



COUNCIL MINUTES

March 21, 2013

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on March 21, 2013 at 7:30 a.m.

COUNCIL PRESENT

Alex Finter
Christopher Glover
Dina Higgins
Dennis Kavanaugh
Dave Richins
Scott Somers

COUNCIL ABSENT

Scott Smith

OFFICERS PRESENT

Christopher Brady
Dee Ann Mickelsen
Alfred Smith

(Vice Mayor Finter excused Mayor Smith from the entire meeting.)

1-a. Hear a presentation, discuss and provide direction regarding the City applying for a Historic Landmark Zoning Overlay for a City-owned facility at 59 East 1st Street.

Planning Director John Wesley displayed a PowerPoint presentation (**See Attachment 1**) and reported that this item was in follow-up to the December 13, 2012 Study Session, at which time the Council directed staff to move forward with a Historic Landmark (HL) zoning overlay designation for the property located at 59 East 1st Street. He stated that the building originally housed the Mesa Public Library and was later converted into the Information Technology (IT) Building.

Mr. Wesley explained that the Council further directed staff to develop an application to establish the HL zoning overlay and bring back the Project Narrative for their consideration. (**See Attachment 2**) He noted that pending the Council's concurrence of the conditions/standards listed in the document, staff was prepared to move forward in the process.

Mr. Wesley briefly reviewed the various steps associated with the HL zoning overlay designation approval process. (See Page 3 of Attachment 1) He said that staff's goal was to complete this process in a timely manner and bring back the matter for Council action prior to the commencement of their summer break.

Mr. Wesley provided a short synopsis of the historic overlay conditions/standards. (See Pages 3 and 4 of Attachment 2) He indicated that not only was staff attempting to balance the needs of

the IT Department in the use of the building and its ability to respond to emergencies without being hampered by historic designation requirements, but also to preserve a building of architectural significance for the benefit of the entire community.

Mr. Wesley further remarked that the IT Department and Ron Peters, an architect who serves on the Historic Preservation Board (HPB) and initiated this process, are satisfied with the Project Narrative as written. He acknowledged that there may be a few adjustments to the document after soliciting citizen input during the public hearing process, but assured the Council that it should remain essentially the same.

Responding to a series of questions from Councilmember Somers, Mr. Wesley clarified that the north side of the building facing 1st Street is the primary public view of the structure. He explained that the conditions/standards indicate that exterior modifications to that side of the building should not be allowed. He commented that with respect to the east side of the building, exterior modifications are allowed, but said that such changes must follow the Secretary of the Interior's standards to ensure that the integrity of the historic building is maintained.

Mr. Wesley, in addition, pointed out that exterior modifications to the south side of the building would require review and approval by the Historic Preservation Office only if such changes would affect the wave covered sidewalks. He also noted that the west side of the building has limited visibility to the public and added that any changes to the exterior of the building would not require review and approval by the Historic Preservation Office.

Councilmember Somers indicated that cities such as San Antonio, Texas and Washington, D.C., are working to preserve certain elements of their historic downtown buildings, while allowing for the growth of their respective communities. He inquired if it would be possible at some point in the future for the City to build "up and around" the IT Building and still maintain the original façade along the front of the structure and the wave covered sidewalks.

Mr. Wesley responded that although he had not considered Councilmember Somers' suggestion, he would assume that the Secretary of the Interior would have standards for such a process. He said that he would be happy to conduct research in that regard.

Vice Mayor Finter invited Donna Benge, Chairwoman of the HPB, and Ron Peters, a member of the HPB, who were present in the audience to come forward and address the Council. He welcomed them to the Study Session and recognized their efforts and hard work with respect to this agenda item.

Discussion ensued relative to the fact that the ordinance provides that once a structure receives a historic designation, if a person wanted to demolish the building, he or she must apply through the Historic Preservation Office for a demolition permit; that the first step in the process would be to determine whether it was possible to save or move the building; that if either option was viable, a 180-day waiting period would be required before the demolition permit could be issued; that the only exception to the 180-day waiting period would be if there were some life-safety issue; and that if the parties have not resolved any outstanding issues at the end of the 180-day waiting period, the building could be demolished.

In response to a question from Councilmember Kavanaugh, Ms. Benge clarified that she was comfortable with staff's proposal and the historic overlay conditions/standards that have been presented by Mr. Wesley.

Mr. Peters stated the opinion that staff's proposal was "a good start," but stressed the importance of moving forward with the public hearing process in order to solicit citizen input in this regard. He also stated that he would prefer that nothing be done to the building unless it first comes to the HPB, which would then make a recommendation to the Council. He added that the City undertook "a long process" to establish the Board and said it plays an important role concerning historic preservation in Mesa.

Mr. Peters further commented that the ordinance and the Secretary of the Interior's standards allow modifications to a historic building to ensure that it can still function as a City facility. He also remarked that the proposal, as outlined by Mr. Wesley, "would not harm the City in any way to be utilized as the IT Building or some other use in the future."

Responding to a question from Councilmember Somers, Chief Information Officer Diane Gardner clarified that the IT Department has worked quite extensively with Mr. Wesley regarding the historic overlay conditions/standards since it has a variety of technology needs that must be met (i.e., installing a satellite, expanding wireless capability). She stated that in many cases, there is a process that must be followed, but noted that the length of the process can inhibit what staff is attempting to accomplish. She cited, for instance, that an emergency generator failure may require some immediate remodeling to the building, albeit not what the public would see. She said that staff supports some of the conditions to maintain daily business.

Ms. Gardner further remarked that with respect to the future, while she understands the marketing with respect to, for example, cloud storage, there is a very real practicality with the network equipment that will stay at the City. She stated that many things will not move to the cloud as fast as people might anticipate and noted that the City will have a need for a data center for a long time to come. Ms. Gardner added that although she would love a new facility to house the IT Department, the City has invested a significant amount of money in the existing building in order to have a quality data center.

In response to a question from Vice Mayor Finter, Mr. Wesley clarified that staff has considered the entire block surrounding the IT Building and how it might transition over time into a gathering space for downtown activities. He assured the Council that staff would consider the competing needs and assess the best alternatives.

Vice Mayor Finter stated that it was the concurrence of the Council that staff proceed with the public hearing process in this matter.

Vice Mayor Finter thanked staff for the presentation. He also expressed appreciation to Ms. Benge and Mr. Peters for taking the time to attend the Study Session.

1-b. Hear a presentation and discuss the Septic to Sewer Transition Program.

Water Resources Department Director Kathryn Sorensen introduced Development and Sustainability Director Christine Zielonka and Senior Civil Engineer Bill Fick, who were prepared to assist with the presentation.

Ms. Sorensen displayed a PowerPoint presentation (**See Attachment 3**) 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 referred to a map titled "Sewer Service for Septic Tank Areas," (See Page 2 of Attachment 3), 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 pointed out that the map has captured most of the major un-sewered areas (approximately 24,000 lots), although there might be a few smaller homes that staff is unaware of.

Ms. Sorensen indicated that with respect to this program, staff has established prioritization criteria and stated that the projects would be included in the Wastewater utility's Capital Improvement Program (CIP) over time. She noted that the project will cost an estimated \$100 million and take several decades to complete.

Ms. Sorensen explained 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 said that the homeowner would not only pay for the connection from the main sewer line to the home, but also the impact fee for connecting to the wastewater system. She added that in most cases, it is anticipated that such costs would be comparable to replacing a septic system.

Ms. Sorensen, in addition, remarked that new single residences, even if they initially install septic systems because no sewer is available, would be required to install plumbing that would be consistent with the future availability of a sewer main. She noted 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).

Ms. Sorensen briefly highlighted the criteria for prioritization that staff considered in regard to sewer line development. (See Page 6 of Attachment 3) She also 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 3)

Ms. Sorensen further reported that the next step in the process will consist of Neighborhood Services staff conducting a survey in the top five neighborhoods to solicit feedback and assess interest from the residents regarding 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 indicated that staff will bring back the results of the surveys to the Sustainability and Transportation Committee in order to further refine those priorities. She added that staff was hopeful that the top projects would be included in the Wastewater CIP for FY 2013/14.

Councilwoman Higgins, who serves as Chairwoman of the Sustainability and Transportation Committee, commended staff for their professionalism and hard work regarding this issue. She also recognized their efforts to compile a comprehensive evaluation summary for extending City sewer service to existing septic tank areas. (**See Attachment 4**)

In response to comments from City Manager Christopher Brady, Ms. Sorensen clarified that approximately \$500,000 will be set aside each year 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 in a reasonable period of time. 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.

Mr. Brady pointed out that a significant driver of this project is that septic systems may create dangers to neighborhoods, surrounding residents and ultimately the environment and aquifer. He acknowledged that although it has not happened, the potential of that occurring is of great concern. Mr. Brady also recognized Councilwoman Higgins for her efforts in helping the City to prioritize this issue and added that as the projects are completed, more homeowners will realize it is a better option than the septic systems they have today.

In response to a series of questions from Councilmember Somers, Ms. Zielonka clarified that the impact fees are used to pledge debt for the expansion of required infrastructure, and in this particular case, the wastewater system. She also remarked that in the next few months, staff will come back to the Council to discuss the issue of impact fees due to several new State requirements.

Ms. Zielonka advised that staff will recommend that the City continue to use its existing impact fees to pay down the pledged debt in the existing programs. She indicated that the State Statute placed a limitation on building infrastructure if the City does an infrastructure improvement plan, which the City does not intend to pursue at this time. She said that such limitation would place a 15-year cap on the completion of water and wastewater facilities. She added that the manner in which staff is moving forward, they do not believe that will affect the City.

Responding to a question from Councilmember Somers, Ms. Zielonka advised that the average wastewater impact fee is approximately \$2,600 to \$2,700 and does not "come close" to meeting the City's infrastructure needs.

Councilmember Somers voiced concern that many of the areas on the map (See Page 2 of Attachment 3) are located in the County. He remarked that when his house was built, the developer was required to install certain infrastructure, the cost of which was rolled into his mortgage payment. He stated that approximately 50,000 people located within the City's planning area are asking that the rest of Mesa's 440,000 residents pay for the infrastructure to make it cheaper for them to connect to the City sewer system, without them having to bear such costs.

Ms. Zielonka responded that in the past few years, staff has extensively discussed the issue raised by Councilmember Somers and recognized that the cost is particularly problematic for a single-family residence to extend the sewer line, particularly if the property owner is a significant distance away from it. She explained that in considering various options, staff developed this program, wherein the City could incrementally, over a long period of time, bring in the main sewer line going down the middle of the road. She said that when a property owner's septic system fails, that person would be required to pay the cost of connecting to the sewer line and bringing it back on the property to the house.

Councilmember Somers reiterated that the cost of extending the sewer line for those individuals who built in the County, since there are fewer regulations, is being borne by existing residents who have already paid for the cost of installing such infrastructure. He acknowledged that those property owners would still be required to pay connection fees and impact fees, but pointed out that such amounts would be far less than what an existing Mesa resident was required to pay.

Ms. Sorensen assured the Council that staff has considered many different options and stated that there is no easy solution to the problem. She explained that in staff's opinion, the program was "a reasonable compromise" and noted that it was unrealistic to ask a single-family residence property owner to incur between \$50,000 and \$70,000 in costs to bring the public sewer line to the person's property boundary.

In response to a question from Councilmember Somers, Ms. Sorensen indicated that staff considered the creation of a Community Facilities District (CFD) in some of these areas. She noted, however, that there are certain risks associated with CFDs and said it ultimately hinges on a vote of the property owners. She added that "if you don't get the vote, the district fails."

Discussion ensued relative to the fact that staff's prioritization for sewer line development gave preference to those areas located within the City of Mesa; and that septic systems located near a well can create environmental impacts and contaminate the aquifer.

Councilmember Somers commented that if this is such a potential health issue, he would think the County would be involved and partner with Mesa to find a solution that would not be a fiscal burden to the City and its residents.

Ms. Sorensen clarified that in the past five years, the County has worked more closely with the City with respect to this issue. She pointed out that some of the areas that are not sewered are not necessarily single-family residential properties, but rather commercial properties. She noted that the County has done a better job of pursuing those commercial properties that have large septic systems and forcing them to convert to sewer.

Councilmember Richins remarked that the City undertakes long-term projects, such as undergrounding power lines or converting septic systems to sewer, to improve the quality of life for Mesa residents. He said that this program is "the right thing to do," not only from an environmental standpoint, but also from a cost perspective. He also thanked staff for their efforts and hard work with respect to this difficult issue.

Ms. Zielonka pointed out that as part of the relationship-building process between the City and the County, the County now requires a letter from the City of Mesa before it will allow major renovations to a septic system or the installation of a new septic system. She said that the County, just like the City, does not have unlimited dollars to "come in and solve the problems."

Councilmember Somers acknowledged that perhaps he was blaming the wrong entity and commented that "counties are bound only by what the State Legislature allows them to do." He added that the counties cannot provide certain services because it is not within their charter to do so. He added that he was concerned with the City continuously having to "shoulder the burden of paying for bad planning in the past."

Councilwoman Higgins noted that many of these areas illustrated on the map were annexed into the City after they were already built out. She said that the City “should have known what we were getting into when we annexed them in.”

Ms. Sorensen indicated that unlike a County road that can physically connect to a City road, the same cannot be said of the sewer system. She said that the City owns the sewer system and cannot have the County build a separate system to connect into the City’s. She acknowledged Councilmember Somers’ concerns and said that she too wished that the County could allocate some funding toward this matter.

Vice Mayor Finter concurred with Councilmember Richins’ comments and noted that the City has struggled with this issue for many years. He stated that staff’s proposal was “a plan,” was moving in the right direction and added that it will probably be necessary to modify it along the way.

Vice Mayor Finter thanked staff for the presentation.

2. Acknowledge receipt of minutes of various boards and committees.

2-a. Parks and Recreation Advisory Board meeting held on January 9, 2013.

It was moved by Councilmember Kavanaugh, seconded by Councilmember Somers, that receipt of the above-listed minutes be acknowledged.

Vice Mayor Finter declared the motion carried unanimously by those present.

3. Hear reports on meetings and/or conferences attended.

There were no reports on meetings and/or conferences attended.

4. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Thursday, March 21, 2013, 6:30 p.m. – Building Strong Neighborhoods – District 6

Friday, March 22, 2013, 7:30 a.m. – Coffee with Councilmember Kavanaugh

Saturday, March 23, 2013, 9:00 a.m. – Falcon Field Airport Open House

Thursday, March 28, 2013, 7:30 a.m. – Study Session

5. Items from citizens present.

There were no items from citizens present.

6. Adjournment.

Without objection, the Study Session adjourned at 8:11 a.m.

ALEX FINTER, VICE MAYOR

ATTEST:

DEE ANN MICKELSEN, INTERIM CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 21st day of March, 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 – 4)



Consideration of Historic Landmark Designation For 59 E. 1st Street



City Council
March 21, 2013

Background

- » December 13, 2012 Council direction to move forward with landmark designation process
- » Requested to see the Project Narrative before proceeding
- » Requesting Council concurrence on the conditions listed in the Project Narrative



Desiggnation Process

- » Review and recommendation by the Historic Preservation Board
- » Review and recommendation by the Planning and Zoning Board
- » Review and approval by the City Council
- » Goal is to have it back to Council before summer break



Project Narrative Conditions

- » No Historic Preservation Office review of:
 - Routine maintenance of exterior
 - Most additions of antenna
 - Emergency activities
- » Historic Preservation Officer review required for:
 - Modifications to entry lobby and staircase
 - Exterior modifications to east side of building
 - Exterior modifications on south side of building only if the wave shaped covered walkways are affected
 - Any structures visible from 1st Street
- » No exterior modifications on the north side of building allowed



Project Narrative Conditions

- » No review required for modifications to the west side of the building
- » Demolition allowed following ordinance required procedures
- » Consider future installation of the fountain in the original drawings
- » New development should consider impact on this building



Direction

- » Seeking City Council feedback on Project Narrative Conditions
- » Seeking direction for the City to initiate the Historic Landmark Zoning Overlay Process



PROJECT NARRATIVE

Overview

The City of Mesa has initiated a rezoning request to establish a Historic Landmark (HL) zoning overlay for its property located at 59 E. 1st Street. This initiation is a result of direction from the City Council and Historic Preservation Board to proceed through the rezoning process. A brief timeline of the discussion regarding this overlay is as follows:

June 2012 – Mesa Historic Preservation Board voted their support for the HL designation for 59 E. 1st Street.

December 2012 – Mesa City Council voted their support for the HL zoning overlay designation, providing direction to Staff to initiate the rezoning process. Discussion included a desire to see a preservation of the defining architectural characteristics of the building while allowing for modifications as necessary to accommodate the City's Information Technology and other needs. The Council expressed a desire to see that the proposed Downtown Urban Plaza plans were reviewed to compliment this building. The Council discussion also suggested that these plans consider this building's original design for a water feature in the landscape area outside the main entry.

Based upon discussion at the City Council hearing, this request seeks approval of an overlay district that:

- recognizes the historic nature of this building;
- commits to preserving the wave covered sidewalks and the entry area at the northeast corner; and,
- allows modifications and additions to the east, south, and west sides of the building in a manner that maintains the integrity of the existing building.

Background

The building at the southwest corner of 1st Street and Centennial was built in 1959 as the Mesa Public Library. In 1987 it was remodeled and converted into the Information Technology Building.



The following features can be used to support historic designation of this building:

- The building is an early example of a post-World War II modern formalism style of steel and precast concrete exposed structural systems. Some of the unique features of this building are:
 - The use of patterned concrete blocks in front of the windows was an early version of providing solar screening made possible by the structural system.
 - The two-story, glass entry way with the unique floating terrazzo stairway and hanging lights are original and in excellent condition.
 - The “wave” concrete covered walkways are unique and provide a defining feature to this building.
- The building was designed by the local architectural firm of Horlbeck, Hickman and Associates. This firm was active in the Valley following World War II and designed many concrete form buildings for Arizona State University and throughout the Valley.
- The designing architect was Charles Hickman, AIA. He established his practice in Mesa in 1955 and was a member of the Planning and Zoning Board for 10 years, belonged to the Board of Directors for Mesa Industrial Development, was a member of the Mesa Fine Arts Association, and was a City of Mesa Councilmember. Other examples of Hickman’s Mesa work in the formalism style include Westwood High, Keno Junior High, Hawthorne Elementary School, and the First Presbyterian Church sanctuary.



Current Use of the Building

The Information Technology Building is the core of the Information Technology Department's IT infrastructure field operations, including the City services of wired telephones, fiber optic cabling, servers, desktop workstations, mobile computing laptops and tablets, software configurations and testing . The building also houses the support operations of IT Data Security and the IT Stock Room. The building is the primary workplace for 49 Staff members.

Even though the building was not designed as a technology facility, the City invested hundreds of thousands of dollars to retrofit the former library, including a utility generator, uninterruptible power supply, increased chilled water cooling capacity, raised flooring, a dry gas fire suppression system, additional electrical capacity and protected electrical power distribution, miles and miles of cabling, physical security including cameras and door access, and considerable interior build-out changes from the original design.

Because of the critical role of the information technology function in the operation of all City departments, it is important that this building be able to evolve over time and respond to emergencies without being unnecessarily hampered by historic designation requirements or review processes. This project narrative for the establishment of this overlay will takes these needs into consideration.

Historic Overlay Standards

In order to balance the preservation of this historic building with the needs of the City to use this building to provide information technology resources and support to City operations, the following standards will apply to the approval of this Historic Landmark overlay:

- a) Routine maintenance of the interior and exterior will continue without any changes or requirements for review by the Historic Preservation Office.
- b) Changes to equipment or antenna on the roof not visible from the street do not require review or approval by the Historic Preservation Office. Visible, small, 3' diameter or less, satellite dishes and similar antenna may be added to the building without review or approval by the Historic Preservation Office provided the antennas are not visible from 1st Street. Larger exterior structures or anything visible from 1st Street would require review and approval by the Historic Preservation Office.
- c) Deconstruction of the building to provide access for emergency repairs, replacement of power supplies, etc. is allowed and authorized without review or approval of the Historic Preservation Office. Reconstruction plans will be

provided to the Historic Preservation Office to show the building is being returned to its condition before the emergency work, or for approval of modifications should there be proposed changes to the exterior condition of the building as described in f, g, and h.

- d) With the exception of the entry lobby in the northeast corner of the building, interior remodeling of the building will not require review or approval by the Historic Preservation Office. Any proposed changes (routine maintenance and repairs excepted) to the entry lobby require review and approval by the Historic Preservation Office.
- e) The wave shaped structures covering the sidewalks on the south side of the building are to remain. Any work other than routine maintenance and repair that affect these structures shall be reviewed and approved by the Historic Preservation Office.
- f) Exterior modifications, alterations, or additions to the north side of the building should not be allowed. Exterior modifications, alterations, or additions to the east side of the building are allowed. If proposed, modifications, alterations, or additions in these areas would require review and approval by the Historic Preservation Office to ensure the historic integrity of the building is being maintained.
- g) Exterior modifications, alterations, or additions to the south side of the building would require review and approval by the Historic Preservation Office only if the change would affect the wave covered sidewalks.
- h) Exterior modifications, alterations, or additions to the west side of the building would not require review and approval by the Historic Preservation Office.
- i) Demolition of the building could be approved following the requirements of the zoning ordinance. Those requirements include a maximum 180 day delay in issuing a demolition permit to allow for consideration of alternatives.

Future redevelopment

Plans for the original building show there was a fountain within the entry plaza outside the main doors. Further investigation is needed to determine if this feature was ever built. If in the future this building is no longer used for IT functions but becomes a building with active public use, this fountain could be added if it is found to have existed in the historic period.

The entire block from Main Street to First Street, Centennial Way to Center Street, is primarily owned and used by the City of Mesa. At some point in the future it may be beneficial and appropriate to redevelop some or all of this block. It is recognized that this redevelopment could affect this building. New development around this building should maintain the wave covered sidewalk features and maintain the historic

appearance of the building from 1st Street. Should it be determined that the best interests of the City are served by removing this building, the decision for demolition would need to following requirements of the Zoning Ordinance.

Summary

The building style, quality of the building and maintenance, and the work being done by a local architect lend strong support to providing a historic designation to this building and working to preserve this piece of our history for future generations to enjoy.

Concurrence

The City's Historic Preservation Board at its June 2012 meeting voted their support for the historic designation of this building. The City Council agreed with the position of the Historic Preservation Board at its December 2012 Study Session and directed staff to proceed with an application to establish the Historic Landmark overlay.

City of Mesa

Septic to Sewer Program

City Council Study Session

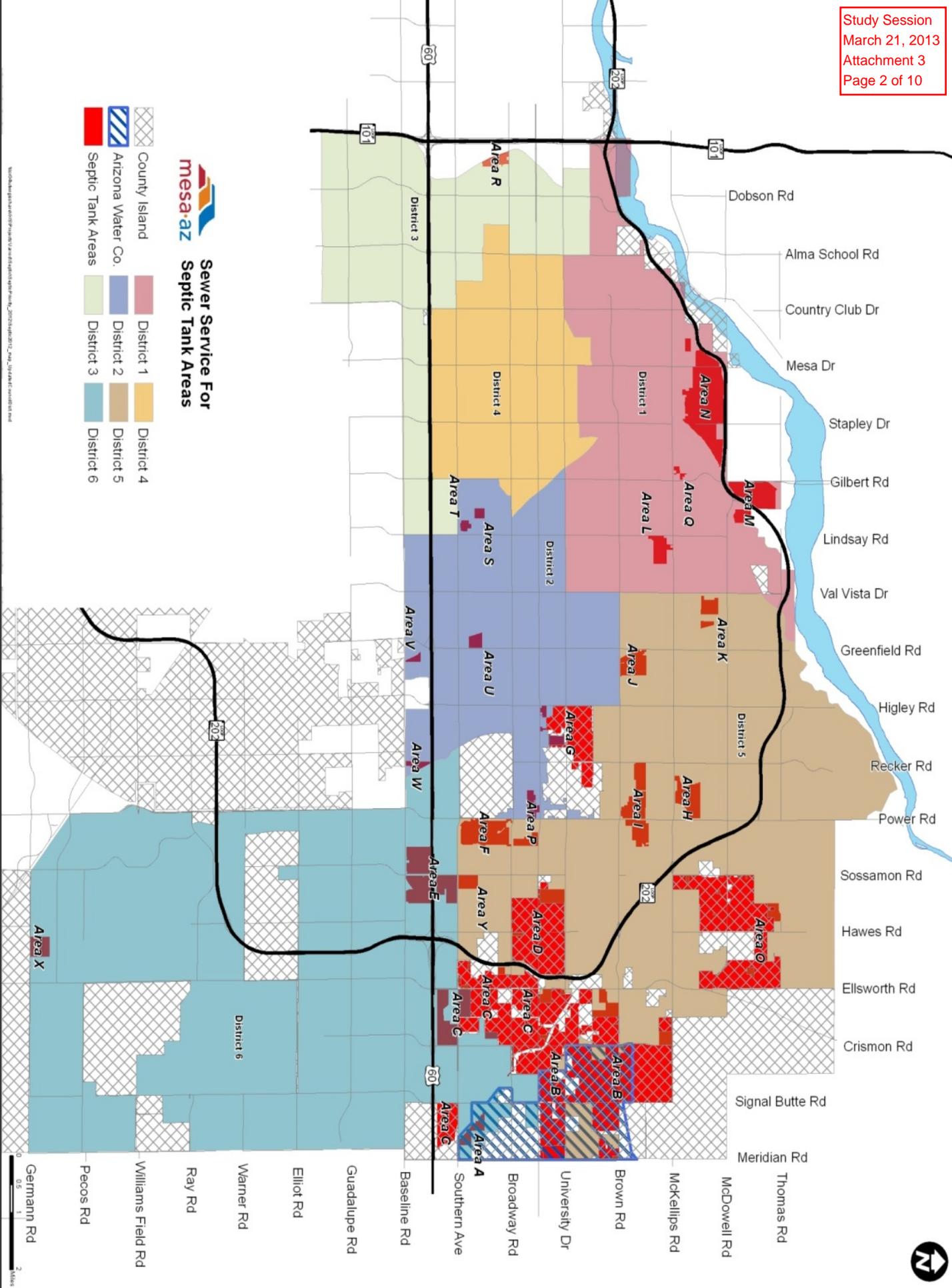
March 21, 2013





**Sewer Service For
 Septic Tank Areas**

	County Island		District 1		District 4
	Arizona Water Co.		District 2		District 5
	Septic Tank Areas		District 3		District 6



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		\$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



EVALUATION SUMMARY FOR EXTENDING CITY

Area	Built Date	Age	Acres	Single Family Lots	Trailer Pads	Total Units	Within City	Sewer Costs	
								Trunk Sewers	Lateral Sewers
A	1972	41	541	2,000	1,719	3,719	Y	\$1,658,470	\$8,686,073
B	1976	37	1,850	2,900	309	3,209	N	\$1,658,643	\$12,854,851
C	1973	40	792	3,600	996	4,596	N	\$651,276	\$8,843,645
D	1968	45	619	2,200	1,582	3,782	N	\$1,331,822	\$8,064,058
E	1972	41	464	-	2,464	2,464	Y	\$0	\$6,235,596
F	1967	46	209	450	41	491	Y	\$0	\$2,177,798
G	1960	53	263	1,417	-	1,417	N	\$0	\$6,734,966
H	1958	55	108	250	-	250	Y	\$0	\$3,042,403
I	1965	48	269	400	135	535	Y	\$0	\$3,133,728
J	1978	35	110	327	-	327	Y	\$0	\$1,639,008
K	1979	34	85	56	-	56	Y	\$0	\$351,821
L	1983	30	76	89	-	89	Y	\$0	\$607,306
M	1979	34	238	178	-	178	Y	\$0	\$1,312,848
N	1950	63	522	391	-	391	Y	\$1,225,379	\$3,444,682
O	1971	42	1,339	1,000	285	1,285	N	\$1,441,437	\$12,822,451
P	1954	59	82	401	-	401	Y	\$0	\$2,053,296
Q	1983	30	5	7	-	7	Y	\$0	\$63,590
R	1958	55	40	62	-	62	Y	\$0	\$813,300
S	1980	33	25	28	-	28	Y	\$0	\$285,600
T	1980	33	21	16	-	16	Y	\$0	\$246,150
U	1971	42	33	37	-	37	Y	\$0	\$251,000
V	1975	38	13	9	-	9	Y	\$0	\$138,300
W	1995	18	23	14	-	14	Y	\$0	\$354,400
X	1993	20	57	49	0	49	Y	\$0	\$1,435,000
Y	1970	43	56	193	0	193	Y	\$0	\$849,600
Total			7,840	16,074	7,531	23,605		\$ 7,967,027	\$ 86,441,470

SEWER SERVICE TO EXISTING SEPTIC TANK AREAS

Total	\$/Units Served	Weighted Score					
		\$/Units Served	Total Cost	Age	Lots Served	Within City	Environmental
\$10,344,543	\$2,782	5	5	12	15	25	25
\$14,513,494	\$4,523	4	5	12	15	0	25
\$9,494,921	\$2,066	5	5	12	15	0	25
\$9,395,880	\$2,484	5	5	16	15	0	10
\$6,235,596	\$2,531	5	10	12	15	25	15
\$2,177,798	\$4,435	4	15	16	12	25	5
\$6,734,966	\$4,753	4	10	20	12	0	20
\$3,042,403	\$12,170	2	10	20	9	25	15
\$3,133,728	\$5,857	3	10	16	12	25	10
\$1,639,008	\$5,012	4	15	8	9	25	25
\$351,821	\$6,283	3	20	8	6	25	25
\$607,306	\$6,824	3	20	4	6	25	20
\$1,312,848	\$7,376	3	15	8	9	25	20
\$4,670,061	\$11,944	2	10	20	9	25	15
\$14,263,888	\$11,100	2	5	16	12	0	15
\$2,053,296	\$5,120	4	15	20	12	25	5
\$63,590	\$9,084	2	25	4	3	25	20
\$813,300	\$13,118	1	20	20	6	25	20
\$285,600	\$10,200	2	25	8	3	25	20
\$246,150	\$15,384	1	25	4	3	25	20
\$251,000	\$6,784	3	25	12	6	25	25
\$138,300	\$15,367	1	25	12	3	25	25
\$354,400	\$25,314	1	20	4	3	25	25
\$1,435,000	\$29,286	1	15	4	6	25	10
\$849,600	\$4,402	5	20	16	9	25	10
\$ 94,408,497	\$ 224,198						

Total Score
87
61
62
51
82
77
66
81
76
86
87
78
80
81
50
81
79
92
83
78
96
91
78
61
85