

STAFF REPORT TO THE SILVER CITY TOWN COUNCIL

Meeting Date: October 8, 2013

Application #: WA-2013-1

Prepared By: Robert M. Esqueda, Utilities Director

Applicant: Michael Giusto

Authorized Representative: Michael Giusto

Request: Approval/Disapproval of an Application for the extension of water service outside Town limits. Request is to extend a 6" waterline to serve for undeveloped residential lots located just north of Oakwood Estates between Oakwood Avenue and Sandalwood Avenue. The request is for approval of the extension of city water and sewer to serve 4 residential lots owned by Michael Giusto and Adele J. Giusto, husband and wife.

Location:

The proposed water and sewer extensions will be located in the ETZ, and will serve the following lots located just north of Oakwood Subdivision:

Tract 1: A tract of land situated in a portion of the Franklin Lode Mining Claim, Section 5 and 4; Township 18 South, Range 14 West, N.M.P.M., Grant County, New Mexico.

Tract 2: A tract of land situated in a portion of the Franklin Lode Mining Claim and the Dewey Lode Mining Claim, Section 5 and 4; Township 18 South, Range 14 West, N.M.P.M., Grant County, New Mexico.

Tract 3: A tract of land situated in a portion of the Franklin Lode Mining Claim and the Dewey Lode Mining Claim, Section 5 and 4; Township 18 South, Range 14 West, N.M.P.M., Grant County, New Mexico.

Tract 4: A tract of land situated in a portion of the Franklin Lode Mining Claim, Section 5 and 4, ; Township 18 South, Range 14 West, N.M.P.M., Grant County, New Mexico.

Together with a 30ft. easement from Sandalwood Avenue along the southern border.

Description:

The proposed extensions will commence at the north end of Oakwood Avenue and extend to the north end of Sandalwood Avenue along an existing 30 foot easement. The extension will create a loop and will consist of approximately 900 lineal feet of ductile iron pipe. In addition, the applicant is proposing to extend city sewer to the same 4 residential lots. The sewer extension will commence at the north end of Oakwood Avenue and will extend to the furthest lot along the same 30 foot easement. The sewer extension will consist of approximately 876 lineal feet of 8" pvc pipe.

Analysis:

The applicant has completed the required application for extension of water service in which he has complied with all requests from the Town of Silver City. It has been determined that the anticipated water use of the four residential lots will be 1-1/3 ac-ft per year. The Town of Silver City currently owns 4,566.64 ac-ft which can be pumped from its various wells. The disposal of residential liquid waste will be handled by means of connection to the Town of Silver City's sewer system. The applicant has proposed extending the existing sewer infrastructure along the same avenue as the water infrastructure. The applicant has submitted preliminary plans and specifications for both the water and sewer systems prepared by Weber Engineering, a professional engineering firm.

A Water Impact Study was also prepared by Weber Engineering and was submitted by the applicant to determine whether any improvements to the existing water system were necessary to accommodate the extension. The evaluation found that no improvements to the existing water system are needed. The study also determined that the loop created by the Giusto water extension will improve fire flows in the north end of Sandalwood by 40 gpm. The study recommended that houses built on the four individual lots be built at the lowest reasonable elevation in each lot and each lot shall install check valves on individual service lines to prevent draining during hydrant use or testing. The applicant has agreed to the recommendations.

Also, a Sewer Impact Study was prepared by Weber Engineer and was required of the applicant to assure there is adequate capacity of the Town's existing sewer infrastructure to accommodate the added flow/volume. The evaluation found that the existing sewer and sewer lift station will support the addition of 4 residential connections.

Public Notification:

Legal advertisements were advertised in both the Silver City Daily Press on September 20, 2013 which met the required 15-day public notification of public hearing. The legal notice was also published on the Town's web page beginning September 20, 2013. The applicant was sent a certified letter on September 24, 2013 which met the 10-day prior notification of the public hearing by the applicant. Written notice was also provided to the Grant County Commission.

Findings:

1. The Town of Silver City currently owns 4,566.64 ac-ft.
2. Based on 2012 pumping totals, the Town produced approximately 2,527.14 ac-ft of water, or 55.34% of its water rights.
3. The ten year average for water production is 2,720.29 ac-ft, or 59.57%.
4. The request does not affect the Town's required water reserve of 456 ac-ft or 10%.
5. The request is for less than the 10% maximum allowed of the Town's remaining unused water rights.
6. The proposed use of the water is residential.
7. The general location of the four residential lots is Section 4 and 5, of Township 18 South, Range 14 West, N.M.P.M., Grant County, New Mexico and encompasses approximately 19.176 acres.
8. The residential lots will dispose of liquid waste by means of a gravity sewer system which will connect to the Town's existing sewer infrastructure.
9. The Water Impact Study completed by Weber Engineering demonstrates that there will be no adverse affect on the existing infrastructure and no adverse affect on existing users in terms of pressure or flow.
10. The Sewer Impact Study completed by Weber Engineering demonstrates that there will be no adverse impacts to the existing sewer infrastructure.
11. Since the request is for 4 residential lots, no fiscal analysis was required.
12. The applicant will be required to provide a Letter of Credit to the Town of Silver City to assure that the proposed water and sewer extensions will be completed prior to the sale of the lots in the amount of 125% of the estimated cost of the extensions. This will meet the financial fitness requirement.

Recommendation:

The Town of Silver City Utilities Department recommends approval of the application by Michael Giusto, for the extension of water outside city limits to serve 4 residential lots located just north of the Oakwood Estates Subdivision based on the findings listed above and the conditions of approval listed below.

Conditions:

1. Final plans and specifications be stamped by a professional engineer and approved by the Town of Silver City Utilities Department prior to construction.
2. The applicant will be required to complete a work order allowing construction to begin. The applicant will also provide a Letter of Credit to the Town of Silver City to assure that the proposed water and sewer extensions are constructed prior to the sale of the lots.
3. The applicant or subsequent lot owners will be required to make full payment of fees prior to connection to the water and sewer systems.
4. Construction of the water and sewer infrastructure shall commence at the designated point of connection to the existing water and sewer infrastructure of the Town.
5. Houses built on the four individual lots shall be built at the lowest reasonable elevation in each lot and shall install check valves on individual service lines.
6. All representations made in the application are true and correct, and survive the execution of the final water agreement, and are incorporated herein.
7. Provide a ½ time inspector during construction of the water and sewer line extensions.