

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

**TUESDAY, JUNE 14, 2022
3:30 P.M.**

**CHINO VALLEY COUNCIL CONFERENCE ROOM
202 N. STATE ROUTE 89, CHINO VALLEY, AZ**

Present: Lon Turner, Chair; John McCafferty, Councilmember; Eric Granillo, Councilmember
Staff Mike Bovee, Utilities Manager; Mark Holmes, Water Consultant; Frank Marbury, Public
Present: Works Director/Town Engineer

1) CALL TO ORDER

Chair Lon Turner called the meeting to order at 2:35 p.m.

2) ROLL CALL

3) APPROVAL OF MINUTES

- a)** Consideration and possible action regarding the March 22, 2022, special meeting minutes.

MOVED by Councilmember John McCafferty, seconded by Councilmember Eric Granillo to approve the minutes as printed.

AYE: Chair Lon Turner, Councilmember John McCafferty, Councilmember Eric Granillo

3 - 0 PASSED - Unanimously

4) ENGINEER'S REPORT

The Engineer's Report would be handled under Old Business as updates to allow discussion by the Committee.

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

- a) Update and discussion regarding air line replacement at the sewer plant.

Staff and Committee Members discussed the following:

- PCL contractors came in under a job order contract and Kimley-Horn did the design work.
- The existing ductile lines were replaced with stainless steel.
- The project was completed in two weeks.
- Now that the job was completed and the regular blowers were back online, the facility processes had improved by 100%. It was like a brand-new plant.
- The plant was now operating exceptionally well, and the concerns about the air lines and plant capacity had been eliminated.
- They could keep up with the air as they got closer to the 500,000 gallons per day (top capacity). They were currently at approximately 320,000 gallons per day.
- At 400,000 gallons per day they needed to be under design for a new facility expansion, and at 450,000 gallons per day they would need to be under construction.
- The upcoming budget included funds to begin the design process even though they had not reached the 400,000 gallon limit. It would prepare the Town for a sudden increase.

- b) Update and discussion regarding the EQ Basin design.

Staff and Committee Members discussed the following:

- Kimley-Horn provided a sketch design for the EQ Basin. The preliminary design was provided with the air line project. Staff would be getting their proposal for the final design with construction being under the same job order with PCL.
- The construction phase would go to Council in the next budget year. It was already in the budget.
- The basin would be big enough to handle the plant expansion. It would be able to grow with the plant.
- The purpose of the EQ Basin was to equalize the flow. Peak flows occurred in the morning and at night. The current flows nearly shut down the plant at approximately 2:00 a.m. With the new basin, the flows could build and be metered out to provide a consistent, even, and steady flow through the membrane reactor. This also saved money on power.
- An EQ basin was a storage tank with aeration.
- Staff was planning on giving direction for a full build out of the basin to account for the future expansion of the plant. They could add a partition wall if it needed to be sectioned off. The only factor that could prevent it would be the cost.
- The plant was permitted to five million gallons per day.
- Future growth could require a new plant and the best place for it would be in the Sullivan Lake area. It would help with mitigation and the Big Chino import of reclaimed water for

recharging. This was one reason the Town did not want to build the current facility too big. Technology was also an issue, as the current plant fell behind and was becoming functionally obsolete. This would be consistent with the town's master plan.

c) Update and discussion regarding the Perkinsville utility extension.

Staff and Committee Members discussed the following:

- EPS Group was the design consultant for the project.
- The project was split into three phases. There was now water and sewer at the intersection of Road 1 East and Perkinsville Road. It was the staff's hope to do Phase 1 and Phase 2 in a combined project.
 - Phase 1 would carry water and sewer to the highway or stop short if needed.
 - Phase 2 would go underneath the Perkinsville roundabout. It was a complicated and expensive phase.
 - Phase 3 would continue the line down Perkinsville Road to Angus Place and to the backside of the future Hawksnest development. The hope was to eventually connect the Town's water system up to Road 2 North and loop the water system on the west side of the highway.
- The benefit of the sewer is that it would gravity feed 180 acres of area, including the school, down Perkinsville without a lift station or overtaxing the line at Road 2 North.
- The water benefit was a loop system. With the current system, if a waterline broke, Safeway and Walgreens could be shut off.
- The improved system would provide redundancy and consistency.
- EPS was currently working with ADOT on highway requirements and the least impactful method.
- The project timeline would be short, but the design would take time.
- Staff estimated \$1 million just for the jack and bore under the highway.
- Additional right-of-way may be required, depending on where the pits for the boring operation went.
- A possible option would be to set up a bore pit at the ADOT yard on the corner, which would keep the impact to Perkinsville road to a minimum.
- The project would be a big benefit to the Town, by crossing the highway and getting some of the commercial properties on to sewer.

d) Update and discussion regarding the Road 1 East sewer extension.

Staff and Committee Members discussed the following:

- This was the street improvement project for the upcoming budget year.
- The cul-de-sac off Perkinsville, Campbell Avenue, had no sewer or water.
- To the south, they would get Road 1 South from the highway to Road 1 East.
- The project, which also involved utilities, would take Road 1 East to Fletcher Court, and go to Road 3 South. Sewer would be put under that road from the motel to Road 3 South.
- It was currently under design and would be completed towards the end of July.
- There were two big reasons to do the extension:
 - The apartments behind the Bonfire Restaurant were on septic. It was the highest density area in Town on septic. It could become a potential environmental issue because of the density.
 - It would help to get sewer down to Road 4 South and the Highway for commercial

development.

- They were going to try and get a dry waterline installed, but since the prices were so high, it was taken out of the proposed project. Since the Town had 80 feet of right-of-way, a waterline could be put in place on the side of the road without affecting the pavement.
- It would take over a mile from that location to reach another waterline.
- Members discussed the areas that the current waterlines served. Staff explained that an owner of a property who had more than one water service provider, could choose which provider they wanted to go with. The Town was more desirable because the rates were cheaper than Prescott, who had a 30% surcharge and fire flow was provided, which Prescott did not guarantee.
- There were seven water providers in Town. The history of some of the water providers was discussed.
- The project would be advertised and would be awarded to the low bidder. Construction would begin around October. Bids would be opened in August.
- Staff discussed financially partnering with property owners to extend water lines further or working through a development agreement.
- Lift stations and debris was discussed.

7) NEW BUSINESS

- a)** Discussion and possible recommendation concerning water and sewer capacity analysis for Road 2 North.

Staff and Committee Members discussed the following:

- Staff had been working with Civiltec on the project.
- There were two developers in the area: Meadowview and the J. Bates development. The entire area could have high density. J Bates developments went from Road 2 North up to Perkinsville Rd. Due to the density, it would require water and sewer.
- The Town did not yet have the integrated water masterplan for Old Home Manor, but they did have the water and sewer model that was developed for the community.
- The Town needed to know the size of the diameter of piping if they were going to pay for water and sewer extensions.
- Civiltec provided a quote for \$38,000 to determine the diameter and build the model with the new infrastructure extensions from Road 1 East to the development and up to Perkinsville.
- A masterplan was important because without it each developer had to provide a small study at a cost of over \$30,000. A masterplan would be a one-time cost of approximately half a million dollars for the entire community. It was a living model that could be adjusted when necessary.
- The sewer line on Road 2 North was 12-inch diameter. The line included Safeway, Walgreens, the future 100-unit Brook Apartments (they were already in the permit stage), and the possible 250-unit Hawksnest Apartments. The incorrect line size could create a bottleneck and require parallel pipes be installed.
- Members discussed the City of Prescott land and possible uses. If the property was not used for its intended purpose, it could be sold for development. Prescott had the necessary water rights even if the land was sold.
- Town was looking at water and sewer expansion on Road 1 East in 2026 in the street 5-year plan, with a multiuse path on the school side to connect with the Perkinsville 44 sidewalk. City of Prescott staff would work with Town staff for more rights-of-way.
- Staff wanted the Committee input on doing a capacity analysis considering the possible future development on Road 2 North for \$38,000.

- J. Bates was not interested in a financial partnership with the Town because his timeline was being fast tracked. He hoped to be building houses by March of 2023 and he wanted to pay for everything himself. The Town would need to tell him the size of the pipe for the water and sewer lines. If it was oversized, the Town would have to financially participate and commit to it. He was interested in the traditional payback method for future development. He still had to get proper zoning, permits, and approval.
- The study would look at the model connecting the existing water and sewer for Road 1 East to the development and going north to Perkinsville.
- Staff recommended that the integrated water masterplan look at the Town's infrastructure and what it looked like based on zoning. This would ensure the backbone of the infrastructure was big enough to account for growth variances. The plan was the Town's backbone.
- The full masterplan was an issue of timing and was a lengthy process. The capacity study would help the Town move forward with the developers right now.
- Concerns about future growth and line size requirements and changes were discussed. Staff explained about phasing the sewer collection system lines that came onboard as the area grew.
- If the Town went too big on the lines, it could create other problems, including corrosion of the infrastructure. The system had to be sized appropriately for the flow and volume. This was why multiple lines were often used. Older and outsized lines would need to be replaced eventually.
- Civiltec was on standby until the Town gave the approval. Staff needed the Committee's feedback to share with the Town Manager. The amount of the Civiltec contract was not enough to require Council approval, but the Committee and staff thought it was important to share with Council so they could understand the importance of completing the masterplan.
- Staff considered the connection fee as paying for the cost to build the plant. It was much like a capacity fee. The fee structure was explained to the Committee.
- The J. Bates development was an offsite improvement, and the Town did not have the infrastructure rights adjacent to the property.
- The Members discussed the benefits of the master plan for the Town. It was the Town's legal defense for any requirement issues with developers.
- Committee members thought they needed to complete the capacity study and wanted to bring a recommendation to Council. Staff thought they could present it at the July 13th meeting.
- Staff had been keeping Mr. Bates informed on what the Town was doing with the possibility of the study.

8) **ADJOURNMENT**

MOVED by Councilmember John McCafferty, seconded by Councilmember Eric Granillo to adjourn the meeting at 3:39 p.m.

AYE: Chair Lon Turner, Councilmember John McCafferty, Councilmember Eric Granillo

3 - 0 PASSED - Unanimously

Submitted: June 28, 2022.

By: *Sara Burchill, Deputy Town Clerk*

Approved: November 3, 2022.

