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OCT 22 2009



MEMORANDUM Real Estate – Council Memo No. RE10-063

DATE: OCTOBER 22, 2009

TO: MAYOR AND COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 R.J. ZEDER, PUBLIC WORKS DIRECTOR
 DANIEL W. COOK, DEPUTY PUBLIC WORKS DIRECTOR
 SHEINA HUGHES, ASSISTANT PUBLIC WORKS DIRECTOR/
 CITY ENGINEER

FROM: ERICH KUNTZE, REAL ESTATE MANAGER

SUBJECT: APPROVAL OF ORDINANCE NO. 4188 GRANTING SALT RIVER PROJECT (SRP) TWO (2) POWER DISTRIBUTION EASEMENTS TOTALING APPROXIMATELY 1,124 SQUARE FEET ON CITY-OWNED PROPERTY, LOCATED NEAR THE NORTHWEST CORNER OF CHANDLER BOULEVARD AND COUNTRY CLUB WAY IN EXCHANGE FOR \$1,991 IN CONSIDERATION.

RECOMMENDATION: Staff recommends introduction and tentative approval of Ordinance No. 4188 granting Salt River Project (SRP) two (2) power distribution easements totaling approximately 1,124 square feet on City-owned property, located near the northwest corner of Chandler Boulevard and Country Club Way in exchange for \$1,991 in consideration.

BACKGROUND/DISCUSSION: Because existing SRP electric facilities that provide service to the area of Chandler Boulevard and Los Feliz Road were installed direct buried (not in conduit), power failures have been experienced in the area. As a result, SRP is replacing some of the direct buried cable with new conduit-encased cable. This will eliminate faults that are caused by the old deteriorating wire to minimize future power disturbances and prevent outages. SRP is “looping” the entire system, which will allow the ability to serve electricity from more than one direction in case of a future failure.

Council Meeting of 10/22/09
RE10-063
Page 2

The two easements total approximately 1,124 square feet and include two (2) equipment pads. SRP has agreed to pay the City a total of \$1,991 in consideration for the approval of this easement. Staff has determined that this amount represents a fair value for the property rights being granted.

Approving this easement will provide citizens in this area with upgraded electric service and prevent future outages.

FINANCIAL IMPLICATIONS:

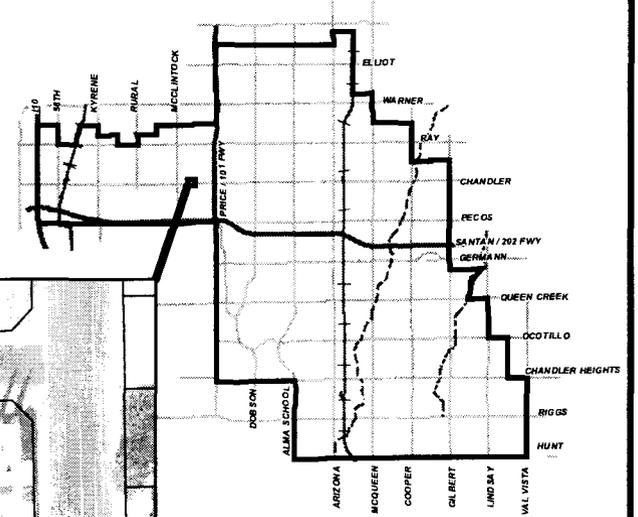
Cost:	N/A
Savings:	\$1,991.00
Long Term Costs:	N/A

PROPOSED MOTION: Move that Council introduce and tentatively approve Ordinance No. 4188 granting Salt River Project (SRP) two (2) power distribution easements totaling approximately 1,124 square feet on City-owned property, located near the northwest corner of Chandler Boulevard and Country Club Way in exchange for \$1,991 in consideration.

Attachments: Map
Ordinance No. 4188
SRP Easement



SRP POWER DISTRIBUTION EASEMENT



MEMO NO. RE10-063

ORDINANCE NO. 4188

 **EASEMENT**



ORDINANCE NO. 4188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, TO AUTHORIZE AND APPROVE THE GRANTING SALT RIVER PROJECT (SRP) TWO (2) POWER DISTRIBUTION EASEMENTS TOTALING APPROXIMATELY 1,124 SQUARE FEET ON CITY-OWNED PROPERTY, LOCATED NEAR THE NORTHWEST CORNER OF CHANDLER BOULEVARD AND COUNTRY CLUB WAY IN EXCHANGE FOR \$1,991 IN CONSIDERATION.

WHEREAS, Salt River Project is replacing direct buried (not in conduit) facilities with new conduit encased cable in order to minimize future power disturbances and prevent outages; and

WHEREAS, two new power distribution easements are required to provide such services; and

WHEREAS, the City of Chandler is willing to grant these power easements to Salt River Project in order to upgrade existing facilities; and

WHEREAS, Salt River Project will pay the City of Chandler \$1,991 in consideration for granting the easement.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That the City Council of the City of Chandler, Arizona is authorized to approve the granting of a power distribution easement to Salt River Project, through, over, under and across that certain property described in attached Easement Exhibit "A", attached hereto and made a part hereof by this reference in exchange for \$1,991 in consideration.

Section 2. That the granting of said power distribution easements shall be in a form approved by the City Attorney.

Section 3. That the Mayor of the City of Chandler, Arizona, is hereby authorized to execute the easement document and this Ordinance on behalf of the City.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4188 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY
GAB

EXHIBIT "A"

Tract B, **PEPPERWOOD/CHANDLER UNIT 1**, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 216 of Maps, page 10, as described in Special Warranty Deed Instrument #90-074481 records of Maricopa County, Arizona.

EASEMENT PARCEL NO. 1:

Said easement being as depicted on Exhibit "A" and described as follows:

COMMENCING at the Northwest corner of the above described Tract "B"; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the North line of said Tract "B" a distance of 125.03 feet to the **POINT OF BEGINNING** of the herein described easement; thence continuing North 90 degrees 00 minutes 00 seconds East a distance of 20.00 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 20.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet to the **POINT OF BEGINNING** and there on terminating.

Total 200.00 square feet

EASEMENT PARCEL NO. 2:

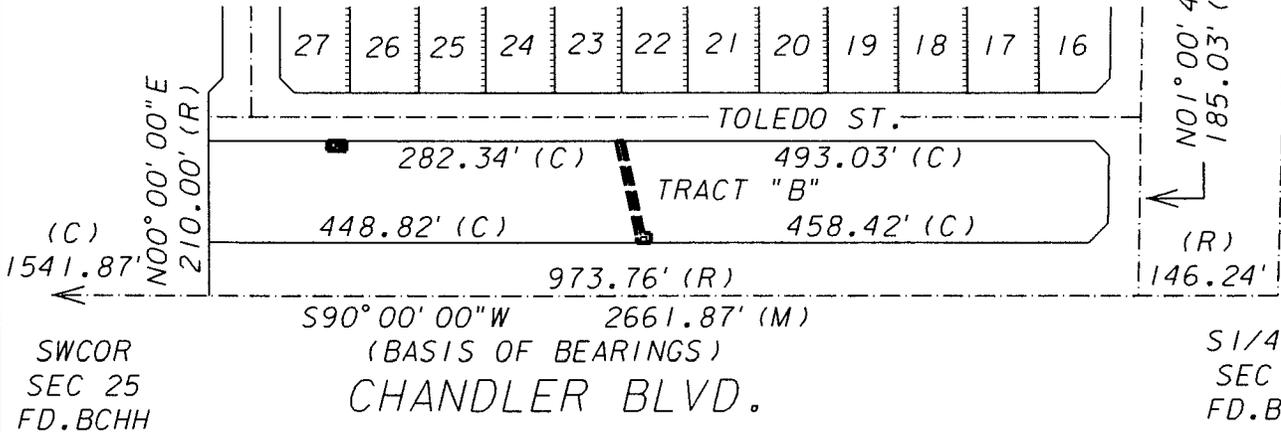
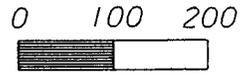
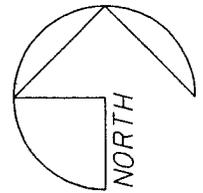
Said easement being as depicted on Exhibit "A" and described as follows:

COMMENCING at the Northwest corner of the above described Tract "B"; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the North line of said Tract "B" a distance of 427.37 feet to the **POINT OF BEGINNING** of the herein described easement; thence continuing North 90 degrees 00 minutes 00 seconds East a distance of 8.19 feet; thence South 12 degrees 18 minutes 12 seconds East a distance of 97.19 feet; thence South 89 degrees 44 minutes 06 seconds East a distance of 7.11 feet; thence South 00 degrees 24 minutes 10 seconds West a distance of 10.01 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 14.49 feet; thence North 02 degrees 03 minutes 40 seconds East a distance of 5.70 feet; thence North 12 degrees 18 minutes 12 seconds West a distance of 101.64 feet to the **POINT OF BEGINNING** and thereon terminating.

Total 924.00 square feet.

EXHIBIT "A"

PEPPERWOOD
CHANDLER
UNIT 1
MCR 216-10



LEGEND

NOTE: SYMBOLS MAY NOT BE TO DRAWING SCALE, SO AS TO BETTER ENHANCE GRAPHICAL REPRESENTATION

- SECTION AND CENTERLINE
- PROPERTY LINE
- CENTERLINE OF ELECTRIC
- LIMITS OF EASEMENT
- EPAD EQUIPMENT PAD

SRP JOB #
KER-698

NOTE

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT, IT IS NOT A SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH.

EQUIPMENT PAD(S) ARE A PART OF THE EASEMENT UNLESS OTHERWISE NOTED.

CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT, NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OR FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

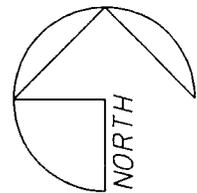
SALT RIVER PROJECT A.I.
& POWER DISTRICT

BOC CHANDLER/LOS FELIZ
SW 1/4, SEC 25, T 1 S, R 4 E

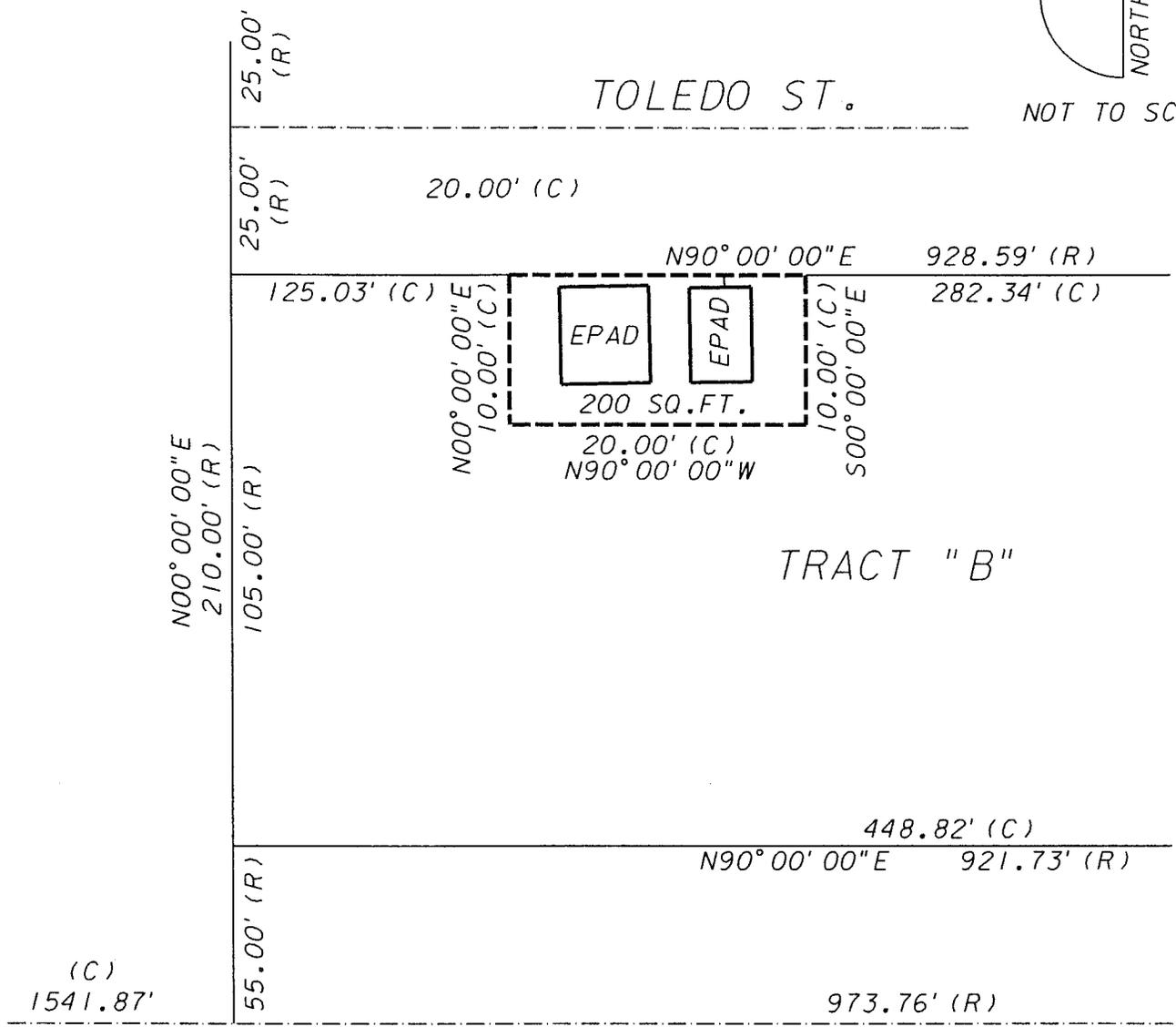
UNDERGROUND ELECTRIC
POWER LINE RIGHT-OF-WAY
MARICOPA COUNTY

DESIGNED	<u>YANEZ</u>	AGENT	<u>MESSINA</u>
DRAWN	<u>G. GREEN</u>	APPROVED:	<u> </u>
DATE	<u>9-17-09</u>	APPROVED:	<u>JJR</u>
SCALE	<u>1" = 200'</u>	SHEET	<u>1</u> OF <u>3</u>

EXHIBIT "A"



NOT TO SCALE



MATCH NEXT SHEET

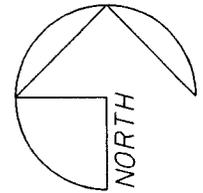
CHANDLER BLVD.

PEPPERWOOD
CHANDLER
UNIT 1
MCR 216-10

SRP JOB #
KER-698

SALT RIVER PROJECT A.I. & POWER DISTRICT			
BOC CHANDLER/LOS FELIZ SW 1/4, SEC 25, T 1 S, R 4 E			
UNDERGROUND ELECTRIC POWER LINE RIGHT-OF-WAY MARICOPA COUNTY			
DESIGNED	<u>YANEZ</u>	AGENT	<u>MESSINA</u>
DRAWN	<u>G. GREEN</u>	APPROVED:	<u>JSR</u>
DATE	<u>9-17-09</u>	APPROVED:	<u>JSR</u>
SCALE	<u>N.T.S.</u>	SHEET	<u>2 OF 3</u>

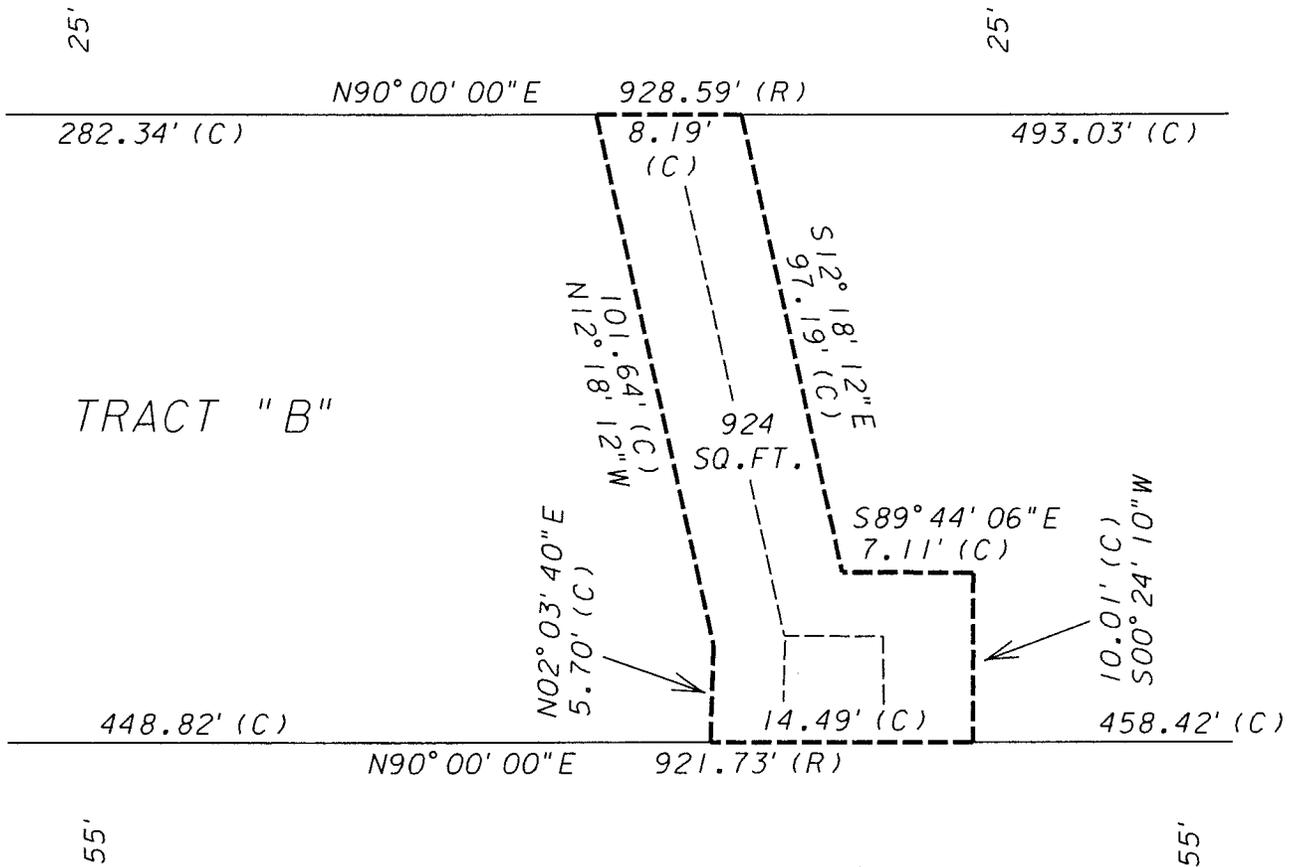
EXHIBIT "A"



TOLEDO ST.

NOT TO SCALE

MATCH LAST SHEET



973.76' (R)

S90°00'00"W 2661.87' (M)
(BASIS OF BEARINGS)

CHANDLER BLVD.

PEPPERWOOD
CHANDLER
UNIT 1
MCR 216-10

SALT RIVER PROJECT A.I.
& POWER DISTRICT

BOC CHANDLER/LOS FELIZ
SW 1/4, SEC 25, T1S, R4E

UNDERGROUND ELECTRIC
POWER LINE RIGHT-OF-WAY
MARICOPA COUNTY

SRP JOB #
KER-698

DESIGNED	<u>YANEZ</u>	AGENT	<u>MESSINA</u>
DRAWN	<u>G.GREEN</u>	APPROVED:	<u> </u>
DATE	<u>9-17-09</u>	APPROVED:	<u>JSR</u>
SCALE	<u>N.T.S.</u>	SHEET	<u>3</u> OF <u>3</u>