

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

5:30 p.m.

AGENDA

Thursday, August 25, 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 July 28, 2016

1. PAST COUNCIL ACTION:

Resolution No.5032 Approval of water service to 428 El Rancho Drive, ENG16-0029.

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

None

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

a) Review and Recommendation of request for variance of sewer extension requirements at 5 Palo Christi Road (303-01-183) by Lois K. Cantrell-Viola, applicant.

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, July 28, 2016

<u>Commissioners</u>	<u>Staff Present</u>	<u>Visitors Signed in</u>
Allen Burgett, Chairman	Greg Henry, City Engineer	William Dixon
Mike Van Zandt, Vice Chairman	Tina Moline, Finance Director	Melissa Dixon
Toby Orr	Melody Stewart, Recording Secretary	Diana Anderson
Aline Parker	Kathy Lind, Recording Secretary	
Paul Shuffler-Excused		
Marvin Yarbrough		
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 six Commissioners present at time of roll call.

APPROVAL OF THE MINUTES

Commissioner Yarush made a **MOTION** to **APPROVE** the minutes from the March 24, 2016 meeting. Commissioner Parker **SECONDED** the **MOTION** and it was **APPROVED** by a vote of **6-0**

1. **PAST COUNCIL ACTION:**

None

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

None

3. **NEW BUSINESS:**

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

City Engineer, Greg Henry began by saying the applicant, William Dixon, owner of 428 El Rancho Drive submitted an application for water service to an unsubdivided parcel as well as a request to not extend the water line on the northern border of his property. The applicant intends to build 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 6" waterline 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.

Staff believes 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.

After a brief discussion the Commissioners asked Mr. Henry if there is a road or easement between parcel 305-10-036 and 305-10-018.

City Engineer Henry responded there is not road or easement between those parcels. An easement would have to be dedicated. There is a dirt road that comes up to the south of subject property but it's not accessible to the Fire Department.

The Commissioners asked if El Camino Real Court was a dedicated City road and if the water line was looped up to El Ranch would it tie into the existing 2" main water line.

City Engineer Henry said El Camino Real Court is not dedicated to the City, there's simply an egress/egress easement. The only City ROW is on El Rancho Drive. If the water line was looped up to El Rancho Drive the City would have to upgrade the 2" line.

City Engineer Henry said that the current applicant has also made the argument that extending south would be difficult to develop due to the hilly and rocky condition and agrees it would be difficult to develop because of the terrain. However, the parcel is zoned rural residential so it's possible it could be developed.

Property owner William Dixon addressed the Commission by stating that they bought this property to build a bigger home for their children to grow up in. If they are made to extend the water line at an additional cost of \$5,000-\$10,000 on top of the water meter charge and engineering cost they would not be able to afford to build there. The parcel east of their property would have the same opportunity to tie into the existing water line. Not only would this extension cost them additional money but would also cost the City of Kingman to upgrade the line on El Rancho. The lot south of their property is a very steep grade and the cost to level it for houses would be very expensive.

After a brief discussion, the Commissioners felt that since there is already a water line to the corner of the subject property and there is no frontage, easement or ROW on either side the owner should not be made to extend it.

Commissioner Yarbrough made a **MOTION** to allow the property owner to connect to the Water System but not make them extend the water line across the northern boundary of their property. Commissioner Parker **SECOND** the **MOTION** and it was **APPROVED** by a vote of **6-0**

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

None

5. **COMMISSIONER'S COMMENTS**

None

ADJOURNMENT

Commissioner Yarbrough made a **MOTION** to adjourn at 5:47 p.m. **SECOND** by Commissioner Parker and it was **APPROVED** by a vote of **6-0**.

CITY OF KINGMAN
MUNICIPAL UTILITY COMMISSION
COMMUNICATION



TO: Chairman and Commission Members

FROM: Engineering Services

MEETING DATE: August 25, 2016

AGENDA SUBJECT: Request for sewer extension variance for 5 Palo Christi Road, ENG16-0037

SUMMARY: Lois Cantrell-Viola has submitted this request for a sewer extension variance for property located at 5 Palo Christi Road (Tax Parcel 303-01-183). The property is approximately four acres in size and contains a 2,700 square foot home, which was built in 1960. It is understood that the existing septic system is failing and requires repair work and a permit.

There is an existing 8 inch sewer line in Gates Avenue approximately 470 feet north of the subject property. The elevations of the site and sewer main are such that a gravity extension can be accomplished. Access to the property is from an existing 30 foot wide City right of way known as Palo Christi Road. In the event of septic system failure, the City Utility Regulations require the property owner to extend and connect to sewer when such sewer is within 500 feet of the property. Applicable sections of the Utility Regulations are attached. The applicant is requesting a variance to the sewer extension requirement apparently due to cost.

There are additional properties along Palo Christi Road that will ultimately benefit from a sewer extension. Staff recommends denial of the request for sewer extension variance.

ATTACHMENTS: Map
MUC Application
Utility Regulations



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

*Greg Henry
220 N. Fourth St.
Kingman 86401*

Date: 7-23-16

Applicant Information:

Name: Lois K. Cantrell-Viola Company Name: _____
Phone: 480-369-9010 Fax: _____
Address: #5 Palo Christi Rd. City, State, Zip: Kingman, Ariz.
Email: rob.cantrell@cox.net 86401

Agent Information (if applicable):

Name: Rob Cantrell Company Name: _____
Phone: 602-653-9639 Fax: _____
Address: 3211 E. Desert Broom Way City, State, Zip: Phoenix, Ariz
Email: robcantrell@cox.net

~~86401~~ ^{ok, P.C.}
85044

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):

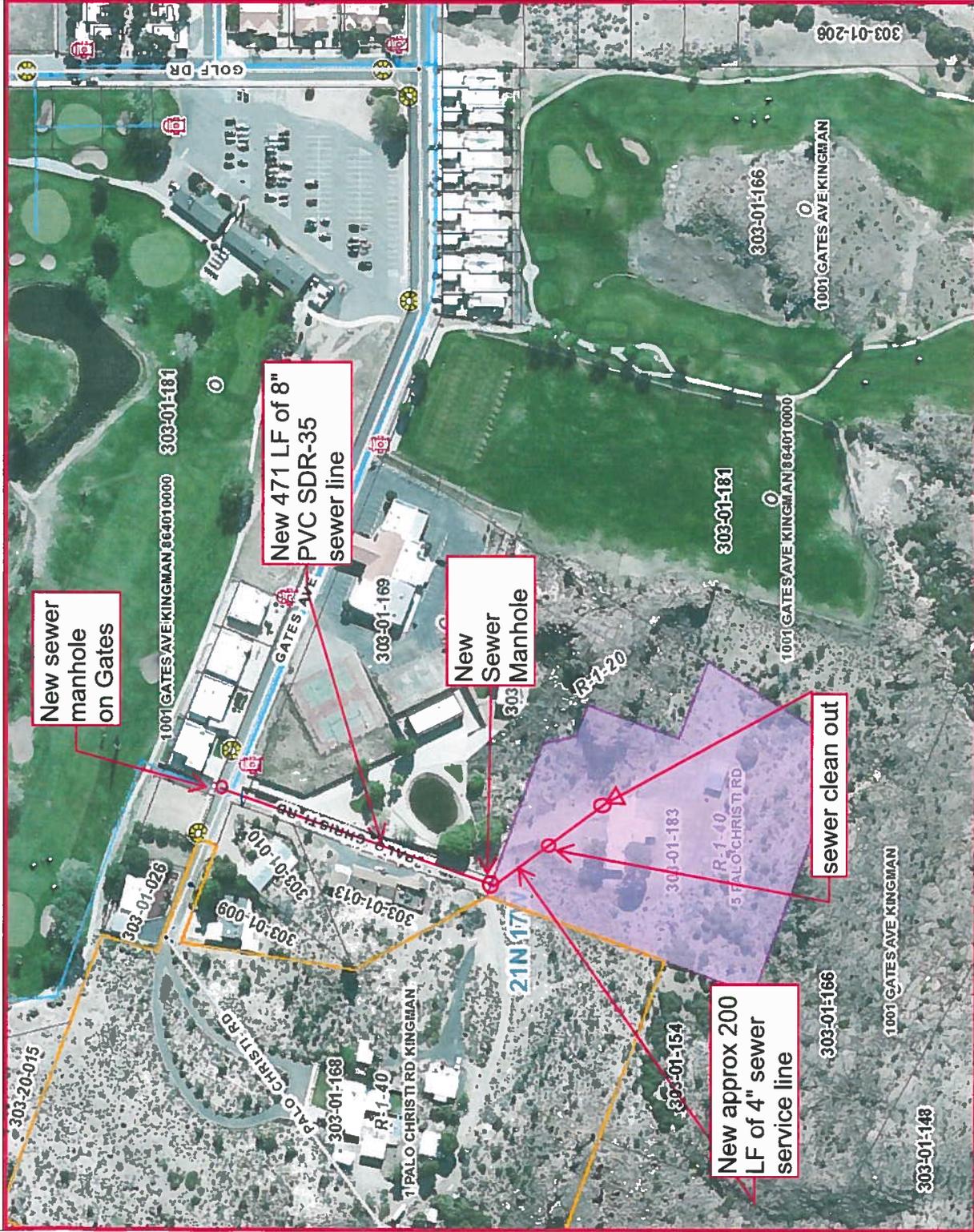
Exception to the regulation requiring a residential home owner to connect to city sewer if their property is within 500 feet of sewer line.

Site/Project Information: _____
Mohave County Tax Parcel Number: #303-01-183
Property Address: #5 Palo Christi Road, Kingman, AZ
Proposed Facility or Use for Water Request: see attached. 86401

Applicant Signature: Lois K. Cantrell-Viola

CITY OF KINGMAN ENGINEERING DEPARTMENT USE ONLY

Date Received: 8-4-16 Received By: mj Stewart Date Admin Complete: 8-4-16
COK Project Number: ENG16-0037 Fee Paid: \$250.00
Check Number: 1833 Charge Card Type: _____ Receipt Number: COK0703



Legend

GVID#1 Admin. Infrastructure

- District Office
- Standpipe
- Hydrant
- Waterlines
- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- (greater than 1:200,000 scale)
- 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

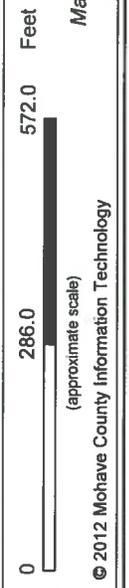


1: 3,432

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>

Map Created: 7/19/2016





ENGINEER'S OPINION OF PROBABLE COST

Sewer Line Extension to serve parcel # 303-01-183

JOB # 16-071

7/20/2016

Item Description	Quantity	Unit	Unit Price	Amount
Sewer Improvements				
1. 4" Sewer service (between N Property corner and House) measured from GIS. Includes Rock Excavation	200	L.F.	\$24.00	\$4,800.00
2. 8" PVC SDR-35 Sewer line (between Gates & N property corner) measured from GIS. Includes Rock excavation	470	L.F.	\$60.00	\$28,200.00
3. New Sewer manhole on Palo Christi Road	2	E.A.	\$3,500.00	\$7,000.00
4. Remove and replace pavement on Gates. (to allow sewer line installation)	10	S.Y.	\$25.00	\$250.00
5. Sewer Clean out	2	E.A.	\$1,500.00	\$3,000.00
Total – Sewer Improvements				\$43,250.00

THIS COST ESTIMATE IS BASED UPON THE BEST INFORMATION AVAILABLE. ACTUAL CONSTRUCTION COST WILL BE AS BID BY THE CONTRACTORS FOR THIS PROJECT BASED ON APPROVED SET OF PLANS (PLANS NOT AVAILABLE). DO NOT USE THIS ESTIMATE FOR BUDGETARY PURPOSES WITHOUT AN APPROVED SET OF PLANS. THE EXTRA COST FOR ROCK EXCAVATION IS BASED ON VERBAL CONTRACTOR ESTIMATE ONLY. ROCK OR MAY MAY NOT BE ENCOUNTERED THE ENTIRE ROUTE

DRAFT

J & J Plumbing

P.O. Box 6914
 Kingman, AZ 86402
 (928) 757-2331 Cell (928) 279-6168 FAX (928) 757-9684
 Lic# 097823 / Class C37R

Proposal

Date	Proposal #
7/28/2016	715

KELLER WILLIAMS ARIZONA LIVING
 REALTY
 2501 Stockton Hill Rd
 Kingman, AZ 86401
 ATT: Christine Swanson

Job Location	Customer Phone #
5 Palo Chrisit	928-377-2772

Item	Description	Qty	Total
110	Abandon existing home-made septic tank per ADEQ rules.		356.00
111	Soil Percolation Test or site evaluation performed by registered engineer.		500.00
114	Septic Permit - Residential		518.00
1000	Standard (1000 gallon tank) Septic System for residential use. Includes standard backhoe equipment, all material and labor to complete the installation for tank and disposal area. Backfill after final inspection and removal of any excess materials. Property to be left clean and as smooth as possible with native soils. Contractor will repair or replace any water or gas lines that are damaged during construction. Any underground electrical or communications lines not marked by BLUESTAKE will be the responsibility of the homeowner. There is no guarantee on the completion date due to county scheduling and the permit process. Standard time to receive permit and complete the installation is 30 to 45 days. Minimum 2 year warranty on all material and workmanship.		3,500.00
125	Applicable taxes		271.00
	NOTE***This area has shallow soils over rock and caliche which may make excavating with standard equipment impossible. The site evaluation will reveal any such problems, at which time another proposal may be offered for an alternative system. There may be several options, however, expect the system to cost between \$10,000 and \$12,000.		
Acceptance of Proposal			
The prices herein, specifications and conditions are satisfactory and are hereby accepted. Your are authorized to do the work as specified Payment to be made as follows: 50% deposit and balance due upon completion of final backfill A portion of the deposit is nonrefundable to cover the cost of perc test, permit and work that has been done			
Date of Acceptance _____			
Signature _____ Signature _____			

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Total \$5,145.00

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

CITY OF KINGMAN

UTILITY REGULATIONS



**ADOPTED BY
ORDINANCE NO. 682
October 19, 1987**

**UPDATED THROUGH
ORDINANCE 1764
AUGUST 13, 2013**

**SPONSORED BY
CITY OF KINGMAN
ENGINEERING DEPARTMENT**
310 North Fourth Street
Kingman, Arizona 86401
PH. (928) 753-8122
FX. (928) 753-8118
www.cityofkingman.gov

CITY OF KINGMAN UTILITY REGULATIONS

ARTICLE I: DEFINITIONS

33. **Service Reconnect Charge**: shall mean the charge as specified in these regulations which must be paid by the customer prior to reestablishment of utility service each time the water is disconnected for nonpayment or whenever service is discontinued for failure otherwise to comply with these regulations.
34. **Standard Details and Standard Specifications, MAG**: shall mean the standard specifications for public works construction published for the Maricopa Association of Governments and adopted for use in the City of Kingman.
35. **Superintendent, Sanitation**: shall mean the officer appointed under Section 2.2B of these regulations or his designated agent.
36. **Superintendent, Water**: shall mean the officer appointed under Section 2.2B of these regulations or his designated agent. [Ord. 1756, 6/18/13]
37. **Superintendent, Wastewater**: shall mean the officer appointed under Section 2.2B of these regulations or his designated agent. [Ord. 1756, 6/18/13]
38. **Water System**: shall mean the collection of pipes, pumps, wells, and other appurtenances constituting the City of Kingman Water Utility.
39. **Zone**: shall mean those classifications as described in the City of Kingman Zoning Ordinance No. 135.

B. PERTAINING TO SEWERS

1. **Abut**: shall mean the public sewer is within a public right-of-way or approved easement adjacent to a property line and at an acceptable grade.
2. **Available**: shall mean a public sewer which is located within five hundred (500) feet of a property line of the lot or parcel being improved or developed. The public sewer must be at an elevation which permits proper grade from the lot or parcel. [Ord 1041, 5/15/95]
3. **B.O.D. or Biochemical Oxygen Demand**: shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedures in five (5) days at twenty (20) degrees C. expressed in terms of weight and concentration (mg/L).
4. **Clean-Out**: shall mean an upturned sewer pipe coming to the surface of the ground so that flexible cleaning rods can be passed through it.
5. **Connection**: A sewer connection is the act of extending the building sewer and connecting into the public sewer main or lateral. A connection is complete when required inspections are made and flows from the building can be discharged into the sewer system. [Ord 902, 01/06/92]

CITY OF KINGMAN UTILITY REGULATIONS

ARTICLE IV: WASTE WATER SYSTEM

- a. Each lot or parcel serviced shall have a separate connection.[Ord. 1756 6/18/13]

2. Connection Required When Sewer Available.

- a. At any time after a public sewer abuts a property and inspection of a septic tank located on the property by an officer of the Mohave County Health Department shows that the septic tank needs servicing, a direct connection of the property's plumbing shall be made to the public sewer and the septic tank shall be filled according to the plumbing code adopted in Chapter 5 of the Kingman Code.
- b. After the public sewer abuts a property, no permits shall be issued nor work permitted to alter or improve any septic tank located on the property.
- c. **After a public sewer is available, no permits shall be issued to construct any private sewage disposal system.**
- d. After a public sewer is available, development on a previously undeveloped property or redevelopment of a previously developed property shall be connected to the Public Sewer System. [Ord. 1430, 4/6/04]

- 3. Sewer Connection Design. New connections shall be designed and constructed in accordance with the latest edition of the "Uniform Standard Specifications" and "Uniform Standard Details" for Public Works Construction, sponsored and distributed by the Maricopa Association of Governments, as adopted and amended for use in the City of Kingman. [Ord. 927, 6/15/92]

- 4. Maintenance of Sewer Connection. The property owner is responsible for his sewer service from its connection to the sewer main to the building including the portion within City right-of-way and the tap itself. This responsibility includes, but is not necessarily limited to maintenance, cleaning, and replacement. The City is responsible only for the main itself. [Ord. 837, 7/2/90]

- 5. Building Plumbing Where Sewer is Not Available. In areas where sewer is not available, new buildings shall be plumbed so they can be connected to the sewer when it becomes available. Drain piping shall exit at the front or side of the building. If it is likely the eventual sewer would be in a rear alley, a rear drain exit may be considered. [Ord. 1012, 8/15/94]