



# City Council Report

**Date:** February 8, 2016  
**To:** City Council  
**Through:** Kari Kent, Assistant City Manager  
**From:** Christine Zielonka, Development Services Director  
**Subject:** Recommendation to make an exception to requirements of the Terms and Conditions for Sale of Utilities to allow a sewer line and water service for a new conference center at the Save the Family Community Services Facility located at 125 East University Drive **(District 4)**

**Strategic  
Initiatives**



## Background, Purpose and Recommendation

The City of Mesa entered into an agreement to develop the Escobedo at Vista Verde low income housing project in 2013. The original project included the apartments and the Helen's Hope Chest building on the north side of University, and a new headquarters for Save the Family (STF) and a conference center to be shared by STF and Mesa United Way on the south side of University. Due to financial constraints the conference center was not able to be built as part of the larger Escobedo/STF/Helen's Hope Chest project during construction. STF is now in a position to move forward on construction of the small shared conference facility (approximately 2,400 sq. ft.). There will be two small bathrooms in the conference center that require water and sewer.

Under the Terms and Conditions for the Sale of Utilities (Section 3.) water and sewer service must be served from separate connections to separate parcels of land. Currently there are two parcels of land; STF offices are on one parcel and the proposed new building for the conference center is on a separate parcel. The cost of running a sewer line and a water line to separate points on University for the conference center would be prohibitive to STF. Exhibit 1 to this report includes an aerial showing the location of the STF building, the proposed new conference center and the Mesa United Way building. Exhibit 2 shows the location of the sewer and water lines under the standard conditions of the Terms and Conditions. Exhibit 3 shows the proposed modified locations and connections of the sewer and water lines.

Staff is proposing that Council approve an exception to the Terms and Conditions (as allowed in Section 24) eliminating the separate service requirement to allow a small sewer line to cross the parcel line between STF and the conference center, and to allow the conference center to be supplied potable water from the STF building.

## **Alternatives**

1. Approve exceptions to the T & Cs, Section 3, to allow the sewer line to cross a parcel line and to allow water service to the conference center from the STF building.
2. The alternative is for Council not to approve the exceptions and require separate sewer line and water line connections in University. This would be cost prohibitive and it is likely STF would not be able to construct the conference center.

## **Fiscal Impact**

There will be no fiscal impact to Mesa. STF will pay normal utility rates upon completion of the new facility.

## **Coordinated With**

Development Services has coordinated this request for an exception to the T & C with Water Resources and the City Attorney's Office.