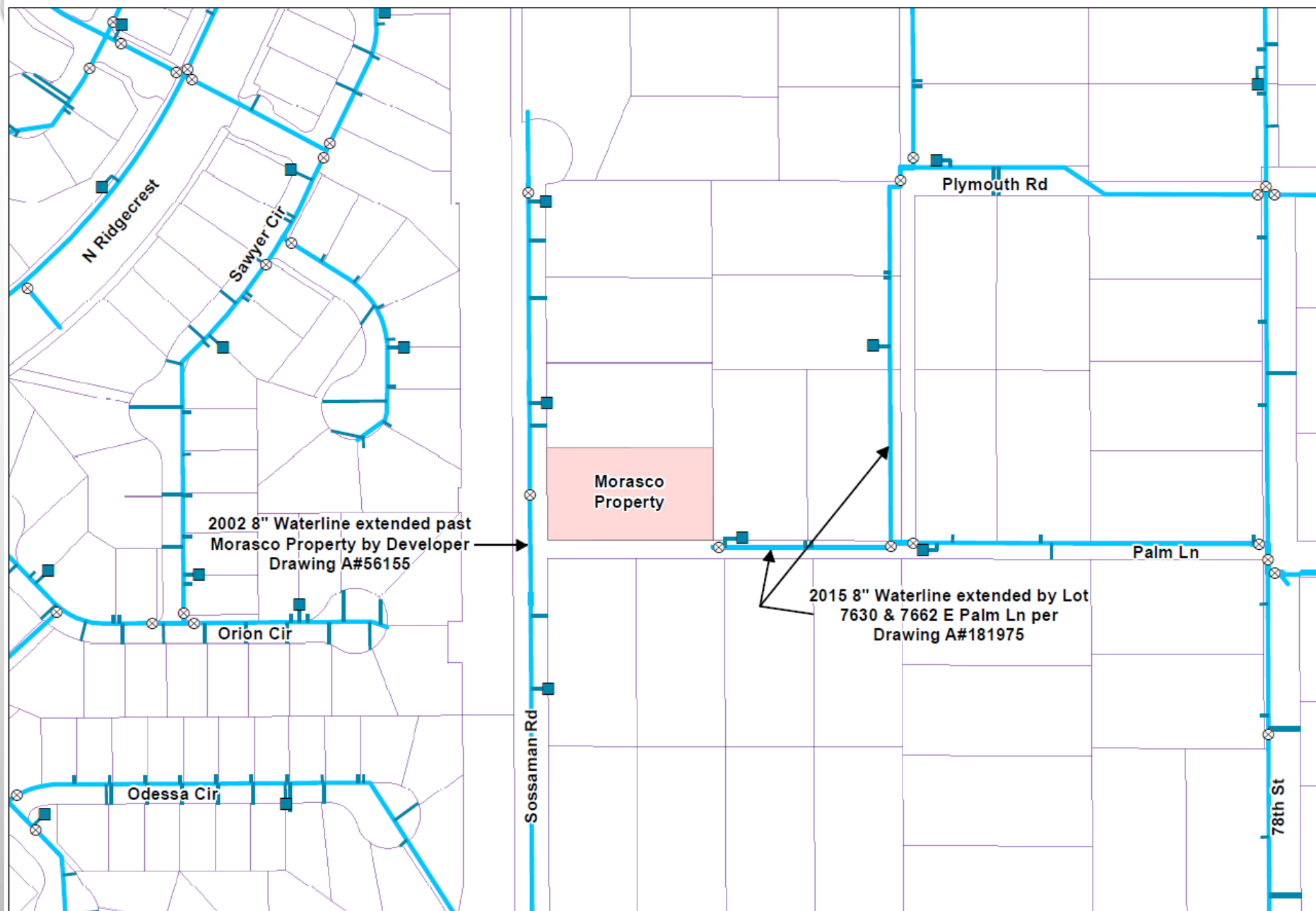


SUSTAINABILITY &
TRANSPORTATION
COMMITTEE
CITY CODE APPEAL
3003 N. Sossaman Road
(Parcel 219-22-002G)



INTRODUCTION

- **APPEAL SOUGHT**
 - Property owners for Parcel 219-22-002G in Maricopa County seeking relief from requirements under Mesa City Code Chapter 10, Title 8 which requires new customers to extend water and sewer lines across their property frontages
- **CITY OF MESA POSITION**
 - To comply with City Code and as a condition to receive service, the City requires the property owners for this parcel to build an 8" water line along their frontage on Palm Lane
 - This segment of water line will complete a system loop and shorten existing dead-end lines
 - The City is not requiring the extension of sewer along Palm Lane since the neighborhood to the east is served by septic
- **SURROUNDING WATER DISTRIBUTION SYSTEM**
 - The following map illustrates the portions of the water distribution system installed by surrounding private property owners in compliance with the City Code



UTILITY SERVICES AGREEMENT

- **SIGNED UTILITY SERVICES AGREEMENT**

- On October 9, 2024, the property owners for Parcel 219-22-002G in Maricopa County signed Mesa's Utility Services Agreement

- **EXHIBIT B. OF THE AGREEMENT**

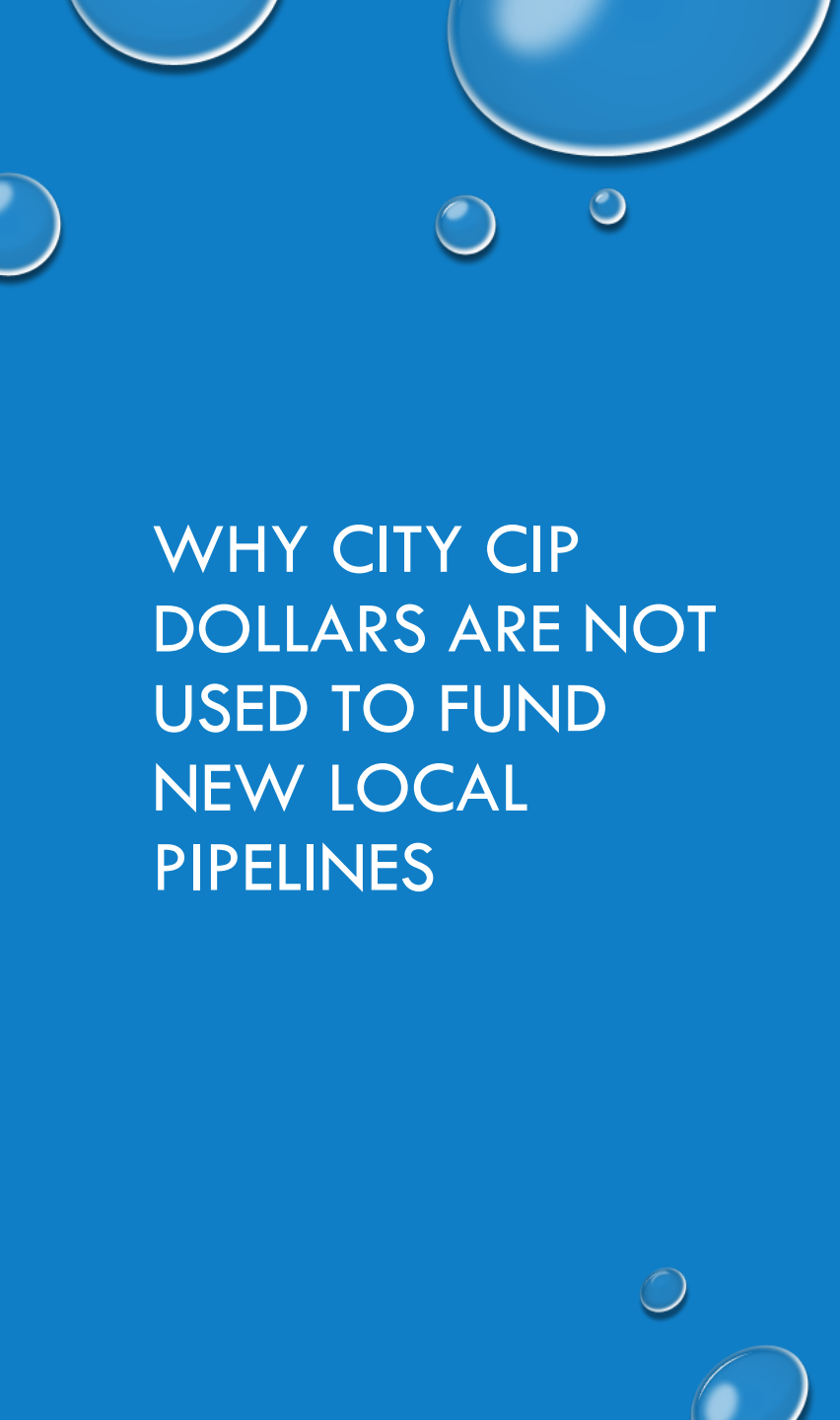
- To receive water services, Exhibit B of the signed Utility Services Agreement stipulates construction of an 8-inch water line along the E. Palm Lane property frontage

EXHIBIT B **(The Required Improvements)**

- An 8-inch line must be constructed along your frontage on E. Palm Ln connecting the loop. The process involves designing, obtaining permits, construction, and gaining approval for the mainline connection to the existing 8-inch water mainline located in Sossaman Rd. This connection is necessary and will need to be extended across the frontage of the site.
- The design, permitting, construction and acceptance of the mainline connection to the existing 8" sewer mainline in Sossaman Rd.

WHY THESE CITY CODE PROVISIONS ARE IMPORTANT

- **8-10-3: GENERAL PROVISIONS**
 - (A) All Applicants, Customers and Persons receiving or using City Service from the System are subject to, must comply with, and are deemed to have consented to, this Chapter 10 of Title 8 of the Mesa City Code, as well as the Terms and Conditions and the provisions of applicable Rate Schedules, as well as to such conditions of pressure and supply as the City may provide from time to time through the System and at the property and location served.
- **8-10-4: MINIMUM REQUIREMENTS FOR POTABLE WATER SERVICE**
 - (A) In addition to any other applicable requirements of the Mesa City Code and the Terms and Conditions, all Applicants and property for which service is desired shall, as a minimum requirement of receiving service, extend as a portion of the System a minimum of an eight inch Distribution Main (or such size as is determined by the Director) adjacent to and along the entire Frontage of the parcel (if not existing), and along all Frontages of the property if multiple Frontages occur.
- **CONSISTENT WITH OTHER CITIES**
 - Mesa City Code and the Terms and Conditions are consistent with other Arizona Municipal Water Users Association (AMWUA) cities
 - Localized water and sewer extensions are funded by private development as it occurs with larger backbone infrastructure Master Planned and built by cities

The background of the slide is a solid blue color. In the top-left corner, there are several realistic-looking water bubbles of different sizes, some partially cut off by the edge. A few smaller bubbles are scattered near the bottom right.

WHY CITY CIP DOLLARS ARE NOT USED TO FUND NEW LOCAL PIPELINES

- **PLANNING FOR GROWTH**
 - Mesa Master Plans identify future specific major water/sewer trunklines
 - CIP projects are planned in a predictable way that is supported by customer rates
- **DIFFICULT CIP MANAGEMENT**
 - If not enough funding in any given year, development would be uneven.
 - If too much funding was allocated, rate payers would experience overinflated utility bills
- **GROWTH PAYING FOR GROWTH (AS IT OCCURS)**
 - City Code stipulates that new development pay for localized water and sewer pipelines along all frontages
 - This applies to undeveloped individual lots as well as master planned communities
 - For example, home buyers in Eastmark pay for water and sewer lines in their neighborhood (rolled into the price of the home)



CONCLUSIONS & RECOMMENDATIONS

The surrounding water distribution system has been funded and built by private property owners in compliance with City Code

Not enforcing the Code signals to private development that the City is inconsistent and erodes the credibility of the City's practices

Non-compliance of the Code by owners of Parcel 219-22-002G in Maricopa County will result in a sustained critical gap in the water distribution system

The City does not program CIP dollars for new localized water and sewer lines. Any future funds required to build this pipeline in Maricopa County would come from City of Mesa rate payers