

# WATER SERVICE AREA REVIEW BOARD (WSARB)

9:00 a.m., Wednesday, October 28, 2015  
City Hall, 1<sup>st</sup> Floor, East Conference Room  
255 W Alameda, Tucson, AZ 85701



## Summary Minutes

Approved 2/25/16

1. **Roll Call:** The meeting was called to order by Acting Chair Albert Elias at 9:02 a.m. Those present were:

### **WSARB Members present:**

|                    |   |
|--------------------|---|
| Nicole Ewing-Gavin | Director, Office of Integrated Planning (Chair)     |
| Albert Elias       | Assistant City Manager                              |
| Jim Mazzocco       | Interim Director, Planning and Development Services |

### **Appellants:**

|               |                    |
|---------------|--------------------|
| Briana Rader  | 2440 W Glover Rd   |
| Benjamin Lugo | 5955 W Nebraska St |

### **Representing Tucson Water:**

|               |                                   |
|---------------|-----------------------------------|
| Richard Sarti | Engineering Manager, Tucson Water |
|---------------|-----------------------------------|

### **Others Present:**

|                   |                                    |
|-------------------|------------------------------------|
| Melodee Loyer     | Chief Planner, Tucson Water        |
| Johanna Hernandez | Staff Assistant, Tucson Water      |
| Kris LaFleur      | Staff Assistant, Tucson Water      |
| Chris Avery       | Assistant Attorney, City of Tucson |
| Steve Arnquist    | Council Aide, Ward 1               |
| Katie Bolger      | Council Aide, Ward 2               |
| Karilyn Roach     | Community Water Coalition          |

2. **Announcements** – There were no announcements.
3. **Election of WSARB Chairperson** – Member Mazzocco nominated Acting Chair Elias as WSARB Chairperson. Acting Chair Elias declined and Member Mazzocco withdrew the nomination. Acting Chair Elias nominated Member Ewing-Gavin as WSARB Chairperson. Member Mazzocco seconded the nomination. Member Ewing-Gavin accepted the nomination and was elected WSARB Chairperson by a voice vote of 3-0.
4. **Review and Approval of LAR and Minutes from 9/29/2015** – Member Mazzocco requested a correction to the record to reflect that his title is Interim Director of Planning and Development Services. With that change, Member Elias motioned for approval, and the motion was seconded by Member Mazzocco. The motion passed unanimously by a voice-vote of 3-0.
5. **Water Service Request – 2440 W Glover Rd**
  - a. **Report from Tucson Water Staff** – Tucson Water staff member Richard Sarti provided a staff report on the denial of water service for 2440 W. Glover Rd. The parcel in question is within the Town of Oro Valley (OV) water service area. The parcel lies adjacent to a Tucson Water 16" transmission line installed in 1995 to serve the nearby Wilson School. However, the line cannot be tapped, and was installed prior to adoption

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of the current Tucson Water Service Area Policy (WSAP). Finally, the parcel would not meet the infill requirement of the WSAP. Given these conditions, the parcel does not comply with the WSAP and was denied service.

- b. **Response from Appellant** – Briana Rader, representing Hope Community Church, presented her case to the Board. The organization seeks to build a Church on the parcel, which would serve a congregation of 150-200 regular members. She indicated that there is a well located on the parcel, but that it does not provide adequate flow for fire protection. In meetings with OV staff, the Church learned that service could be obtained from OV with ½ mile of 12” distribution line connecting to the OV distribution system. Installation of such a line would be cost prohibitive for the Church; OV staff recommended approaching Tucson Water for service.
- c. **Call to the Audience** – Karilyn Roach spoke on behalf of the Community Water Coalition. She stated that Tucson Water was correct in denying water service to the parcel. She recognized that other options would be expensive for the appellant, but indicated that the parcel doesn't meet the requirements of the WSAP.
- d. **WSARB Deliberation, and Recommendations or Decisions** – Members asked Ms. Rader if other options had been explored, such as sharing the expense of connecting to OV's distribution system. Members asked staff about options for wheeling OV water to the appellant through TW's distribution system.

Member Elias moved to uphold Tucson Water's service denial and indicated that staff had correctly applied the WSAP. He suggested that the appellant contact the OV water utility to discuss other options, including wheeling. The motion was seconded by Member Mazzocco, and passed by a voice vote of 3-0.

## 6. Water Service Request – 5955 W Nebraska St

- a. **Report from Tucson Water Staff** – Mr. Sarti provided a staff report on the denial of water service for 5955 W Nebraska St. The parcel is in unincorporated Pima County. One adjacent side of the parcel is currently served by Tucson Water in accordance with the WSAB. The parcel does not meet infill requirements and was denied service.
- b. **Response from Appellant** – Benjamin Lugo, owner of the parcel at 5955 W Nebraska St, presented his case to the Board. He indicated that he purchased the parcel with the intend of building a private residence, believing water service was available via an onsite well. He later learned that the well was distant from the parcel, and was also going dry. He indicated that nearby parcels were currently being served by Tucson Water, including those across the street from his land.
- c. **Call to the Audience** – Ms. Roach agreed with Tucson Water's decision to deny service based on WSAP infill requirements. She noted that providing service could lead to a “domino effect,” making as many as 12 nearby parcels eligible for future water service.
- d. **WSARB Deliberation, and Recommendations or Decisions** – Chairperson Ewing-Gavin reiterated that the Board's ability to recommend service is restricted by City policy. Members briefly discussed alternate service options with staff and the appellant. Member Mazzocco moved to uphold Tucson Water's decision to deny water service. Member Elias seconded the motion and it passed by voice vote of 3-0.

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Members, staff, and audience members discussed alternate options for water service. Mr. Lugo indicated that he would consider drilling a well on the property as a last resort for water service.

**7. Call to the Audience** – There were no comments from the audience.

**8. Adjournment** – The meeting was adjourned at 9:42 a.m.