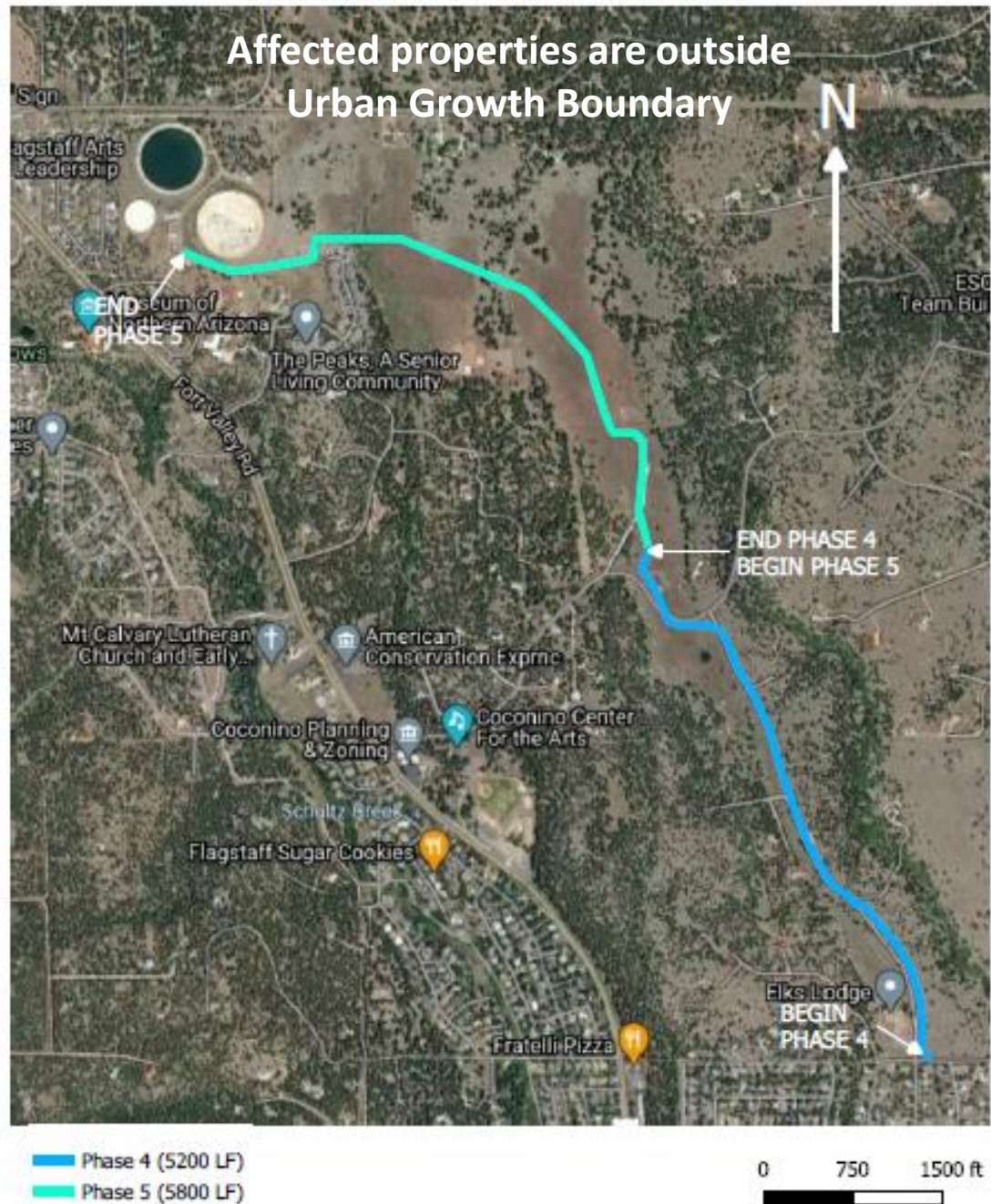


Update on Recommendation for Out-of-City Service: Switzer Phase IV

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Water Services Division



FIGURE 1 - SWITZER CANYON WATER LINE
PHASE IV & V CURRENT ALIGNMENT



- 8/27 & 9/17 2019 Council meetings
 - Council authorized the acquisition of real property and/or easements for the Switzer Canyon Water Transmission Main Project – Phase IV & V
 - Council requested Staff explore exchanging or offering water services to offset land acquisition costs; return to Council with information



Water Commission 11/19/2020

- City Code 2-04-001-007 and Water Policy requires any person outside city limits apply to the Commission for water service
- Staff made recommendation to provide water service for these residents, with conditions outlined in a non-annexation type agreement, in exchange for or to offset costs of acquisition
- Staff will also seek appraisals of the property rights needed and negotiate with property owners to offset the cost of the fees necessary for the out of City water service.



New Information

- Appraisals estimated for Phase IV: \$48,000 for permanent easement and \$94,000 for temporary easement (total project cost = \$1.7 million)
- Cost of acquisition varies for each parcel
- Adjacent properties part of HOA have requested water service
- No policy exists for providing a fair and equitable method for trading or providing water service in exchange for real property, where more than one property is affected



Staff Revised Recommendation

Staff have concerns

- Difficult to determine an exchange value in an equitable and fair manner
- Not all property owners responded
- Access to stub-outs require some property owners to allow pipeline access to neighbor properties
- Water service agreement binds property owners to criteria on meter size, number of meters/acre
- Setting precedent to offer water service in exchange for property on all waterline replacement projects that cross County properties?
- Setting precedent to design and construct stub-outs on all future transmission main projects? (e.g. Lockett Ranches, Harold Ranch Road)
- Hydrants, valves and stub-outs are additional points of potential leakage and maintenance, unless required for operation and maintenance of the system



Tonight's Question

Does Council wish to provide out of City Limits water service in exchange for easement rights?

Update Policy(s) and create a non-annexation agreement?

Staff recommendation: Accept the Water Commission's recommendations *not to deviate from policy, not to offer water service in exchange for real property, and move forward with purchase of real property needed for waterline easements* outside City limits along the Switzer Canyon Water Main Transmission Project, Phase IV &V

Discussion and Recommendation

