

CITY OF KINGMAN
MEETING OF THE MUNICIPAL UTILITIES COMMISSION
City Complex; 310 N. 4th Street, Kingman AZ 86401

5:30 PM

MINUTES
REGULAR MEETING

Thursday, June 27, 2019

CALL TO ORDER AND ROLL CALL

Vice Chairman Parker called the meeting to order at 5:30 P.M. Five Commissioners were present at time of roll call. Chairman Burgett and Commissioner Yarush were excused.

1. APPROVAL OF MINUTES

a. Approval of Minutes from May 23, 2019

Commissioner Orr made a **MOTION** to approve the Regular Minutes from May 23, 2019. Commissioner Rettberg **SECONDED** the motion and it was **APPROVED** by a vote of **5-0**.

2. CONSIDERATION OF PUBLIC COMMENTS

3. NEW BUSINESS

a. Review and Recommendation for Sewer Variance from England Holding Company, LLC for Arroyo Ranches, Tract 6020, ENG19-0041

City Engineer, Greg Henry stated that Robert England of England Holding Company, LLC submitted this request for a sewer variance for the subdivision known as Arroya Ranches, Tract 6020. The subdivision is located within the City Limits and within the Water Service Boundary. The proposed subdivision will create 13 residential lots ranging from at least .50 acres to over 7 acres.

At the April 27, 2017 Municipal Utility Commission meeting the Commission recommended approval of this sewer variance request by a 4-0 vote. On October 3, 2017, the City Council denied the request for sewer variance. The applicant, Robert England decided to reapply. Staff would support the request for allowing 11 septic tanks and two gravity service connections for the proposed 13 lot subdivision because of the difficult terrain encompassing the proposed subdivision. Staff believes it would cost more to operate and maintain such a lift

station than the City would receive in sewer revenues. Since the City's current policy requires that all new subdivisions connect to the City sewer system, England Holding is asking again for a variance to allow the 11 proposed lots to construct septic systems.

After some discussion, the Commissioners asked why the City Council denied the sewer variance request. Council Liaison Nelson stated she believes it was denied due to City policy requiring all new subdivisions connect to the public sewer system and didn't want to set a precedent, as well as a concern of ground water contamination due to excessive amount of septic systems installed in the City.

The Commissioners were also concerned due to the difficult terrain in this subdivision and the potential high maintenance cost to maintain the lift station. They also felt that denying this request was discouraging development in the City.

Commissioner Rettberg made a **MOTION** to **APPROVE** the request for sewer variance to England Holding Company for the subdivision known as Arroyo Ranches, Tract 6020, Tax Parcel # 321-11-125. Commissioner Shuffler **SECONDED** the **MOTION** and it was **APPROVED** by a vote of **5-0**.

a. Review and Recommendation of a request for water service to an unsubdivided parcel at 2400 Airway Avenue, ENG19-0044.

City Engineer, Greg Henry said that Nathan Cottrell of CEG Applied Sciences submitted this request for water service to tax parcel 320-10-069 located at 2400 Airway Avenue. The applicant intends to construct a new Office Building for the Department of Economic Security. There is an existing 8-inch water line in Airway Avenue which will serve this property. Section 3.3 E of the Utility Regulations requires that every unsubdivided parcel receive water service approval by the City Council after review by the Utility Commission.

Commissioner Shuffler made a **MOTION** to **APPROVE** the request for water service to the unsubdivided parcel located at 2400 Airway Avenue, Tax Parcel 320-10-069. Commissioner Rettberg **SECONDED** the **MOTION** and it was **APPROVED** by a vote of 5-0.

b. Joint Council/Commission Workshop Saturday, June 29,2019

City Engineering Henry reminded the Utility Commission of the upcoming City Council and Commission Workshop on June 29, 2019, from 8:30 A.M to 12:00 P.M. at the Hampton Inn & Suites Workshop and encouraged participation by this Commission. Commissioner Rettberg agreed to attend this workshop.

4. ANNOUNCEMENTS BY COMMISSION MEMBERS

The Commissioners have requested that an agenda item be added to the next Utility Commission meeting to discuss Development Impact Fees.

5. ADJOURNMENT

Vice Chairman Parker made a **MOTION** to adjourn the Municipal Utility Commission meeting at 6:05 P.M. Commissioner Rettberg **SECONDED** the **MOTION** and it was **APPROVED** by a vote of 5-0.