

**CITY OF KINGMAN
MUNICIPAL UTILITY COMMISSION
Council Chambers
310 N. 4th Street**

5:30 p.m.

AGENDA

Thursday, July 28, 2016

REGULAR MEETING

COMMISSION MEMBERS: Chairman Allen Burgett, Vice Chairman Mike Van Zandt, Toby Orr, Aline Parker, Paul Shuffler, Marvin Yarbrough Pat Yarush

COUNCIL LIAISON: Mayor Richard Anderson

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

The Regular Meeting Minutes of March 24, 2016

1. PAST COUNCIL ACTION:

None

2. OLD BUSINESS: (for review, comment and/or action)

None

3. NEW BUSINESS: (for review, comment and/or action)

- a) Review and Recommendation of a request for water service to an unsubdivided parcel at 428 El Rancho Drive, ENG16-0029

4. CONSIDERATION & DISCUSSION OF PUBLIC COMMENTS

Those wishing to address the Commission need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date, pursuant to A.R.S. 38.431 et al.

5. COMMISSIONER'S COMMENTS

Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

ADJOURNMENT

ANYONE REQUIRING SPECIAL ASSISTANCE AND/OR ACCOMMODATIONS AT THE PUBLIC MEETING SHOULD CONTACT THE CITY ENGINEERING DEPARTMENT AT 928-753-8122 AT LEAST 24 HOURS IN ADVANCE, SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE

Posted- Date/Time/Initials _____

CITY OF KINGMAN
MUNICIPAL UTILITY COMMISSION MEETING
 Council Chambers
 310 N. 4th Street

5:30 p.m.

Minutes

Thursday, March 24, 2016

<u>Commissioners</u>	<u>Staff Present</u>	<u>Visitors Signed in</u>
Allen Burgett, Chairman	Greg Henry, City Engineer	Doug Angle-Mohave Land Holdings/Angle Homes
Mike Van Zandt, Vice Chairman-Excused	Tina Moline, Finance Director	Bob Albrecht-Mohave Land Holdings/Angle Homes
Toby Orr	Rob Owen, Public Works Director	Tyler Angle-Mohave Land Holdings/Angle Homes
Aline Parker	Phil Allred-Assistant City Engineer	Gene & Jennifer Chambers
Paul Shuffler	Melody Stewart, Recording Secretary	Harley Pettit
Marvin Yarbrough-Excused	Kathy Lind, Recording Secretary	
Pat Yarush		
Council Liaison Anderson		

REGULAR MEETING

CALL TO ORDER AND ROLL CALL

Chairman Burgett called the meeting to order at 5:30 p.m. with five Commissioners present at time of roll call.

APPROVAL OF THE MINUTES

Commissioner Shuffler made a **MOTION** to **APPROVE** the minutes from the February 25, 2016 meeting. Commissioner Orr **SECONDED** the **MOTION** and it was **APPROVED** by a vote of **5-0**

1. **PAST COUNCIL ACTION:**

None

2. **OLD BUSINESS:** (for review, comment and/or action)

a) Review of Water and Wastewater Report including Financial Condition, Cash Reserves and Five Year Capital/Infrastructure Improvement Plans; MUC Recommendation to Council for Use of Funds or Rate Modifications.

Chairman Burgett recommended moving item 2a after item 3a and 3b due to length of discussion.

Finance Director, Tina Moline said tonight's items are a continuation from the discussion at the February's meeting related to the Water and Wastewater Fund and the use of the fund balances and cash reserves. At that meeting staff requested a recommendation to the City Council on how to use the fund balances in the upcoming fiscal year.

Ms. Moline was asked to provide additional information so Commission members could make more informed recommendation to City Council. The Commission asked staff to provide information on the potential cost savings from the Automated Meter Reading Project to the Water Fund. One of the potential cost savings would be to terminate the existing meter reading contract with a cost savings of approximately \$215,000 a year. There may also be potential revenues but it is unknown what those dollar amounts would be at this time. The Automated Meter Reader will provide better customer service and over the course of 5 years it could potentially save \$600,000 to \$700,000.

Ms. Moline handed out two attachments at the beginning of this meeting. One of attachments is the revised 5 year sewer CIP program. Excluded from the February's 5 year CIP program report were two projects, one of which was the Reclaimed Water Reuse Projects. They weren't included in the February report because they had not yet been discussed with City Council. There was a CIP work session in March with the City Council and staff included those projects. The City Council did not provide any direction to fund those projects but they did not ask to remove them either. So, the 5 year CIP Program attachment received tonight includes those projects. Those projects increased the 5 year CIP programs by 19 million dollars, an increase of 100% for a total of 37 million dollars. This information is important when making a recommendation tonight.

The second attachment handed out is the distribution of our water and sewer customers. At the last meeting Commissioner Orr asked about the number of sewer customers outside City limits. It's good to know where we need customers the most and where we have more water customers and not many sewer customers. Inside the City limits we have 10,650 residential water customers and only 7,800 sewer customers which leave 2,850 not connected to sewer. Outside the City limits, primarily north of Kingman, there are 6,800 residential customers and only about 900 of them are connected to sewer.

There was a suggestion last meeting to provide a discount or a reduced rate to existing customers and also to new customers that connect to sewer within a certain time

period. After that period of time any customer that had not connected would have to pay that normal rate. After staff spoke to the City Attorney it was recommended to not go that route because the user rates need to be the same across the board. The Commission also asked staff to provide the number of homes that might connect to the sewer system and subdivisions that are currently being developed. The City has experienced growth in the sewer system due to new subdivisions being developed as well as existing homes that are connecting. There have been about 175-200 connections a year so staff revised the projections originally provided last month to include those 200 new connections. The attachment provided shows how adding those 200 connection would impact revenues. Throughout the course of the 5 years it will generate about another 2 million dollars but the wastewater fund would still be short in funding the 5-Year CIP program.

The Commission also requested information on how many homes would be needed to connect to the sewer system to fund the 5 year CIP program and end up with some cash reserve. Since the 5-year CIP Program has increased significantly due to those new projects, it probably will not happen. However, staff wanted to provide to the Commission the number of customers that could potentially connect using the current infrastructure in those subdivisions without the City contributing additional funds. Rancho Santa Fe and Kingman Park Estates has a trunk line going into the subdivision where the majority of those customers are not connected. Connecting additional customers to the system is very important in generating additional revenue to fund projects, as well possibly reducing rates.

At the last meeting Commission members brought up a question regarding sewer availability fees and how it would impact revenues for the CIP Program. Ms. Moline said that she left that meeting without fully understanding if imposing the fee was on every customer that is connected to water service or just those customers that could connect to the sewer system so she had no information put together for this fee and how it would impact the CIP Program.

Chairman Burgett said last year the Commission recommended option 4 but due to the new projects added to the CIP programs is it even feasible to try reducing rates at this time.

Ms. Moline said her recommendation is to continue to build the fund balance and connect new customers.

Commissioner Yarush asked if staff was directing the CIP Projects towards those geographical areas discussed to get the most rate of return.

Public Works Director Rob Owen said the projects are pretty well spread out; the capital renewal type projects are in the downtown area. There is a pretty good geographical spread on our sewer line extension projects and other wastewater capital projects.

Ms. Moline said City Engineer Henry will be going over some of the information in his presentation. Right now there is infrastructure in place to potentially connect 1,500 homes.

City Engineer Henry said that the Master Sewer Plan looks at extending sewers to areas that have the most existing potential connections and the most existing homes with the shortest amount of extensions.

Commissioner Yarush said even if we get those 1,500 new connections there will still not be enough funds for all those CIP Projects and asked where the money will come from.

Ms. Moline said some of the CIP programs will have to be cut or there is an option to take out a loan to fund some of those programs.

Commissioner Yarush feels a flat across the board rate reduction is not going to help the program at all and the \$3.75 one-time discount will not have a big impact to home owners.

Ms. Moline said that the City will potentially be receiving that reduction in the WIFI loan and the City Councils direction is to provide that small discount to the customers.

Commissioner Yarush said the sewer availability fee suggestion was a lighter way for out of pocket expenses to individual homeowners to contribute to the system if the sewer was within 500 ft.

Ms. Moline thanked Commissioner Yarush for the information on the sewer availability fee, it gives her some direction.

Chairman Burgett said even if you impose a sewer availability fee there are some customers that are happy with being on a septic and it could be 30 years before they connect.

Chairman Burgett made a **MOTION** to recommend funding the CIP Program as recommended by Staff and not offer any reduction in rates. Commissioner Shuffler **SECOND** the **MOTION** and it was **APPROVED** by a 5-0 vote.

3. **NEW BUISNESS:** (for review, comment and/or action)

a) **Review and Recommendation of Request for Variance of Sewer Extension Requirements for 569 Anson Smith Road (305-14-010D), by applicants Gene & Jennifer Chambers.**

City Engineer, Greg Henry said staff had received a request for a variance to the Utility Regulation regarding extensions of sewer mains. The property in question is a corner lot located at the intersection of Anson Smith Road and N. Harvard Street with an address of 569 Anson Smith Road. The owners, Gene & Jennifer Chambers submitted a letter requesting to waive the requirement to extend sewer in N. Harvard Street and to extend sewer across only a portion of the Anson Smith property. The property is approximately 1.1 acres and has a single family home built in 1967, which is currently on a septic disposal system. It is understood that the septic system has failed.

The Utility regulations require that the sewer extension be made across the frontage of both Anson Smith Road and N. Harvard Street. In 2014 there was a similar request which the MUC Commission recommend that they extend it across one full property frontage and City Council agreed with that decision. Staff recommends requiring a sewer extension across the full frontage of Anson Smith Road which is a total distance of approximately 240 feet.

Commissioner Parker asked if the 240 feet is half the extension across the property or the full extension.

Mr. Henry said that the full extension is approximately 240 ft.

Commissioner Yarush asked if the regulations require extending the sewer the full length on both sides of the property.

Mr. Henry stated that the Utility Regulations require extending the full length on both sides of the property.

Commissioner Yarush asked if it's staff's recommendation to extend the full length of the frontage on Anson Smith rather than the variance of half the frontage.

After discussion, Mr. Henry's responded that staff is acceptable to fully extending to one side of the property and not extending north on Harvard.

Jennifer Chambers of 569 Anson Smith Road addressed the Commission. She stated that she wishes no harm to her neighbors by doing this extension. She has received estimates of approximately \$30,000 for construction plus \$5,000 for engineering costs. The houses to the west of her property were purchased within the last 10 -15 years and all had their septic systems inspected when they purchased. The property north of them was purchased in the last 3-4 years, so their system is fairly new. At this time we are not looking at anybody else connecting to any sewer system. Mrs. Chambers wanted to know if the other half of the frontage would be her responsibility if anyone to the west of her property would need to connect in the future.

Mr. Burgett said according to the Utility regulations you are required to extend across the full frontage. That is the decision we have to make because if the properties west of you need to extend they would have to pay to extend the rest of the way on your property through the full frontage of their property.

Jennifer Chambers asked if you were to grant me the variance to only extend half way across my frontage would those properties to the west of me be responsible for that.

Mr. Burgett responded, yes that is correct.

Commissioner Yarush said if we don't extend across your full frontage it leaves the burden for anyone else west of you to extend it across your frontage.

Jennifer Chambers reviewed the estimates she received to extend the line 200 feet on Anson Smith Way which was \$26,000 for construction plus \$5,000 for Mohave Engineering and if both frontages were extended (Anson Smith and Harvard) the estimates were around \$50,000.

Commissioner Orr suggested that Mrs. Chambers receive more bids since it appears she is paying well over \$100.00 per foot, which seems very high.

Mrs. Chambers said the estimates include traffic control, remove and replace asphalt, 8 inch main sewer line, backfill, manhole covers, and septic tank abandonment and sewer connection to the home.

Commissioner Burgett made a **MOTION** to approve request for variance of the sewer line extension for the full frontage (approximately 240 feet) in Anson Smith per staff's recommendation. Commissioner Parker **SECOND** the motion and it was **APPROVED** by a vote of **5-0**.

b) Review and Recommendation of Request for Variance of Sewer Extension Requirement for Parcel Numbers 311-20-032, 311-20-033 & 311-20-036 by applicant Mohave Land Holdings, agents Doug Angle and Bob Albrecht.

City Engineer, Greg Henry said staff received a request from Angle Homes for a variance to the Utility Regulation regarding the extension of sewer mains to a proposed subdivision. The subdivision is west of Sage Street between Louise Avenue and Pasadena Avenue. It includes three properties totaling approximately 34 acres. The proposal is to create 29 one-acre size lots. Mr. Angle is requesting that the subdivision have individual septic systems due to the following reasons:

1. All lots are 1 acre and the state does not require sewer for one acre lot subdivisions.

2. The sewer would be up to 15 feet deep coming up Sage Street, the right of way (20 feet) is too narrow for equipment, trench slopes and the stockpiling of spoils during construction. It is also difficult to get an easement from the State of Arizona to increase your work area.

3. Within the subdivision the sewer lines would have to be 12-13 feet deep to accept flows from all the lots.

4. It would be very costly to put sewer into this area with available options.

Mr. Henry said that the City's policy and Utility Regulation states that any new subdivision within the City's water boundary is to be served by the City's sewer system.

City Engineer, Greg Henry responded to Mr. Angle's reasons for requesting a variance.

1. The City is entitled to adopt and create its own sewer ordinances; The City's current policy requires all new subdivisions to connect to the sanitary sewer system and therefore believes that the "one acre" rule does not apply within the City of Kingman service boundary.

2. If the Sage Street alignment creates a problem with depth (which may not be an issue for the City) he suggested considering other alignments such as N. Central Street, Yavapai Drive or Apache Drive. A Central-Berry-Yavapai alignment would add length to the scope but will likely allow for the shallowest extension.

3. The 12-13 feet depth for the sewer line is not a major problem for the City and does not understand why the sewer line within the entire subdivision be required to be so deep. A "deep" sewer line in Pasadena should be able to collect sewage flows from the remaining subdivision at reasonably normal 5-6 foot depths. The attached plans submitted with the MUC application verify this statement.

4. Economics are a consideration for every development but there is nothing in the City rules that provides consideration of a variance with respect to extending sewers.

Mr. Henry concluded that City staff recommends that the new subdivisions connect to the sanitary sewer system as required by the Sewer Service Policy in the Kingman Utility Regulations.

Commissioner Shuffler asked if that side of town off of Airway has a 12" pipe.

Mr. Henry said that this subdivision goes into the Eastern Street 12" pipe. It makes its way to Airway and Rainbow and becomes a larger pipe at that point.

Commissioner Shuffler asked if we have done any studies for that side of town that shows how many homes can be built without running out of capacity.

Mr. Henry responded that the Sewer Master Plan looks at capacity issues in various areas and how many homes can be connected to each pipe at full build out before we start having capacity issues. It doesn't specifically look at individual subdivisions but provides a mile high view that gives the big general picture.

Commissioner Shuffler asked if the 29 lots in this subdivision are fully built will there still be capacity for additional homes to hook up without capital improvements?

Mr. Henry said he doesn't see this as an issue, because the entire Kingman Park Estates subdivision as well as these un-subdivided lots are all planned to go the existing sewer on Eastern Street. Further south into the Hualapai Foothills Estates is where a new sewer line will need to be extended from the north across the I-40 as well as the areas further east.

Mr. Shuffler said that side of town dumps into a 12" pipe and it all goes into one place and without a major capital improvement we will run out of capacity.

Mr. Henry responded that he doesn't see this as an issue for this agenda item. There is a 12" pipe in Airway Ave which is north of I-40 and a 12" pipe in Eastern Street and they come together somewhere near Rainbow Drive and it becomes a 15" or larger pipe at that point.

Commissioner Yarush asked what that area is zoned as and what the minimal lot size is?

Mr. Henry responded that it is zoned Rural Residential, so a minimum one acre lots. Half acre lots you could help defray the big cost of installing the sewer but the applicant would have to apply for a zoning change.

Commissioner Parker asked if it's possible for the applicant to un-annex from the City of Kingman.

Mr. Henry responded that the applicant is entirely within the City of Kingman boundaries and our ordinance applies to everything within our water boundaries unless he wants to create his own water system.

Mr. Doug Angle said the reason they provide only one option going up Sage Street was because Freiday Construction met with the City and they said they had a plan to bring the sewer up Sage. To reach our project it would have to be pretty deep. If we came up Apache it's almost the same depth, around 14- feet. When you're excavating down 14 feet you have to make it 30 feet wide to meet OSHA requirements. Yavapai is an option but the challenge is that it's a paved street and has a lot of crossings. Freiday

Construction recommended putting the line in the dirt behind the pavement which would be a lot less expensive.

City Engineer Henry said it's something to be considered but there are possibly other underground utilities that would need to be identified.

Mr. Angle said Freiday Construction was looking at that option because it may be more economical. They will look at the other options, but feel they will all be fairly expensive.

Chairman Burgett sympathizes with Mr. Angle situation but feel this commission needs to follow City Ordinances and the Utility Regulations.

Commissioner Burgett made a **MOTION** to deny the request for variance of the sewer line extension per staff's recommendation. Commissioner Yarush **SECOND** the motion and it was **APPROVED** by a vote of **5-0**.

City Engineer Henry requested that item 4-Consideration and Discussion of Public Comment be moved ahead of item 3c and 3d due to the length of the presentations.

c) Presentation of Sewer Master Plan Study, ENG14-112

City Engineer Greg Henry presented the Sewer Master Plan study. The plan examines the existing sewer system and provides recommendations on areas that have sewer pipe capacity concerns, as well as recommendations on the future expansion of the sewer system. In addition, the study examines areas of inflow and infiltration into the downtown sewer system and provides recommendations on projects to eliminate such inflow and infiltration. The full report is available on the City of Kingman website and the consultant will provide a presentation at the April 5th City Council Meeting.

Commissioner Yarush asked if the Inflow and Infiltrations maps represent storm water issues not surge issues from surge tanks as far as problems with the manholes?

Engineer Henry said the manholes downtown are strictly for rainfall runoff. We do have inflow, which is the storm runoff and we also have infiltration that is more ground water that seeps into the sewer pipes.

Commissioner Shuffler asked how much does the water proof lids on the manholes cost.

Mr. Henry responded there are a couple ways to do them, the simplest one is a couple hundred dollars each and is just a plastic insert that the manhole rim sits below preventing anything from seeping in through the rim.

Commissioner Shuffler asked if that's causing any problems with the sewer.

Mr. Henry responded that the only problem that could come up would be Hydrogen Sulfide if it's not vented properly. There are several of those manholes in the Hilltop area. Fairgrounds Blvd. is an example of a street that has a lot of runoff and those manholes were fitted with the plastic inserts and are not aware of any problems. There is also an option of installing a rubber ring and bolting the sewer manhole lid down. The problem with this type is that when you have to pull the manhole cover off there is a possibility of damaging the rubber rings. The cost of those rubber rings are probably around \$25.00 apiece.

City Engineer Henry said in conjunction with looking at manholes in the downtown area the plan also look at potential buildings that might have a down spout that is connected to the sewer system. There are some suspect buildings that need to be followed up on and double checked for compliance. The City does not want water coming off roofs and flowing directly into the sewer system. This not the intent of how the sewer system was intended to be used. The concern is the rainfall gets into the sewer system and the treatment plant can't handle it. The plant has a limited capacity. Unfortunately, the downtown plant does not have a lot of room for growth. The City does not want pay to treat water that falls from the sky.

Mr. Henry began review of the sewer shed map that looks at the areas that contributes to each sewer line which the engineers use as a planning tool to estimate if an area is able to connect to an existing sewer line. The next map reviewed was the future recommendation map for Hilltop Treatment Plant and another map for the Downtown plant.

In Conclusion, Mr. Henry reminded the Commission members that the Consultant for the Master Sewer Plan will be at the April 5th City Council Meeting.

DISCUSSION ONLY NO ACTION TAKEN

d) Presentation of Reclaimed Water, ENG14-047

City Engineer Henry said on August 4, 2015, the City hired Sunrise Engineering to prepare a report on options for reusing effluent from the Hilltop Treatment Facility. The Hilltop WWTF is currently permitted to produce up to 1 million gallons per day of A+ reclaimed water, and up to 5.1 million gallons per of B+ reclaimed water. The study examines three options for A+ reuse as follows: (Option1) Groundwater Injection involves drilling a well at the Hilltop WWTF and injecting A+ water into the aquifer, thereby replenishing the supply. This is the cheapest and simplest option to implement. (Option 2) involves the installation of pumps and a reclaimed distribution system from the Hilltop facility to the Kingman Airport. This is the most expensive option and would require charging rates higher than potable water and (Option 3) City Golf Course /School reuse, involves the installation of pumps and reclaimed distribution system from the

Hilltop Facility to the Golf Course. The reclaimed distribution line would be located to pass as any schools and parks as possible. Option 3 is the second most expensive option and would allow for the watering of multiple turf areas, which are currently irrigated with potable water.

Commissioner Orr asked how many gallons per day can be treated.

Mr. Henry responded that the City can produce 1 million gallons per day of A+ treatment, which is what is permitted today and that is what the facility is capable of. That amount can certainly be expanded in the future because the City's B+ permit is for 5.1 million gallons. If the City got into the reuse business it could be treating and distributing over 5 million gallons per day.

Mr. Burgett said the report shows a 12" line and suggests looking at possibly a 15-16" line, especially if these programs are successful.

Commissioner Orr said the airport has been somewhat restricted on high water usage and have had to turn away companies that use too much water.

Mr. Henry said since the plant has been upgraded the City has been approached by Farms and other institutions that believe they could use recycled water.

Mr. Henry concluded that the full report is available on the City of Kingman website and the consultant will provide a presentation at the April 5th City Council meeting.

DISCUSSION ONLY NO ACTIONS TAKEN

4. **CONSIDERATION & DISCUSSION OF PUBLIC COMMENTS**

Mr. Doug Angle commented that last year the building permits for the City of Kingman were about 240. There are also other areas in County that are on the City sewer such as; Cerbat Vista and Ranch at Long Mountain. Historically, the last few years have been kind of low but the volumes are picking up considerably this year. He feels the City could be connecting around 300 new sewer hook ups per year.

5. **COMMISSIONER'S COMMENTS**

Chairman Burgett said he will be on vacation in April and will not be attending the meeting.

ADJOURNMENT

Commissioner Yarush made a **MOTION** to adjourn at 6:46 p.m. **SECOND** by Commissioner Parker and it was **APPROVED** by a vote of **5-0**.

CITY OF KINGMAN
MUNICIPAL UTILITY COMMISSION
COMMUNICATION



TO: Chairman and Commission Members

FROM: Engineering Services

MEETING DATE: July 28, 2016

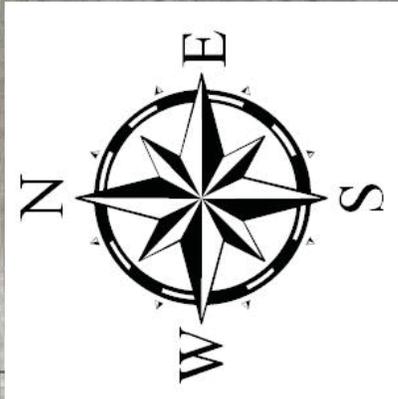
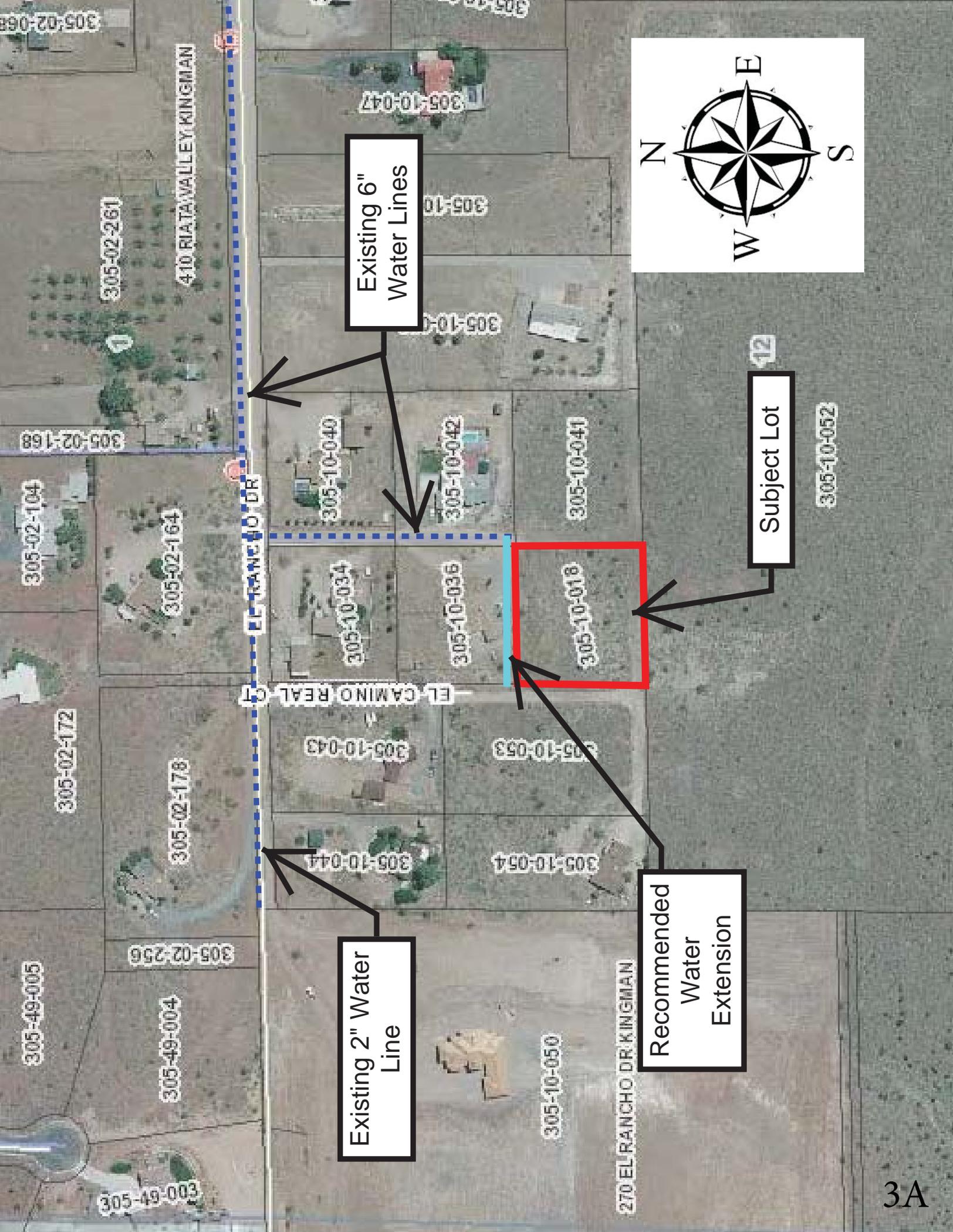
AGENDA SUBJECT: Request for water service to an unsubdivided parcel at 428 El Rancho Drive, ENG16-0029

SUMMARY: William Taz Dixon has submitted this request for water service to an unsubdivided parcel located at 428 El Rancho Drive (Tax Parcel 305-10-018). The applicant intends to construct a single family residence on the one acre property.

There is an existing 6 inch water line at the north-east corner of the subject property. Mr. Dixon is requesting to connect to the existing water line without extending across his property frontage. Section 7.2 (A) 2 of the City Utility Regulations typically requires that the property owner extend a water line across his frontage, and that the water line be looped or provided with a fire hydrant. The requirement to extend across the property frontage may be waived by the City Engineer if it is shown that no additional properties will benefit from the extension. The full text from Section 7.2 of the Utility Regulations is attached.

Staff believes that there are properties that would benefit from a water extension across the northern frontage of the subject property, and that such an extension would help to one day loop the water line. Staff recommends approval of the water service with the condition that the water line be extended across the northern property frontage in a water line easement.

ATTACHMENTS: MUC Application
Maps
Utility Regulations Section 7.2



Existing 6"
Water Lines

Subject Lot

Recommended
Water
Extension

Existing 2" Water
Line



CITY OF KINGMAN
ENGINEERING DEPARTMENT

MUNICIPAL UTILITY COMMISSION
UTILITY SERVICE APPLICATION FOR REVIEW

310 N. 4th Street Kingman, AZ 86401 Ph: (928) 753-8122 Fax: (928) 753-8118

Date: 06-20-2016

Applicant Information:

Name: William Taz Dixon
Phone: 928-897-8154
Address: 9704 Saddleback Dr
Email: Tazzberry@gmail.com

Company Name: n/a
Fax: _____
City, State, Zip: Kingman, AZ 86401

Agent Information (if applicable):

Name: _____
Phone: _____
Address: _____
Email: _____

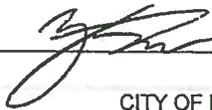
Company Name: _____
Fax: _____
City, State, Zip: _____

Application For:

- Water Service to Unsubdivided Parcel (\$250 application fee)
- Water Service to Subdivision (\$250 application fee)
- Other (please explain or attach additional sheets as needed): _____

Site/Project Information:

Mohave County Tax Parcel Number: 305-10-018
Property Address: 428 El Rancho Dr, Kingman, AZ 86401
Proposed Facility or Use for Water Request: Residential

Applicant Signature: 

CITY OF KINGMAN ENGINEERING DEPARTMENT USE ONLY

Date Received: 6-20-16 Received By: KL Date Admin Complete: 7-5-16
COK Project Number: ENG16-0029 Fee Paid: \$250.00
Check Number: — Charge Card Type: 3 VISA Receipt Number: COK0698

Kathleen Lind

From: Taz Dixon <tazzberry@gmail.com>
Sent: Tuesday, July 05, 2016 12:22 PM
To: Kathleen Lind
Subject: Re: MUC application
Attachments: gis view.pdf; muc 3.pdf

To the Municipal Utility Commission,

Hello,

My name is William Dixon, I am writing a brief letter to hopefully gain approval to tie into the existing water line that is near my property and not have to extend the entire length of my property at 428 El Rancho Dr. I am not a contractor, I plan on building a home for my family on this parcel and hopefully have my two daughters grow up there. I'm not going to turn around and sell the property if I get approved to tie into the existing water line. The water line is at the North East end of my property and the road to my property dead ends at the South East side. There is only one other property on that road and it is not developed. That property is just East of mine and they have the same opportunity to tie into the water line as I do. No other property would gain or benefit from the water line being extended to the South East of my property. There is a hillside just South of my property that has a twenty degree plus grade and would make it near impossible to build on. I will not be able to build my family the home they need if I have to run the water line 205 feet through the rocky terrain and pay for an alternative septic system. If any of the board members want to see the property for themselves they are more than welcome to. I have attached pictures of the property and the road leading to the property. I have also attached an estimate for the engineering cost and possible labor cost that was provided to me by Mohave Engineering.



ecounty.us **Interactive Map Viewer**



Mohave Engineering estimate

Please find our scope for the proposed water line extension:(See attached vicinity map)

- 1 - Survey topography within the limits of the water line extension
- 2 - Prepare water line construction plan and profile
- 3 - Applications to City of Kingman for obtaining approval to construct
- 4 - Survey staking for the proposed water line

- 5 - Prepare as built plans
- 6 - Applications to City of Kingman for obtaining approval of construction.
- 7 - Material testing for water back fill

Total price to include only the above items= \$4,420

Generally the contractor will not bid a project without construction plans. Here since we do not have one - we can estimate approx between \$5000 and \$10,000. Thanks.

Total amount= \$9,420.00 to \$14,420.00



Jaimini Upadhyaya, PE, CFM

Western Regional Office:

2153 Gordon Dr, Ste. I, Kingman, AZ. 86409,

Northern Regional Office:

228 N Main Street, Watford City, ND. 58854,

P:(928) 753-2627, F:(928) 753-9118, P:(855) 664-2830 Toll Free

www.mohave-engineering.com

Thank you for your time and consideration,

William Dixon.

Interactive Map Viewer



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Incorporated Cities (>1:200K)
- Township/Range
- Section
- Surface Management
 - AZ Game and Fish
 - Bureau of Land Management
 - Bureau of Reclamation
 - City or County Parks
 - Indian Reservation
 - Military Reservation
 - National Parks
 - National Wildlife Refuge
 - Other
 - Private
 - State Parks
 - State Trust
 - US Forest Service



1: 7,422

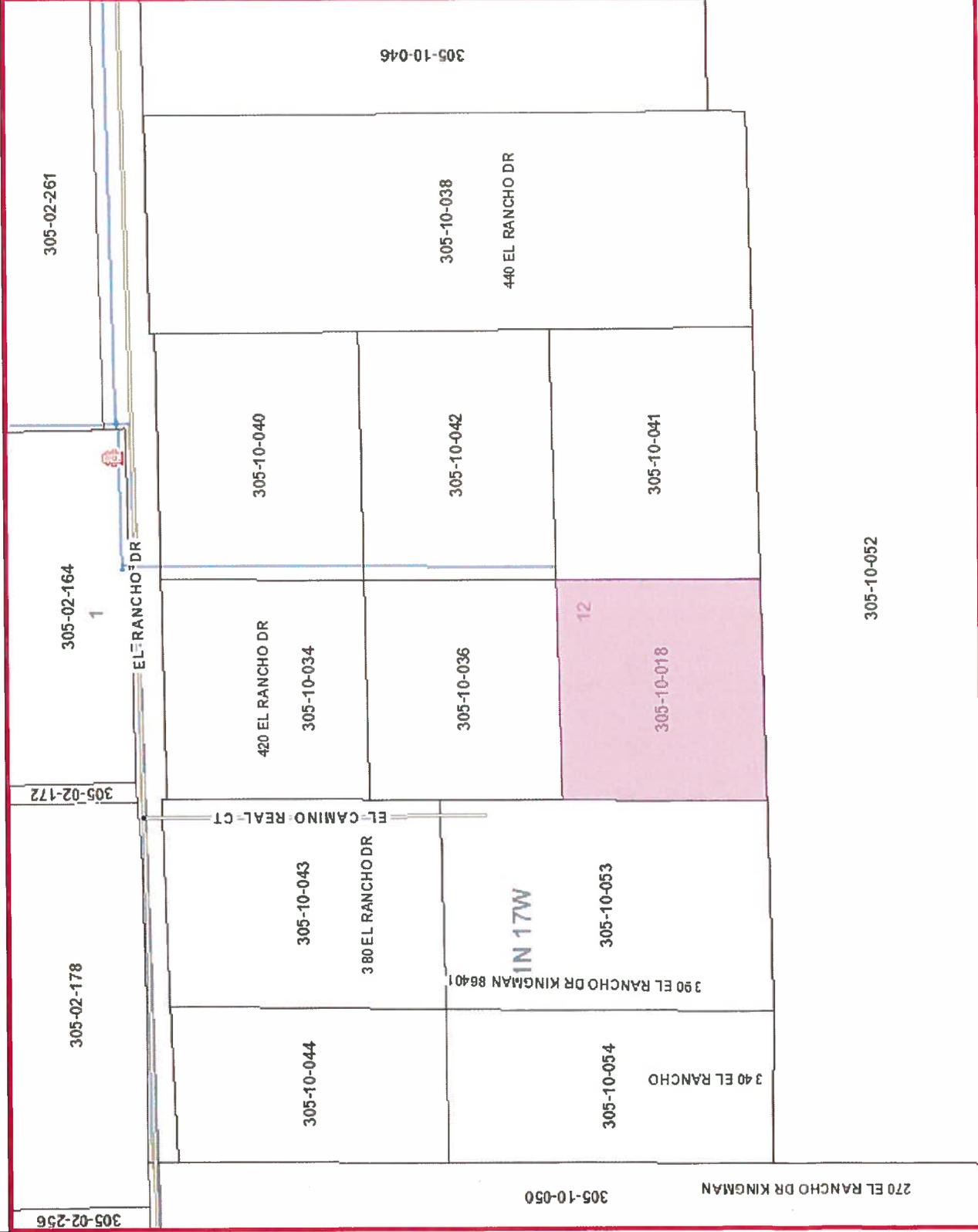
Notes:

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <http://gis.mohavecounty.us>

0 618.5 1,236.9 Feet

(approximate scale)

Map Created: 5/3/2016



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- Township/Range (greater than 1:200,000 scale)
- Section
- Surface Management
 - AZ Game and Fish
 - Bureau of Land Management
 - Bureau of Reclamation
 - City or County Parks
 - Indian Reservation
 - Military Reservation
 - National Parks
 - National Wildlife Refuge
 - Other
 - Private
 - State Parks
 - State Trust
 - US Forest Service
- Fire Hydrants

Scale: 1:2,159



Notes:

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CITY OF KINGMAN UTILITY REGULATIONS

ARTICLE VII: WATER DISTRIBUTION AND SEWER COLLECTION

7.2 LOCATION

A. Generally

1. All extensions to the City of Kingman water and sewer system shall begin at the nearest point determined to be adequate by the Water and Wastewater Superintendents. Generally water system extensions shall not be connected to transmission mains. If connection is allowed a valve shall be inserted in the transmission main adjacent to proposed tee if necessary to satisfy applicable valve spacing requirements for distribution systems. [Ord.1756, 6/18/13]

2. A public water or sewer extension shall be required to extend across the total frontage of the property to be served. In instances where, due to topography, location, or surroundings, the engineering design shows that the water or sewer line can not be extended further to serve additional properties, the City Engineer may allow the developer to end the line without crossing the total frontage.

a. The line must be constructed to provide for any extensions to property that can be developed.

b. In the case of a sewer line, a cleanout shall be provided at the end of the extension. [Ord. 714, 8/01/88]

c. In the case of a water line, the line shall be looped to the system or provided with a fire hydrant in the discretion of the Water Superintendent. [Ord. 714, 8/01/88; Ord.1756, 6/18/13]

d. Any developer who is dissatisfied with a decision under this paragraph may appeal to Council.

e. The requirement to extend a water or sewer line across the total frontage of the property to be served does not apply at the Kingman Airport Industrial Park. [Ord 759, 8/07/89]

B. Public water or sewer extensions shall be installed in dedicated public rights-of-way. Extensions may be constructed in open easements upon approval of the Water or Wastewater Superintendent. [Ord. 701, 4/04/88; Ord.1756, 6/18/13]

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7.3 DESIGN

A. Minimum Size