

# DRAFT

## MINUTES OF THE PUBLIC MEETING TOWN COUNCIL WATER AND UTILITIES SUBCOMMITTEE TOWN OF CHINO VALLEY

TUESDAY, APRIL 9, 2019  
3:30 P.M.

The Town Council Water and Utilities Subcommittee of the Town of Chino Valley convened for a public meeting in the Council Chambers Conference Room, located at 202 N. State Route 89, Chino Valley, Arizona.

### 1) CALL TO ORDER

Chair Turner called the meeting to order at 3:38 p.m.

### 2) ROLL CALL

Present: Lon Turner, Chair; Corey Mendoza, Councilmember; Jack Miller, Councilmember

Staff Present: Frank Marbury, Public Works Director; Mark Holmes, Water Services Consultant

### 3) APPROVAL OF MINUTES

- a) Consideration and possible action to approve the March 7, 2019, public meeting minutes.

MOVED by Councilmember Corey Mendoza, seconded by Councilmember Jack Miller to approve the March 7, 2019, public meeting minutes.

AYE: Chair Lon Turner, Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

### 4) CALL TO THE PUBLIC

*Call to the Public is an opportunity for the public to address the Subcommittee concerning a subject that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 15 minutes per meeting. Subcommittee action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.*

Gary Beverly, President of the Citizens Water Advocacy Group (CWAG), (an all-volunteer, 501c3 group) for 17 years and Chair of the local Sierra Club, reported:

- Their purpose was to achieve a sustainable water supply for the Prescott Active Management Area and protect the Verde River. Their main concern was the Verde River and water

conservation efforts in Yavapai County.

- Prescott had the beginnings of a conservation program and Prescott and Chino Valley had little to no program.
- CWAG was concerned with Prescott Valley because they were pumping 5,800-acre feet of water annually. Chino Valley was pumping approximately 250-acre feet annually for the municipal system and possibly a couple of thousands town wide.
- Water conservation for domestic wells could be difficult but can be accomplished.
- The Mayor and Town Manager had discussed with him the issues the Town faced with the City of Prescott.
- He volunteered to be a citizen representative on the water issue subcommittee.

The subcommittee members stated he would be welcome to join the monthly meetings, but he should advise the committee of any topics regarding private wells prior to any meeting discussion so that it could be properly announced.

## 5) OLD BUSINESS

- a) Discussion of Town's obligation to provide reclaimed water to Bright Star and physical availability of water analysis.

Mark Holmes presented the following information:

- He had discussed with Department of Water Resources (ADWR) and Montgomery and Associates using one ground water model to do two analysis.
- The first analysis was to determine the physical availability determination for Bright Star, which will allow the Town to apply for a recovery well permit for the current production wells to recover reclaimed water.
- The production wells were outside the safe harbor area, the Town would need to show there was comingling and show there is physical availability for 100 years for a certificate of assured water.
- The Town also needed an analysis of assured water supply for the Wine Glass Ranch. The analysis needed to be a 3D Northern Arizona Regional Groundwater Flow (NARGF) Model.
- ADWR now required a 3D analysis because water had been over allocated under the 2D models. The Town would need to do a 3D analysis and a numeric ground water model to show the physical availability of the water without interfering with Prescott.
- Questioned Montgomery if the Town could use the NARGF model to do the physical availability and the analysis at Wine Glass. If two models were required, it would cost the Town \$73,000-\$108,000. If ADWR approved one model, it would be a \$20,000 savings.
- ITC was in the final stages of calibrating the NARGF model. They would be willing to share the calibrating with Montgomery. If the Town were to get historical and future pumping files and no calibrated model from ITC, it would provide an additional up to \$10,000 cost savings. If ITC shared the calibrated model, there would be an additional \$15,000 savings.
- Will meet with ADWR, their attorney, their chief hydrologist, the groundwater modeler, hydrology division and their assured water supply division. Montgomery and Associates would be on the phone during the meeting to answer any questions.
- ITC may require a letter that will state the Town would not apply for their application until ITC's model data had gone public. The information should be public by mid to late summer and the work for the Town's analysis would go into December.
- The Bright Star Agreement and addendums would become reorganized and become one agreement. Any further additions to the agreement will become supplements to the one original agreement.
- Time was of the essence. The Town had been first in right and no one had yet pursued a new

analysis. It would be important for the Town to stay first in right.

- Professional Service state procurement law allowed direct selection up to half a million dollars but local procurement laws required a vote of Council for anything over \$25,000, so this project would need Council approval.
- He may have the necessary information and answers from AWDR by May.

**b) Discussion and possible recommendation to Council of a prioritized list of water and sewer expansion projects.**

Frank Marbury and the Subcommittee Members discussed the following:

- Future Water at Old Home Manor (OHM) – Currently refining the scope of the integrated water masterplan for the future development. Extending the water/sewer network on four to five lots with current system will cost approximately \$300,000. Committee members believed this project could benefit from further development and wanted staff to develop a preliminary scope of work plan for three or four lots to include roadways and a preliminary cost estimate.
- Peavine Trail development included the area from Road 2 North to the Perkinsville area. The development cost was approximately \$400,000 and was covered by the EPA grant.
- Road 2 North extension to the west of Walgreens at Road 2 North that extended to Firesky where the Town owned a well. This would be a location for a future fill station. Most of the hauled water customers were located to the West. Sewer was not included but that could change. This project was not in high demand and not necessarily a high priority but would provide fire flow to the school. If the Prescott water system was acquired, the lines would be close for a connection to the Town's system. Staff did not recommend this as a consideration.
- There were two projects to the south: \$2.5 million each for the extension of water and sewer down Road 1 East to the Road 4 South roundabout with a secondary sewer connection to Yavapai Estates behind the Bonfire at \$1.5 million. Funding options for Yavapai Estates could include CDBG (Community Development Block Grant) Grants. There were approximately 100 homes in the subdivision and apartments. The density of the area would justify the sewer.
- Road 1 East and Perkinsville: The project would require boring under State Hwy 89 near Perkinsville then run south to Road 2 North. It would require a legal easement and right of way behind the area businesses. The cost would be approximately \$1.5 million each for water and sewer. The sewer would be a natural gravity flow to the sewer plant at Perkinsville and would include the Hawks Nest 90-acre development. The Town could potentially pick up all the business on the west side of the Highway between Perkinsville and Road 2 North.
- The Roadrunner Mobile Home Park: A short sewer line extension up Juniper to Road 1 East to the south to the mobile home park would provide gravity fed lines for \$500,000 or less. Additional development in the area could decrease the cost further. Water could be provided for a similar cost. Staff recommended this project due to the area density and the low cost of the extension.
- The Town did not currently collect impact fees. Impact fees were now tied to the specific development. Connection to the Town's existing water lines was voluntary but there were some requirements on new subdivisions.
- The Subcommittee discussed the benefits of running water and sewer down Hwy 89.
- The Road 4 South project would need a lift station or alternatively run the lines up the Santa Cruz wash area which would eliminate some properties from service. A cost benefit analysis will be needed to compare the two methods.
- Staff budgeted the projects as an overall cost per foot for each entire project, which came out to \$100 per foot. This was an approximate number.
- Once the priorities were determined, staff could get preliminary concept level designs and invest some money to get a 15% completed design for a more accurate cost estimate. From there a development plan could be formulated. The approximate costs of the easements could be

obtained through discussions with appraisers. WIFA loans would fund some of these projects as long as the projects served people in the area.

- Committee members discussed waiting until the results of the election were known, before they began spending funds and prioritizing. Mr. Marbury offered to work with the Finance Director to come up with funding options for some of the projects.
- Mr. Holmes suggested having the priority projects included in the scope of work with the engineering team that will be working on the OHM integrated water masterplan to get hard numbers for the priority projects.
- The committee wanted to review the information provided by staff and discuss their priority list at a future meeting. Committee members gave the projects names for easier reference and all projects included both water and sewer:

1. Yavapai Estates – (water service would require acquiring a private water company.)
2. Perkins Loop (Perkinsville Loop to Walgreens)
3. Four South (Road 4 South/Road 1 East)
4. Roadrunner
5. Old Home Manor (Committee members believed this was an important project for future development and wanted staff to get preliminary numbers and a scope of work by the next meeting)
6. Firesky (Road 2 North extension)

**6) NEW BUSINESS**

- a) Discussion of Highlands Ranch Well Site.

Committee members and staff decided to continue this item until the next meeting.

- b) Discussion of future agenda topics and next meeting date.

- Old Home Manor RFQ Master Planning.
- Old Home Manor preliminary scope of project work to extend utilities into OHM business park.
- Highlands Ranch well site.

**7) ADJOURNMENT**

MOVED by Councilmember Jack Miller, seconded by Councilmember Corey Mendoza to adjourn the meeting at 4:56 p.m.

AYE: Chair Lon Turner, Councilmember Corey Mendoza, Councilmember Jack Miller

PASSED - Unanimously

Submitted: April 15, 2019.

By: *Vickie Nipper, Deputy Town Clerk*

Approved: \_\_\_\_\_, 2019.