

DRAFT

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

TUESDAY, JUNE 15, 2021
5:00 P.M.

CHINO VALLEY COUNCIL CHAMBERS
202 N. STATE ROUTE 89, CHINO VALLEY, AZ

Present: Lon Turner, Chair; Corey Mendoza, Councilmember; Eric Granillo, Councilmember
Staff Present: Frank Marbury, Public Works Director/Town Engineer; Mike Bovee, Utilities Manager

1) **CALL TO ORDER**

Chair Turner called the meeting to order at 5:00 p.m.

2) **ROLL CALL**

3) **APPROVAL OF MINUTES**

- a) Consideration and possible action to approve the May 11, 2021, regular meeting minutes.

MOVED by Councilmember Corey Mendoza, seconded by Councilmember Eric Granillo to approve the May 11, 2021 regular meeting minutes.

AYE: Chair Lon Turner, Councilmember Corey Mendoza, Councilmember Eric Granillo

3 - 0 PASSED - Unanimously

- b) Consideration and possible action to approve the June 8, 2021, regular meeting minutes.

MOVED by Councilmember Corey Mendoza, seconded by Councilmember Eric Granillo to approve the June 8, 2021, regular meeting minute.

AYE: Chair Lon Turner, Councilmember Corey Mendoza, Councilmember Eric Granillo
3 - 0 PASSED - Unanimously

4) ENGINEER'S REPORT

Frank Marbury reported the following:

- The utility shop had passed final inspection, had a certificate of occupancy, and was being utilized by Town staff. There was still paperwork and punch list items to complete. The occupancy was temporary until they completed the concrete aprons in the upcoming budget year.
- The fill station had been down due to a shut-off valve not shutting off. Staff attempted to get parts for the repair, but the parts were obsolete and the received parts did not work. Instead, a new valve had to be purchased which took time. The new part was received last week and the AquaFlow staff from Flagstaff programmed it, and got it up and running. The delay in parts was due to the Covid related supply chain. The fill stations seemed to have constant issues. The water sold at the fill stations was inexpensive, but the main issue during the valve failure was the Town account for the water loss and comply with any rules and regulations. During the valve failure, staff could account for the flow of water, but was unable to bill people for the water taken. The Town had approximately 100 customers for the fill station, with the majority of the water volume users being water haulers, not individual users. Members wanted to discuss this more as a possible new business item in the future.
- Rodeo Drive improvements had been awarded to Combs Construction, and the project would begin soon. There would be a pre-construction conference before the work began. The plan was to close the road off since it did not affect anyone. The only utility conflict was with CenturyLink and staff was working with them. The CenturyLink utility was a direct burial, but staff was unsure if it was a live utility line. The plan was to get enough slack in the line during the construction phase, to move the line out of the way. CenturyLink had not seemed concerned about it. CenturyLink had been invited to the pre-construction conference.
- Road 2 North project would begin after July 4th, with a tentative date set for July 6th. A pre-construction conference was set for June 28th. Coordination with the Post Office, Safeway, and Yavapai Regional Transit was underway. Project completion would take some time due to the clay subgrade and two layers of geogrid reinforcement fabric that would be installed. The depth of the project would be approximately two feet deep, and driveways would need to be kept open during the work process. The paving process would take two nights and would be done during the nighttime to avoid conflicts with local businesses.

5) 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.

6) OLD BUSINESS

7) NEW BUSINESS

a)

Discussion regarding future projects for water and sewer, and the use of possible recovery act funds.

Committee members and staff discussed the following:

- The Administrative Services Director had discussed the Federal Recovery Act money the Town would receive, and the only use that would be allowed by the Town would be projects that were water and sewer related. Staff wanted to get the Committee's recommendations.
- The Plant had the five-year program that could use the funding to either work on portions or accelerate the work. The top priorities would be the air lines and equalization basin. The Town had received one bid for those projects at \$1.1 million, which included replacing all the air lines with stainless steel piping and building the Flow EQ basin. It was a piggyback contract with a group out of Phoenix and with Town Council approval, the project could begin since the contract with City of Buckeye had already been approved. Design and construction could be completed within the job order contract. It would be beneficial to the Town because of the stress put on the Plant due to the number of nitrates coming into the plant that needed to be treated. There were several hours in the day during evening peak flow that limits were being exceeded and staff was unable to treat it. By morning time and after processing through the night, they were back in compliance. The Plant was only designed to process 50-milligrams per liter of influent, and they were getting amounts way over that limit. The plant had been designed 17 years prior to handle a certain number of influents with a certain nutrient load (nitrates), and in the last three or four years the dilution was less, and the nutrient level was higher. This accounted for the incoming nitrate levels exceeding what the plant was designed for, and it made it harder to treat the outgoing flow.
- Council had already approved the Flow EQ Basin, which would help correct the issue. It also provided pretreatment by aerating the flow. The Flow EQ Basin took all the hydraulic and biological surge and allowed it to be slowly fed into the plant at an even pace and it made all the processes work better. It would even out all the highs and lows.
- The Flow EQ basin would last years and was part of the Plant expansion design for the treatment process.
- There were certain times of day that had no flow. The Flow EQ Basin would fill up during the day during high flow periods and meter out overnight. It saved money because power was cheaper during the night hours.
- Staff had looked at the existing 2004 ordinance and nitrates had not even been mentioned, most likely because it was not an issue during that time. Nitrates was the key component that needed to be considered.
- The plant needed to be re-engineered and the nitrate flow considered when doing a plant expansion to see how to improve the treatment of high nitrate levels.
- The Flow EQ Basin was part of the Plant's five-year plan, with the design budgeted for the current year and construction in the next fiscal year. The air lines were also budgeted for the current year. Staff had wanted to expand the collection system, but the current plant could not handle the expansion. The expansion was necessary due to the development that was happening in Town.
- The Town's water and sewer maps were similar. They were currently seeing a lot of development behind the Walgreens store. Hawk's Nest had 90 acres with high density apartments in the community core and Brook Apartments were also proposed to be constructed. There was an additional 90 acres that had zoning entitlements with 0.16 lot sizes and a PAD overlay that did somewhat restrict the development plan to half acre sizes. The elevation of the area made everything flow to the north. If sewer were extended on Road 2 North, the Hawk's Nest and Heritage Farms developments would only have approximately 1/3

of the properties served by gravity flow. A lift station would need to serve the remaining properties in those developments. A lift station cost \$250,000 or more.

- Even before the General Plan and associated master plans were completed, staff saw a need to extend the lines at Perkinsville and Road 1 East. The line would need to go under State Route 89. This would bring gravity flow service to all the properties off Road 2 North that were currently not served. The gravity flow system would not have maintenance issues if power were lost at the lift station. The existing homes on Perkinsville would not be mandated to use the Town's sewer system due to a 2016 Council ordinance that made it voluntary to homes that gained access to the Town's sewer system. If someone's septic failed, they would have the option of hooking into the Town's sewer system. New construction would be required to hook in. Those existing properties that wanted to get lines, even for future use, to the Town's sewer lines during the construction process would get a discounted price. If they waited until after the construction process, they would pay full price. The benefit and advantages of incentivizing the existing homes to get on the Town's sewer lines was that the water would get recharged into the aquifer.
- Staff wanted to bring water across Perkinsville because the only water connection crossed at Road 2 North. If that line, which could serve over 400 apartments and other additional homes went down, everyone would be out of service. The Perkinsville crossing would provide a loop connection that could be back fed and continue to provide water to hundreds of residences. The cost estimate was approximately \$1 million.
- The Recovery Act money provided nearly \$4 million over a two-year fiscal period.
- A developer's cost of \$250,000 for their development plan would most likely be abandoned if the Town put in a sewer line. It would be advantageous to get the developers to chip into the cost of the system, even at a discounted rate. The Town could get an engineering plan that provided accurate numbers for each option, and then work out a development agreement to support it. The developer had already agreed to discuss, negotiate, and participate in the extension process.
- The Town had a single-family house hookup fee that covered plant capacity, well and pumps. It did not cover the line extension themselves, which would be a separate cost.
- The Town had an agricultural well near the Town's north campus. The Town had withdraw authority, and the well could be converted to a municipal well, get more storage, and possibly add an additional fill station to get away from the current commercial core location.
- Any development that was less than half an acre was required to be on Town sewer.
- Fill stations were part of the distribution system and were pumping fresh water. Reclaimed water was regular groundwater, but was counted as reclaimed because of what the Town put in. It was more of a paper bookkeeping process. There were restrictions on well locations in relation to where the water was recharged. The Town was not currently using any of their paper reclaimed water. Some cities used purple water pipes to water things like golf courses, but it benefited the Town more to recharge the water back into the aquifer and get the recharge credits for water. The Town did not have any purple pipe within the Town limits.
- Members agreed that with the Recovery Act money, the Town needed to do something with the Treatment Plant, so it could handle more. They also wanted to see if the funding could get at least one gravity fed loop of water and sewer into the system.
- Staff was concerned that the sewer line at Road 2 North, with the addition of the apartments, would begin to exceed capacity.
- Once the General Plan and master plans were complete, a better defined future development area would be provided.
- Priority one was to accelerate the EQ Basin and the air lines at the plant.
- Priority two was the water and sewer loop for some developments.
- Priority three could bring the lines close to Town center and the school, adding fire protection and giving access to a third well for the Town system. A second fill station would be beneficial, but because it was a residential area, there may be complaints about commercial

haulers using the fill station. Eventually the fill station at Walgreens may be difficult to use as the area became busier.

- The Town still had a capacity limit of a half million gallons per day. The Town was currently at 60% of capacity. Due to the current air line system, they were almost at maximum capacity. If the air lines were fixed, they would get back to the 60%.
- Consider researching the fill station pricing for the commercial hauler versus residential water hauler. Anything used for a commercial purpose should have a different rate than a residential use. Currently, the commercial users were providing water for residential homes. Staff had studied the issue before.
- Members did not think the County should be using the Town's water without pitching in funds to help with fill station costs. The citizens were paying taxes and fees to pay for the services, but the County was not.
- A future agenda item should be a tiered rate structure for the filling stations. Staff would provide information on the current rates and what was legally allowable.
- Completion of the three priorities would provide capacity for the plant, get future customers ready for recharge, was good for the environment, and it gave redundancy and resiliency in the water system. Some of the bad roads would need to be patched after the lines were installed, so it benefited the road system as well.

8) **ADJOURNMENT**

MOVED by Councilmember Corey Mendoza, seconded by Councilmember Eric Granillo to adjourn the meeting at 5:41 p.m.

AYE: Chair Lon Turner, Councilmember Corey Mendoza, Councilmember Eric Granillo

3 - 0 PASSED - Unanimously

Submitted: June 28, 2021.

By: *Traci Lavelle, Deputy Town Clerk*

Approved: MONTH DAY, 2021.