kavanaugh commended staff for their efforts and hard work with respect to this issue, as well as working with the private maintenance companies. He stated that he would hope the Committee would support direction to explore the foreclosure registry process.

Committeemember Kavanaugh remarked that as a result of his work and participation with the National League of Cities, he was aware that many cities across the country have adopted or are exploring the issue of a Foreclosure Registry Ordinance. He explained that the City of Phoenix has a proposal that is working its way through their committee process. He also

commented that he was aware of a model ordinance, which has been adapted to Arizona requirements, that would be helpful for Ms. Hyneman's staff and the City Attorney's Office to review. He further commented that regarding the discussions occurring in Phoenix with respect to this issue, it was his understanding that the banking community was aware of the proposal, but has not engaged in any active opposition at this time.

Committeemember Kavanaugh, in addition, stated the opinion that a Foreclosure Registry would be "a dynamic tool" for a community to use in order to supplement the work that staff does. He added that it may also provide the opportunity to expand the availability of staff to perform the many other code enforcement functions that are required of them.

Committeemember Kavanaugh stated that he would hope the Committee would be agreeable to providing direction that staff further explore how the third option might work with the City of Mesa. He stressed the importance of Phoenix and Mesa taking a regional leadership role on this issue, especially considering the fact that the Phoenix metro area was one of the areas of the country that was "hit the hardest" by foreclosure issues. He added that he would hope that Phoenix and Mesa would move together in concert and provide leadership for Maricopa County and the other communities as well.

Chairwoman Higgins inquired if Committeemember Kavanaugh's comments were in the form of a motion.

Committeemember Kavanaugh confirmed Chairwoman Higgins' inquiry.

Committeemember Glover seconded the motion.

Carried unanimously.

Deputy City Manager Kari Kent stated that staff will meet with Phoenix's staff to research the issue of a potential ordinance, contact the banking industry and come back to the Committee at a later date. She said that the Committee can then determine whether the matter should be forwarded on to the full Council for consideration and to develop a potential Request for Proposals (RFP) process.

Chairwoman Higgins thanked staff for the presentation and said that she looked forward to reviewing the follow-up information.

3. Adjournment.

Without objection, the Sustainability and Transportation Committee meeting adjourned at 8:33 a.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Sustainability & Transportation Committee meeting of the City of Mesa, Arizona, held on the 25th day of February, 2013. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, INTERIM CITY CLERK

pag
(attachments – 7)

City of Mesa

Septic to Sewer Program

Sustainability and Transportation

Committee Meeting

February 25, 2013



Program Details

- City's goal is to begin extending sewer lines to *existing residential* properties where they are not currently available
- City will establish prioritization criteria
- Prioritized projects will be included in the wastewater utility's capital improvement program over time

Program Details

- **The City will require connection to the sewer system upon failure of existing septic system in the case that there is an existing sewer line adjacent to the property boundary and no public sewer line extension would be required for service**
 - Homeowner pays for the connection from the main sewer line to the home
 - Homeowner pays the impact fee for connecting to the wastewater system
 - Cost comparable to replacing septic

Program Details

- **New Single Residences will be required to install plumbing consistent with future availability of sewer main**
- **Commercial and multi-residence property owners are still required to extend sewer lines in all cases (new construction or upon failure of existing septic system)**
- **Developers of new subdivisions are still required to extend sewer lines**

Criteria for Prioritization for Sewer Line Development

- Environmental impacts
- Location within or outside City boundaries
- Age of homes in the area to be served
- Number of lots in the area to be served
- Sewer line extension cost per lot
- Total cost of sewer line extension project

Results

Priority	Area	Total Score	Total City Costs
1	U	96	\$251,000
2	V	91	\$138,300
3	R	92	\$813,300
4	K	87	\$351,821
5	Y	85	\$849,600
6	S	83	\$285,600
7	J	86	\$1,639,008
8	A	87	\$10,344,543
9	E	82	\$6,235,596
10	H	81	\$3,042,403
11	N	81	\$4,670,061
12	P	81	\$2,053,296
Total		Total	\$30,674,528

Results

Priority	Area	Total Score	Total City Costs
13	M	80	\$1,312,848
14	Q	79	\$63,590
15	L	78	\$607,306
16	T	78	\$246,150
17	W	78	\$354,400
18	F	77	\$2,177,798
19	I	76	\$3,133,728
20	G	66	\$6,734,966
21	C	62	\$9,494,921
22	B	61	\$14,513,494
23	X	61	\$1,435,000
24	D	51	\$9,395,880
25	O	50	\$14,263,888
Total		Total	\$63,733,970

Next Steps

- **Neighborhood services will make contact with the first five neighborhoods to assess interest**
- **Priorities may be changed depending on response from customers**
- **Top project(s) will be included in wastewater CIP in FY 13/14**

Questions/Discussion



**SEWER SERVICE PRIORITIES FOR SEPTIC TANK AREAS
 PROPOSED PROGRAM SUMMARY**

Priority	Area	Age	Total Units	Within City	Sewer Costs			Weighted Score						
					Trunk Sewers	Lateral Sewers	Total	\$/Units Served	Total Cost	Age	Lots Served	Within City	Environ.	Total Score
1	U	40	37	Y	\$0	\$251,000	\$251,000	3	25	12	6	25	25	96
2	V	36	9	Y	\$0	\$138,300	\$138,300	1	25	12	3	25	25	91
3	R	53	62	Y	\$0	\$813,300	\$813,300	1	20	20	6	25	20	92
4	K	32	56	Y	\$0	\$351,821	\$351,821	3	20	8	6	25	25	87
5	Y	41	193	Y	\$0	\$849,600	\$849,600	5	20	16	9	25	10	85
6	S	31	28	Y	\$0	\$285,600	\$285,600	2	25	8	3	25	20	83
7	J	33	327	Y	\$0	\$1,639,008	\$1,639,008	4	15	8	9	25	25	86
8	A	39	3,719	Y	\$1,658,470	\$8,686,073	\$10,344,543	5	5	12	15	25	25	87
9	E	39	2,464	Y	\$0	\$6,235,596	\$6,235,596	5	10	12	15	25	15	82
10	H	53	250	Y	\$0	\$3,042,403	\$3,042,403	2	10	20	9	25	15	81
11	N	61	391	Y	\$1,225,379	\$3,444,682	\$4,670,061	2	10	20	9	25	15	81
12	P	57	401	Y	\$0	\$2,053,296	\$2,053,296	4	15	20	12	25	5	81
13	M	32	178	Y	\$0	\$1,312,848	\$1,312,848	3	15	8	9	25	20	80
14	Q	28	7	Y	\$0	\$63,590	\$63,590	2	25	4	3	25	20	79
15	L	28	89	Y	\$0	\$607,306	\$607,306	3	20	4	6	25	20	78
16	T	31	16	Y	\$0	\$246,150	\$246,150	1	25	4	3	25	20	78
17	W	16	14	Y	\$0	\$354,400	\$354,400	1	20	4	3	25	25	78
18	F	44	491	Y	\$0	\$2,177,798	\$2,177,798	4	15	16	12	25	5	77
19	I	46	535	Y	\$0	\$3,133,728	\$3,133,728	3	10	16	12	25	10	76
20	G	51	1,417	N	\$0	\$6,734,966	\$6,734,966	4	10	20	12	0	20	66
21	C	38	4,596	N	\$651,276	\$8,843,645	\$9,494,921	5	5	12	15	0	25	62
22	B	35	3,209	N	\$1,658,643	\$12,854,851	\$14,513,494	4	5	12	15	0	25	61
23	X	18	49	Y	\$0	\$1,435,000	\$1,435,000	1	15	4	6	25	10	61
24	D	43	3,782	N	\$1,331,822	\$8,064,058	\$9,395,880	5	5	16	15	0	10	51
25	O	40	1,285	N	\$1,441,437	\$12,822,451	\$14,263,888	2	5	16	12	0	15	50
Total			23,605		\$ 7,967,027	\$ 86,441,470	\$ 94,408,497							

SEWER SERVICE FOR SEPTIC TANK AREAS
 SCORING SUMMARY

Criteria					
No.	\$/Units Served	Total Cost	Age	Total Units Served	Environ
Level 1					
1	C	Q	N	C	F
2	E	V	P	D	P
3	D	T	H	A	D
4	A	U	R	B	I
5	Y	S	G	E	Y
Level 2					
6	F	K	I	G	Y
7	B	W	F	O	H
J	G	L	D	I	N
9	J	R	Y	F	O
10	P	Y	O	P	G
Level 3					
11	I	M	U	N	
12	K	X	A	J	
13	U	J	E	H	
14	L	P	C	Y	
15	M	F	V	M	
Level 4					
16	Q	H	B	L	
17	S	I	J	R	
18	O	N	K	X	
19	N	E	M	X	
20	H	G	S	U	
Level 5					
21	R	D	T	S	
22	V	C	L	T	
23	T	A	Q	W	
24	W	O	X	V	
25	X	B	W	Q	

Scoring:

Level	Raw Score	Criteria	Weight
1	5	\$/Units Served	1
2	4	Total Cost	5
3	3	Age	4
4	2	Lots Served	3
5	1	In City	5
	5	Environmental	5

Area	\$/Units Served	Total Cost	Age	Total Units Served	Environ
A	1	5	3	1	1
B	2	5	4	1	1
C	1	5	3	1	1
D	1	5	2	1	4
E	1	4	3	1	1
F	2	3	2	2	5
G	2	4	1	2	2
H	4	4	1	3	3
I	3	4	2	2	4
J	2	3	4	3	1
K	3	2	4	4	2
L	3	3	3	4	1
M	3	3	3	3	3
N	2	2	2	2	3
O	2	2	1	1	5
P	4	4	3	3	5
Q	2	2	5	5	1
R	1	1	4	4	2
S	2	2	5	5	1
T	1	1	5	5	3
U	3	3	5	5	3
V	1	1	5	5	3
W	1	1	4	4	1
X	1	1	3	3	1
Y	5	5	5	4	4

Area	\$/Units Served	Total Cost	Age	Total Units Served	In City	Environ	Raw Score			Total Score
							Raw Score	Weighted Score	Raw Score	
A	1	5	3	1	Y	1	12	5	25	87
B	2	5	4	1	N	1	12	5	25	61
C	1	5	3	1	N	1	12	5	25	62
D	1	5	2	1	N	4	16	0	10	76
E	1	4	3	1	Y	1	8	0	25	86
F	2	3	2	2	Y	5	12	5	15	51
G	2	4	1	2	N	2	8	0	25	82
H	4	4	1	3	Y	3	20	0	25	77
I	3	4	2	2	Y	4	16	0	25	66
J	2	3	4	3	Y	1	8	0	25	81
K	3	2	4	4	Y	2	16	0	25	76
L	3	2	5	4	Y	1	8	0	25	86
M	3	3	4	3	Y	2	16	0	25	87
N	4	4	1	3	Y	3	24	0	25	81
O	4	5	2	2	N	5	20	0	10	51
P	2	3	1	2	Y	2	8	0	25	82
Q	4	1	5	5	Y	2	16	0	25	77
R	5	2	1	4	Y	4	20	0	25	66
S	4	1	4	5	Y	1	8	0	25	81
T	5	1	5	5	Y	2	16	0	25	76
U	3	1	3	4	Y	3	12	0	25	86
V	5	1	3	5	Y	4	20	0	25	87
W	5	2	5	5	Y	1	8	0	25	66
X	5	3	5	4	Y	2	16	0	25	61
Y	1	2	2	3	Y	4	16	0	25	87

Area	\$/Units Served	Total Cost	Age	Total Lots Served	In City	Environ	Score			Total Score
							Raw Score	Weighted Score	Raw Score	
A	5	1	3	5	5	5	25	5	25	87
B	4	1	3	5	0	5	25	0	25	61
C	5	1	3	5	0	5	25	0	25	62
D	5	1	4	5	0	5	25	0	10	76
E	5	2	3	5	5	5	25	5	15	51
F	4	3	4	4	5	4	20	5	25	82
G	4	2	5	4	0	4	20	0	25	77
H	2	2	5	3	5	3	15	0	25	66
I	3	2	4	4	5	4	20	0	25	81
J	4	3	2	3	5	2	10	0	25	76
K	3	4	1	2	5	3	15	0	25	86
L	3	4	2	2	5	1	5	0	25	87
M	3	3	2	3	5	2	10	0	25	66
N	2	2	5	3	5	3	15	0	25	81
O	2	1	4	4	0	5	25	0	10	51
P	4	4	5	4	5	2	10	0	25	82
Q	2	5	1	1	5	4	20	0	25	77
R	1	4	5	2	5	1	5	0	25	61
S	2	5	2	1	5	2	10	0	25	62
T	1	5	1	1	5	3	15	0	25	76
U	3	5	3	2	5	4	20	0	25	86
V	1	5	3	1	5	2	10	0	25	87
W	1	4	5	1	5	1	5	0	25	66
X	1	3	1	2	5	2	10	0	25	61
Y	5	4	4	3	5	4	20	0	25	87

Area	\$/Units Served	Total Cost	Age	Total Units Served	In City	Environ	Score			Total Score
							Raw Score	Weighted Score	Raw Score	
A	5	5	1	1	5	3	12	5	25	87
B	4	4	1	1	5	3	12	0	25	61
C	5	5	1	1	5	3	12	0	25	62
D	5	5	1	1	5	4	16	0	10	76
E	5	5	2	2	10	3	12	5	15	51
F	4	4	3	3	15	4	16	5	25	82
G	4	4	2	2	10	5	20	0	25	77
H	2	2	2	2	10	5	20	0	25	66
I	3	3	2	2	10	4	16	0	25	81
J	4	4	3	3	15	2	8	0	25	76
K	3	3	4	4	20	2	8	0	25	86
L	3	3	3	4	20	1	4	0	25	87
M	3	3	3	3	15	2	8	0	25	66
N	2	2	2	2	10	5	20	0	25	81
O	2	2	1	1	5	4	16	0	15	50
P	4	4	3	3	15	5	20	0	25	81
Q	2	2	5	5	25	1	4	0	20	79
R	1	1	4	4	20	5	20	0	20	92
S	2	2	5	5	25	2	8	0	25	83
T	1	1	5	5	25	1	4	0	20	78
U	3	3	5	5	25	3	12	0	25	96
V	1	1	5	5	25	3	12	0	25	91
W	1	1	4	4	20	1	4	0	25	78
X	1	1	3	3	15	1	4	0	25	61
Y	5	5	5	4	20	4	16	0	25	85

AREA PRIORITIES BASED ON COST PER UNIT SERVED

Area	Built Date	Age	Acres	Single Family Lots	Trailer Pads	Total Units	Sewer Costs			\$/Units Served
							Trunk Sewers	Lateral Sewers	Total	
C	1973	38	792	3,600	996	4,596	\$651,276	\$8,843,645	\$9,494,921	\$2,066
D	1968	43	619	2,200	1,582	3,782	\$1,331,822	\$8,064,058	\$9,395,880	\$2,484
E	1972	39	464	-	2,464	2,464	\$0	\$6,235,596	\$6,235,596	\$2,531
A	1972	39	541	2,000	1,719	3,719	\$1,658,470	\$8,686,073	\$10,344,543	\$2,782
Y	1970	41	56	193	0	193	\$0	\$849,600	\$849,600	\$4,402
F	1967	44	209	450	41	491	\$0	\$2,177,798	\$2,177,798	\$4,435
B	1976	35	1,850	2,900	309	3,209	\$1,658,643	\$12,854,851	\$14,513,494	\$4,523
G	1960	51	263	1,417	-	1,417	\$0	\$6,734,966	\$6,734,966	\$4,753
J	1978	33	110	327	-	327	\$0	\$1,639,008	\$1,639,008	\$5,012
P	1954	57	82	401	-	401	\$0	\$2,053,296	\$2,053,296	\$5,120
I	1965	46	269	400	135	535	\$0	\$3,133,728	\$3,133,728	\$5,857
K	1979	32	85	56	-	56	\$0	\$351,821	\$351,821	\$6,283
U	1971	40	33	37	-	37	\$0	\$251,000	\$251,000	\$6,784
L	1983	28	76	89	-	89	\$0	\$607,306	\$607,306	\$6,824
M	1979	32	238	178	-	178	\$0	\$1,312,848	\$1,312,848	\$7,376
Q	1983	28	5	7	-	7	\$0	\$63,590	\$63,590	\$9,084
S	1980	31	25	28	-	28	\$0	\$285,600	\$285,600	\$10,200
O	1971	40	1,339	1,000	285	1,285	\$1,441,437	\$12,822,451	\$14,263,888	\$11,100
N	1950	61	522	391	-	391	\$1,225,379	\$3,444,682	\$4,670,061	\$11,944
H	1958	53	108	250	-	250	\$0	\$3,042,403	\$3,042,403	\$12,170
R	1958	53	40	62	-	62	\$0	\$813,300	\$813,300	\$13,118
V	1975	36	13	9	-	9	\$0	\$138,300	\$138,300	\$15,367
T	1980	31	21	16	-	16	\$0	\$246,150	\$246,150	\$15,384
W	1995	16	23	14	-	14	\$0	\$354,400	\$354,400	\$25,314
X	1993	18	57	49	0	49	\$0	\$1,435,000	\$1,435,000	\$29,286
Total			7,840	16,074	7,531	23,605	\$ 7,967,027	\$ 86,441,470	\$ 94,408,497	

AREA PRIORITIES BASED ON TOTAL COST

Area	Built Date	Age	Acres	Single Family Lots	Trailer Pads	Total Units	Sewer Costs			\$/Units Served
							Trunk Sewers	Lateral Sewers	Total	
Q	1983	28	5	7	-	7	\$0	\$63,590	\$63,590	\$9,084
V	1975	36	13	9	-	9	\$0	\$138,300	\$138,300	\$15,367
T	1980	31	21	16	-	16	\$0	\$246,150	\$246,150	\$15,384
U	1971	40	33	37	-	37	\$0	\$251,000	\$251,000	\$6,784
S	1980	31	25	28	-	28	\$0	\$285,600	\$285,600	\$10,200
K	1979	32	85	56	-	56	\$0	\$351,821	\$351,821	\$6,283
W	1995	16	23	14	-	14	\$0	\$354,400	\$354,400	\$25,314
L	1983	28	76	89	-	89	\$0	\$607,306	\$607,306	\$6,824
R	1958	53	40	62	-	62	\$0	\$813,300	\$813,300	\$13,118
Y	1970	41	56	193	0	193	\$0	\$849,600	\$849,600	\$4,402
M	1979	32	238	178	-	178	\$0	\$1,312,848	\$1,312,848	\$7,376
X	1993	18	57	49	0	49	\$0	\$1,435,000	\$1,435,000	\$29,286
J	1978	33	110	327	-	327	\$0	\$1,639,008	\$1,639,008	\$5,012
P	1954	57	82	401	-	401	\$0	\$2,053,296	\$2,053,296	\$5,120
F	1967	44	209	450	41	491	\$0	\$2,177,798	\$2,177,798	\$4,435
H	1958	53	108	250	-	250	\$0	\$3,042,403	\$3,042,403	\$12,170
I	1965	46	269	400	135	535	\$0	\$3,133,728	\$3,133,728	\$5,857
N	1950	61	522	391	-	391	\$1,225,379	\$3,444,682	\$4,670,061	\$11,944
E	1972	39	464	-	2,464	2,464	\$0	\$6,235,596	\$6,235,596	\$2,531
G	1960	51	263	1,417	-	1,417	\$0	\$6,734,966	\$6,734,966	\$4,753
D	1968	43	619	2,200	1,582	3,782	\$1,331,822	\$8,064,058	\$9,395,880	\$2,484
C	1973	38	792	3,600	996	4,596	\$651,276	\$8,843,645	\$9,494,921	\$2,066
A	1972	39	541	2,000	1,719	3,719	\$1,658,470	\$8,686,073	\$10,344,543	\$2,782
O	1971	40	1,339	1,000	285	1,285	\$1,441,437	\$12,822,451	\$14,263,888	\$11,100
B	1976	35	1,850	2,900	309	3,209	\$1,658,643	\$12,854,851	\$14,513,494	\$4,523
Total			7,840	16,074	7,531	23,605	\$ 7,967,027	\$ 86,441,470	\$ 94,408,497	

AREA PRIORITIES BASED ON SYSTEM AGE

Area	Built Date	Age	Acres	Single Family Lots	Trailer Pads	Total Units	Sewer Costs			\$/Units Served
							Trunk Sewers	Lateral Sewers	Total	
N	1950	61	522	391	-	391	\$1,225,379	\$3,444,682	\$4,670,061	\$11,944
P	1954	57	82	401	-	401	\$0	\$2,053,296	\$2,053,296	\$5,120
H	1958	53	108	250	-	250	\$0	\$3,042,403	\$3,042,403	\$12,170
R	1958	53	40	62	-	62	\$0	\$813,300	\$813,300	\$13,118
G	1960	51	263	1,417	-	1,417	\$0	\$6,734,966	\$6,734,966	\$4,753
I	1965	46	269	400	135	535	\$0	\$3,133,728	\$3,133,728	\$5,857
F	1967	44	209	450	41	491	\$0	\$2,177,798	\$2,177,798	\$4,435
D	1968	43	619	2,200	1,582	3,782	\$1,331,822	\$8,064,058	\$9,395,880	\$2,484
Y	1970	41	56	193	0	193	\$0	\$849,600	\$849,600	\$4,402
O	1971	40	1,339	1,000	285	1,285	\$1,441,437	\$12,822,451	\$14,263,888	\$11,100
U	1971	40	33	37	-	37	\$0	\$251,000	\$251,000	\$6,784
A	1972	39	541	2,000	1,719	3,719	\$1,658,470	\$8,686,073	\$10,344,543	\$2,782
E	1972	39	464	-	2,464	2,464	\$0	\$6,235,596	\$6,235,596	\$2,531
C	1973	38	792	3,600	996	4,596	\$651,276	\$8,843,645	\$9,494,921	\$2,066
V	1975	36	13	9	-	9	\$0	\$138,300	\$138,300	\$15,367
B	1976	35	1,850	2,900	309	3,209	\$1,658,643	\$12,854,851	\$14,513,494	\$4,523
J	1978	33	110	327	-	327	\$0	\$1,639,008	\$1,639,008	\$5,012
K	1979	32	85	56	-	56	\$0	\$351,821	\$351,821	\$6,283
M	1979	32	238	178	-	178	\$0	\$1,312,848	\$1,312,848	\$7,376
S	1980	31	25	28	-	28	\$0	\$285,600	\$285,600	\$10,200
T	1980	31	21	16	-	16	\$0	\$246,150	\$246,150	\$15,384
L	1983	28	76	89	-	89	\$0	\$607,306	\$607,306	\$6,824
Q	1983	28	5	7	-	7	\$0	\$63,590	\$63,590	\$9,084
X	1993	18	57	49	0	49	\$0	\$1,435,000	\$1,435,000	\$29,286
W	1995	16	23	14	-	14	\$0	\$354,400	\$354,400	\$25,314
Total			7,760	16,011	7,531		7,967,027	\$86,441,470	\$ 94,408,497	

AREA PRIORITIES BASED ON TOTAL UNITS SERVED

Area	Built Date	Age	Acres	Single Family Lots	Trailer Pads	Total Units	Sewer Costs			\$/Units Served
							Trunk Sewers	Lateral Sewers	Total	
C	1973	38	792	3,600	996	4,596	\$651,276	\$8,843,645	\$9,494,921	\$2,066
D	1968	43	619	2,200	1,582	3,782	\$1,331,822	\$8,064,058	\$9,395,880	\$2,484
A	1972	39	541	2,000	1,719	3,719	\$1,658,470	\$8,686,073	\$10,344,543	\$2,782
B	1976	35	1,850	2,900	309	3,209	\$1,658,643	\$12,854,851	\$14,513,494	\$4,523
E	1972	39	464	-	2,464	2,464	\$0	\$6,235,596	\$6,235,596	\$2,531
G	1960	51	263	1,417	-	1,417	\$0	\$6,734,966	\$6,734,966	\$4,753
O	1971	40	1,339	1,000	285	1,285	\$1,441,437	\$12,822,451	\$14,263,888	\$11,100
I	1965	46	269	400	135	535	\$0	\$3,133,728	\$3,133,728	\$5,857
F	1967	44	209	450	41	491	\$0	\$2,177,798	\$2,177,798	\$4,435
P	1954	57	82	401	-	401	\$0	\$2,053,296	\$2,053,296	\$5,120
N	1950	61	522	391	-	391	\$1,225,379	\$3,444,682	\$4,670,061	\$11,944
J	1978	33	110	327	-	327	\$0	\$1,639,008	\$1,639,008	\$5,012
H	1958	53	108	250	-	250	\$0	\$3,042,403	\$3,042,403	\$12,170
Y	1970	41	56	193	0	193	\$0	\$849,600	\$849,600	\$4,402
M	1979	32	238	178	-	178	\$0	\$1,312,848	\$1,312,848	\$7,376
L	1983	28	76	89	-	89	\$0	\$607,306	\$607,306	\$6,824
R	1958	53	40	62	-	62	\$0	\$813,300	\$813,300	\$13,118
K	1979	32	85	56	-	56	\$0	\$351,821	\$351,821	\$6,283
X	1993	18	57	49	0	49	\$0	\$1,435,000	\$1,435,000	\$29,286
U	1971	40	33	37	-	37	\$0	\$251,000	\$251,000	\$6,784
S	1980	31	25	28	-	28	\$0	\$285,600	\$285,600	\$10,200
T	1980	31	21	16	-	16	\$0	\$246,150	\$246,150	\$15,384
W	1995	16	23	14	-	14	\$0	\$354,400	\$354,400	\$25,314
V	1975	36	13	9	-	9	\$0	\$138,300	\$138,300	\$15,367
Q	1983	28	5	7	-	7	\$0	\$63,590	\$63,590	\$9,084
Total			7,840	16,074	7,531	23,605	\$ 7,967,027	\$ 86,441,470	\$ 94,408,497	

Cost Summary For Constructing Sewer Lines To Serve Septic Tank Areas

Area	Built Date	Age	Acres	Single Family Lots	Trailer Pads	Total Units	Sewer Costs		
							Trunk Sewers	Lateral Sewers	Total
A	1972	39	541	2,000	1,719	3,719	\$1,658,470	\$8,686,073	\$10,344,543
B	1976	35	1,850	2,900	309	3,209	\$1,658,643	\$12,854,851	\$14,513,494
C	1973	38	792	3,600	996	4,596	\$651,276	\$8,843,645	\$9,494,921
D	1968	43	619	2,200	1,582	3,782	\$1,331,822	\$8,064,058	\$9,395,880
E	1972	39	464	-	2,464	2,464	\$0	\$6,235,596	\$6,235,596
F	1967	44	209	450	41	491	\$0	\$2,177,798	\$2,177,798
G	1960	51	263	1,417	-	1,417	\$0	\$6,734,966	\$6,734,966
H	1958	53	108	250	-	250	\$0	\$3,042,403	\$3,042,403
I	1965	46	269	400	135	535	\$0	\$3,133,728	\$3,133,728
J	1978	33	110	327	-	327	\$0	\$1,639,008	\$1,639,008
K	1979	32	85	56	-	56	\$0	\$351,821	\$351,821
L	1983	28	76	89	-	89	\$0	\$607,306	\$607,306
M	1979	32	238	178	-	178	\$0	\$1,312,848	\$1,312,848
N	1950	61	522	391	-	391	\$1,225,379	\$3,444,682	\$4,670,061
O	1971	40	1,339	1,000	285	1,285	\$1,441,437	\$12,822,451	\$14,263,888
P	1954	57	82	401	-	401	\$0	\$2,053,296	\$2,053,296
Q	1983	28	5	7	-	7	\$0	\$63,590	\$63,590
R	1958	53	40	62	-	62	\$0	\$813,300	\$813,300
S	1980	31	25	28	-	28	\$0	\$285,600	\$285,600
T	1980	31	21	16	-	16	\$0	\$246,150	\$246,150
U	1971	40	33	37	-	37	\$0	\$251,000	\$251,000
V	1975	36	13	9	-	9	\$0	\$138,300	\$138,300
W	1995	16	23	14	-	14	\$0	\$354,400	\$354,400
X	1993	18	57	49	0	49	\$0	\$1,435,000	\$1,435,000
Y	1970	41	56	193	0	193	\$0	\$849,600	\$849,600
Total			7,840	16,074	7,531	23,605	\$ 7,967,027	\$ 86,441,470	\$ 94,408,497

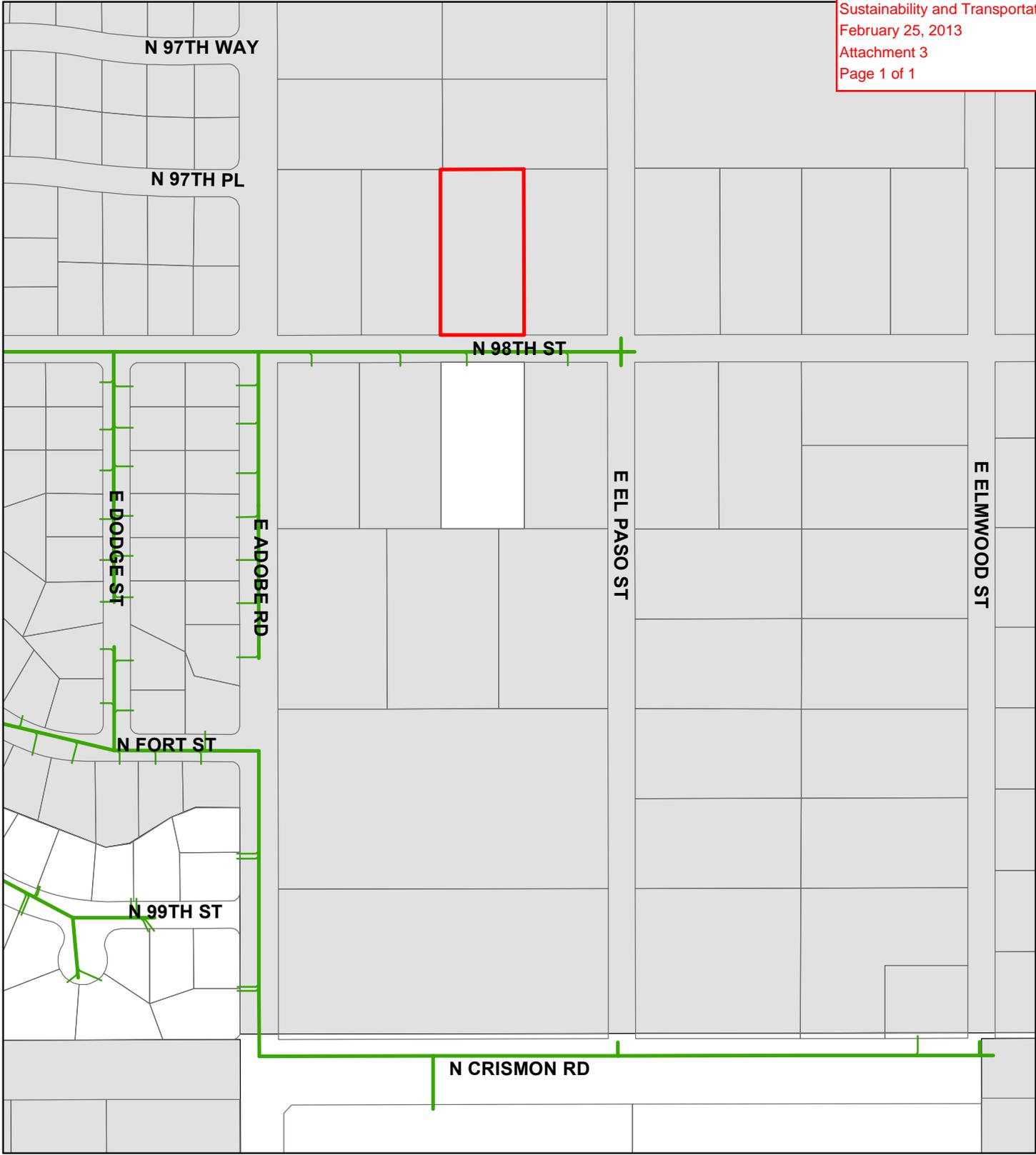


Exhibit D

-  Requesting Parcel
-  Sewer Main
-  Maricopa County





20 E Main St Suite 750
PO Box 1466
Mesa, Arizona 85211-1466

Exhibit F

Fred and Christy Cook
832 North 98th Street
Mesa, AZ 85207

November 8, 2012

Re: 832 N. 98th St.
Request for Waiver from Requirement to Connect to Mesa Sewer System

Dear Mr. and Mrs. Cook,

This letter is sent in response to your letter received on September 11, 2012 requesting a waiver from connecting to the City of Mesa sewer system.

I have reviewed your request and taken into consideration the issues outlined in your letter with the Water Resources and Development & Sustainability Departments, as well as the City Attorney's Office. As you are aware, the City of Mesa requires connection to the sewer system when a sewer main line is adjacent to the property. As permissible under Section 9-8-4 (A) of Mesa City Code, I am authorized to evaluate alternatives to this requirement. An assessment of your situation has been conducted and I have reached the following determination:

1. Abandonment of the existing septic system and connection of the home to the public sewer system at will be required.
2. The City will design and install the sewer service from the existing main line in N. 98th St. to the front property line.
3. The City will refund to you the difference between the estimated costs (\$6773.00) versus the actual costs upon completion of connection.

A legal interpretation by the City Attorney's Office of Section R18-9-A309 paragraphs 5.a. and 5.b. has determined that if the property is located within the boundaries of a Certified Area-wide Water Quality Management Plan that connection to the wastewater system is required. Your property is under the jurisdiction of Maricopa County but also located within the boundaries of the Certified Area-wide Water Quality Management Plan. The limit on the requirement to connect based on cost only applies if the property is not located within a Certified Area-wide Plan. Additionally, the Maricopa County Environmental Health Code states that septic systems are prohibited "when connection may reasonably and practicably be made to an approved municipal, community or similar sewage system."

My decision was based on other key factors as well. Septic systems are not the preferred method for waste treatment in developed areas. Section 208 of the Federal Clean Water Act establishes requirements for area-wide waste treatment management. The Maricopa Association of Governments (MAG) is designated as the State's Water Quality Planning

Agency. MAG prepares and updates the Certified Area-wide Water Quality Management Plan for Maricopa County, which establishes regional provisions for compliance with the Clean Water Act. The Plan is focused on ensuring adequate wastewater collection and treatment and source water protection. Also, septic systems are generally recognized as a legitimate threat to groundwater. The City of Mesa believes that modern sewer systems provide the best protection of public health and groundwater quality, and the City has an obligation to all of its landowners that must be balanced with the needs of those on septic.

You do have the ability to appeal this decision to the Sustainability and Transportation (SAT) Committee. Should you choose to appeal the decision, please contact Beth Hughes-Ornelas at 480-644-3254.

Sincerely,



Karolyn Kent
Deputy City Manager

Cc: Kathryn Sorenson, Water Resources Director
Beth Hughes-Ornelas, Deputy Director – Development Services
Christine Zielonka, Development & Sustainability Director

Request for Committee Review of Determination of Sewer Availability and Requirement to Connect

Property Owners: Fred and Christy Cook

Property Address: 832 N. 98th Street,
(unincorporated area within Mesa city limits)

Overview

- I submitted a letter to the Planning Department requesting review of the sewer connection requirement. The letter contained several justifications for allowing work on the existing septic system instead of city sewer line connection.
- The Office of the City Manager responded via letter offering no relief to the City's original requirement.
- This request is to appeal that decision by the City.

Specific Request

- I request that this Committee direct the Planning Dept. to reply to the Maricopa Planning Dept that there is not a required and available sewer system to be tied into, thus allowing the County to continue processing an alteration permit for drilling a new seepage pit for the existing septic system on the property.
- This request to the Committee on Sustainability and Transportation is made based on my original justifications to the City Planning Dept, and new concerns about the justifications cited by the Office of the City Manager in her letter of enforcement.

Property Location

- Aerial view of house and neighbors.
- Zillow-based home valuations included.

832 N. 98th St.

Neighbors



Sewer line
installation
financed by
Builder of 2
custom home

Discussion of Requirement

- City Planning Dept. cited Az Administrative Code Title 18, Chapter 9, Section A309, Paragraph (A)(5)(a)(iii) as the applicable binding requirement that in the case of septic system work, the septic system must be abandoned and connection made to the City sewer system. Text of this code is attached to my original letter to Ms. Veronica Gonzalez.
- My letter dated Sept. 3, 2012 contains rationale for why this requirement is not valid for this property and situation.
- City Mgr Office reply letter contained several reasons for the enforcement of the sewer connection requirement

– City Attorney

Justifications for Waiver and Non-applicability of Requirement

- Financial strain is excessive at nearly \$12k vs. \$3.5k for septic work. Cost equivalent to a year of mortgage payments.
- Not a typical new development or project and thus not subject to generic codes.
- Time and inconvenience of 4-8 wks of trenching, cutting, connecting, abandonment, etc. vs. simple 5 day drilling.
- Related code limits imposing costs to \$3k.
- Administrative code not applicable since MAG area plan does not specifically include this unincorporated area.
- Impact fee is not applicable since the impact of connection to the main is a separate charge, and monthly billing covers City costs.

Discussion of City Mgr Office Rationale

(ref Deputy City Mgr letter dated Nov 8 2012)

- City Attorney position is that the property is within the water quality mgt plan (managed by MAG), however there is text about specific unincorporated neighborhoods in the plan, but not about other unincorporated areas, such as the one we live in. The plan does not address our location.
- The City Attorney position is also that the Maricopa County Environmental Health Code requirement to connect is based on “...when connection can reasonably and practicably be made.” Increasing the cost by 300% is not reasonable.
- Deputy City Mgr states that septic systems are generally recognized as a legitimate threat to groundwater. No evidence was supplied of damage caused at this location or similar location, or distance to nearest water well. Also, since City water is from 3 sources: CAP, Salt River and ground water there is no legitimate threat.

Conclusion

- Based on the reasons discussed, I request that this Committee direct the Planning Dept. to reply to the Maricopa Planning Dept that there is not a required and available sewer system to be tied into, thus allowing the County to continue processing an alteration permit for drilling a new seepage pit for the existing septic system on the property.

Exhibit C

September 3, 2012

Ms. Veronica Gonzalez
City of Mesa, Planning Department

Re: Request for Waiver from Requirement to Connect to Mesa Sewer System

Dear Ms. Gonzalez,

This letter is in reference to our several telephone conversations during the week of 8/27/2012 regarding our interest in drilling a second disposal seepage pit in the reserve area of our existing septic system on our house property. We have been experiencing occasional slow draining in the original seepage pit, and we are interested in remedying the situation by the drilling. The property is located at 832 N. 98th Street in Mesa. The septic system was part of the original home construction permitting and is sized correctly for the 3 bedroom, 2 bath home. Our intention was to submit a county alteration-type permit request to have a second disposal seepage pit well dug to the same 55ft depth as the original permitted well. The new well would, however, have a 4ft diameter instead of the 3ft diameter of the original to meet updated county requirements.

You cited Arizona Administrative Code Title 18, Ch. 9, Section A309 (General Provisions for On-site Wastewater Treatment Facilities), paragraph (A)(5)(a)(iii) as the regulation that requires us to connect to the City of Mesa sewer line running in front of our property.

As you can confirm with your own records search, there was no sewer line service available in the street when the house was built in 1998-1999 or when we purchased this house in 2004. The sewer line in the street in front of our property was installed years later (est. 2009) at the request of a land developer who built two high-end custom homes across the street from our house.

You mentioned that there is a process for review and waiver consideration through the deputy city manager and additionally through the city council. We request that the city review our specific situation and grant a waiver. We request a waiver from the city to give relief from the requirement to connect to the city sewer, and that the city supply to Maricopa County an approval letter for the planned septic system alteration permit specifying drilling a disposal seepage pit in the reserve area.

We request that a waiver be granted on the following grounds:

1. Financial strain: The cost of connecting to the city's sewer line is very high, not cost effective and one we can ill-afford. Our family has a single income and no source of inherited or disposable funds that can be diverted to pay for this significant expense. The cost to connect our home to the city sewer line is expected to be \$12,000 or more, compared to \$3500 to drill a new pit. Both of these figures are based on quotes and published Mesa City and Maricopa County fee schedules. The table at the end of this letter details these costs. The connection to the sewer line requires paying for construction of a stub from the sewer line to the property, a line from the house to the stub, and costs associated with abandonment of the existing septic system. The cost for a single task to connect to city sewer approaches 10% of the value of our 3 bedroom house. These costs are not covered under our home owner's insurance. All of the costs would have to come directly from our pockets.
2. Not a typical development or project: The alteration planned (drilling) is not associated with the typical reasons that would, as a matter of course, require connection to the city sewer per the current code: There is no new home construction, no room addition, it is not part of a new septic system installation and there is no sewer line ready and available at our property line. This planned alteration simply maintains the county-permitted and approved existing on-site waste disposal system. The installed septic system is not an old or obsolete design, but is a common and standard baffled septic tank and seepage pit design built 14 years ago.
3. Time and inconvenience: The time and inconvenience is significantly less with the solution of digging a new disposal seepage pit. The estimated time to complete the sewer line work necessary including city installation of a new service stub to the property line, installing the on-property sewer line, abandonment of the septic system, and associated city and county permitting required looks to be in the range of 4-8 weeks. There is the potential for the project to run weeks longer than that, as compared to a new disposal pit can be permitted, constructed and connected within 2-3 weeks and utilizes the standard county "alteration" permitting process intended for this exact purpose as an expected and normal occurrence.
4. Related administrative code limits applicability based on homeowner expense: The cited code paragraph should be taken in the context of the subsequent paragraph (5)(b). Paragraph (5)(b) discusses connection cost limits when a stub to the property line is already present. This paragraph limits requirement to connect to sewer line only if the cost of running the line from the house to the service connection no more than \$3000.

The quote we received to connect is \$3165 (labor, equipment, materials), exceeding the \$3000 limit. In our situation, the stub is not present and we would also have to pay \$5434 for this stub construction to the property line. It seems unreasonable that the intent of the subsequent code is only to limit costs in situations where stub is already there. For this would mean there is no limit on total costs if the homeowner doesn't have a stub present already and has to pay for that as well. It seems reasonable that the two paragraphs are related and requiring connection to the city sewer in our case would impose costs that would exceed codified limits. Therefore, we believe the city can grant a waiver in order to comply with the intent of the code for our situation.

5. Applicability of the administrative code: As part of the wastewater permitting process, Maricopa County asks for a letter of approval/disapproval of the proposed septic work from the municipality closest to the property that has sewer service available, which in this case is Mesa. Although our property is located within the city of Mesa exterior boundary, it is not incorporated into the city and is actually on a Maricopa County island. Additionally, the M.A.G. 208 Water Quality Area Plan does not specifically address the minor unnamed unincorporated county islands within municipalities. It is not spelled out in state administrative code, county ordinance nor M.A.G. regulations that the city is to regulate septic system use in minor unnamed unincorporated county islands.

We appreciate your taking the time to consider this request and look forward to an approval waiver from the City of Mesa. Please contact us if additional information is needed or for further discussion.

Sincerely,

Fred and Christy Cook
832 N. 98th Street
Mesa, AZ 85207
480-813-9466
rcracers@q.com

Attachments: Excerpt of Arizona Administrative Code Title 18 Chapter 9 Section A309.
Table of Costs.

Excerpt of R18-9-A309:

R18-9-A309. General Provisions for On-site Wastewater Treatment Facilities

A. General requirements and prohibitions.

1. No person shall discharge sewage or wastewater that contains sewage from an on-site wastewater treatment facility except under an Aquifer Protection Permit issued by the Director.
2. A person shall not install, allow to be installed, or maintain a connection between any part of an on-site wastewater treatment facility and a drinking water system or supply so that sewage or wastewater contaminates the drinking water.
3. A person shall not bypass or release sewage or partially treated sewage that has not completed the treatment process from an on-site wastewater treatment facility.
4. A person shall not use a cesspool for sewage disposal.
5. A person constructing a new on-site wastewater treatment facility or replacing the treatment works or disposal works of an existing on-site wastewater treatment facility shall connect to a sewage collection system if:
 - a. One of the following applies:
 - i. A provision of a Nitrogen Management Area designation under R18-9-A317(C) requires connection;
 - ii. A county, municipal, or sanitary district ordinance requires connection; or
 - iii. The on-site wastewater treatment facility is located within an area identified for connection to a sewage collection system by a Certified Area-wide Water Quality Management Plan adopted under 18 A.A.C. 5 or a master plan adopted by a majority of the elected officials of a board or council for a county, municipality, or sanitary district; or
 - b. A sewer service line extension is available at the property boundary and both of the following apply:
 - i. The service connection fee is not more than \$6000 for a dwelling or \$10 times the daily design flow in gallons for a source other than a dwelling, and
 - ii. The cost of constructing the building sewer from the wastewater source to the service connection is not more than \$3000 for a dwelling or \$5 times the daily design flow in gallons for a source other than a dwelling

Source: Arizona Office of the Secretary of State, www.azsos.gov/public_services/title_18/18-09.htm

Table of Costs for Two Different Methods:

Method	Item	Cost
Alteration permit to add 2 nd seepage pit	Drill 4x55 ft seepage pit in reserve area, pipe, rock fill, connect to existing septic system, pumping, rough backfill and permitting (source: Basic Drilling quote 8/31/2012)	\$3500
Connection to Mesa city sewer	Service line to property (stub) (source: Mesa City website)	\$5434
	Wastewater impact fee (source: Mesa City website)	\$2659
	Pavement break charge (source: Mesa City website)	\$1339
	Connect house pipe to property line stub. Pump and abandon septic tank. (source: Cooper Sewer and Drain quote 9/4/2012)	\$4278
	Sewer connection permit fee (source: Mesa City Devel. and Sustain. Dept fee schedule)	\$170
	Sewer right-of-way permit (between city and county)	<u>tbd</u>
	Septic abandonment permit fee (source: Maricopa County Enviro Svcs fee schedule)	\$175
	Septic abandonment inspection fee (source: Maricopa County Enviro Svcs fee schedule)	\$325
	TOTAL:	\$11,986
Portion of above \$4278 quote that applies to connecting house to service connection:		
	Labor	\$1040
	Backhoe/Excavator equipment	\$1700
	Pipe and materials	\$425
	TOTAL:	\$3165

VACANT PROPERTY & FORECLOSURE REGISTRIES

Sustainability
and
Transportation
Committee

February 25,
2013

THE PROBLEM

- **Unmaintained vacant properties**
- **Owners and responsible parties can be difficult to identify**
- **Bank-owned property may be part of a larger portfolio, notifications and citations can get overlooked or miss the proper contact altogether**



02/06/2013 09:17

HISTORY

- **With the economic downturn, foreclosures created many vacant properties**
- **Staff has tried a variety of tools and discussed the benefits and drawbacks of each tool**
- **Update - foreclosed properties are being purchased, fewer vacant properties in the City**

OPTIONS

- 1. Staff Uses Public Records to Determine Ownership**
- 2. Use of Private Maintenance Companies**
- 3. Foreclosure Registry Companies**

STAFF PROCESS

- Staff finds out who owns property by using public records, requires staff time
- Staff receives assistance from City Attorney's when necessary
- Cost to City to track down information is part of normal enforcement work
- Code Officers follow up with enforcement action
- Outcome - 2012 approximately 75% voluntary compliance on vacant property
- Staff uses Maricopa County Probationers to clean up vacant properties when necessary

PRIVATE MAINTENANCE COMPANIES

- Private company tracks down ownership of vacant properties and shares with City
- Code Officers follow up with enforcement action when necessary
- No ordinance required
- No cost to City
- Outcome - maintenance company contacts owner and provides maintenance services or provides information to City for enforcement.

FORECLOSURE REGISTRY COMPANIES

- Maintains databases with names and contact information for properties that are going into foreclosure
- Requires an Ordinance to adopt a registration fee
- Fee is split 50/50 between City and Foreclosure Registry Company
- Company follows up by contacting property owner
- Staff is responsible for enforcement action



01:31 2013 10:41

DIRECTION REQUESTED

OPTIONS:

- Continue using Staff Process to identify problem property ownership
- Continue working with private companies that work directly with the banks
- Explore contract options with foreclosure registry companies