

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

**TUESDAY, FEBRUARY 9, 2021  
4:00 P.M.**

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

Present: Lon Turner, Chair; Corey Mendoza, Vice-Mayor

Absent: Jack Miller, Mayor

Staff Cindy Blackmore, Town Manager; Frank Marbury, Public Works Director/Town

Present: Engineer; Mike Bovee, Utilities Manager; Traci Lavelle (recorder), Deputy Town Clerk;  
Erin N. Deskins , Town Clerk

Attendees: Mark Holmes, Water Services Consultant

**1) CALL TO ORDER**

**2) ROLL CALL**

**3) APPROVAL OF MINUTES**

- a)** Consideration and possible action to approve January 12, 2021, special meeting minutes.

MOVED by Vice-Mayor Corey Mendoza, seconded by Chair Lon Turner to approve the January 12, 2021, special meeting minutes.

AYE: Chair Lon Turner, Vice-Mayor Corey Mendoza

**2 - 0 PASSED - Unanimously**

**4) ENGINEER'S REPORT**

**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) Review and discussion regarding the Septage Receiving Study.

Staff and Committee Members discussed the following:

- This had been tabled and rescheduled from the previous meeting.
- The report had been provided to Members for review.
- One main point from the study was that the Town's septage receiving capability was limited because of the blowers. There were repairs necessary to the blower lines and the addition of a Flow EQ Basin before septage capabilities could improve.
- Recommendations included:
  - Flow EQ Basin – included a five year outlook and need to be completed before the plan expansion. The recommendation was to build it big enough for the entire buildout of the plant. The design phase would approach the possibility of chamber expansions. It would be built as large as possible and up to the million gallon capacity and as functional as possible.
  - Due to inefficiency of the blowers and leaks, the plant was running half the air than what had been designed. Repair work would be scheduled and any repair work design would also account for future expansion.
- Staff met with the finance department and discussed a design build for the flow EQ in conjunction with the airlines. They currently had bid requests out to contractors in the Phoenix area. They were also researching any existing contracts with other Municipalities that the Town could piggyback on like a job order contract.
- Three issues were presented to Council under the department's five year plan; the Flow EQ, Airlines and a screw lift for the lift station needed to be completed during the same time period and the projects were not budgeted for the current fiscal year.
- It would be presented to Council to discuss during next fiscal year's budget planning process. Staff would move forward with anything that was budgeted in the current fiscal year if the funds were still available. Since there were many unforeseen plant expenses during the current fiscal year, staff wanted to ensure the funding was still available.
- Staff recommended bringing the study to a Council Study Session.

- b) Review and discussion regarding future areas of expansion including water and sewer lines, plants, and plans with the Big Chino Wineglass acres area.

Staff and Committee Members discussed the following:

- Staff wanted Committee discussion regarding projects for future budgets. There was not a master plan for water and sewer, but staff recommended having a master plan for the department.
- Staff shared a map of the existing sewer lines in Town. The lines crossed the highway at Road

2 North and at Center Street. The majority of the lines were at Highlands Ranch, Chino Meadows, Bright Star, and reaching out to Mollie Rae on the west side of Town.

*Sewer Extension – Road 1 East*

- Staff thought one area to consider a sewer extension was down Road 1 East to Road 3 South. The extension could be connected through existing dry lines under the local grow facility to reach the intersection of Road 4 South and State Route 89. It was a strong contender because of the economic development possibilities, and it included the added benefit of using CBDG or other funds to get Yavapai Estates under sewer connections. It was a densely populated area and had possible issues in the future of nitrate and septic issues. Parkside Village was also along the way. The Road's and Streets Committee was looking at future projects, and this would tie into possible road work on Road 1 East from Center Street to Road 3 South. While doing the road work, utilities should also be put in. This would provide utility expansion and road reconstruction at the same time.
- Members discussed how commercial developments on other roads along the expansion route could be included. There would have to be enough fall to pull them into the expansion, but there were areas that were flat and may need a mechanical lift. The line at Road 1 East would be designed to be as big as the capacity of the existing connecting lines would allow. The original plan had the expansion following the wash, but it did not pick up as many properties. It had the advantage of not needing mechanical lifts.
- Members discussed the size of lines and the benefit of 18 inch line connections providing more capacity.
- A masterplan would help estimate usage based off zoning, show the highest and best use, estimate peak flows and judge capacity lines and pinch points. The cost benefit of each route would be researched.
- The line expansion was mainly for the benefit of commercial properties with some residential benefit. The residential properties not only provided a revenue stream but also addressed a possible health and safety issue.

*Sewer Extension – Old Home Manor (OHM)*

- The study was complete as part of the Integrated Master Plan.
- The size of lines were determined based off the uses in the area.
- CivilTec would be going over the five year capital improvement plan for both water and sewer expansion.
- Members discussed the February upcoming Council Study Session OHM district business topic. Discussion would include bringing one of the existing wells at OHM online, a new water reservoir and lifting the water up to the reservoir at OHM or an adjacent location.
- The March Study Session would focus on the results of the master plan by itself. All four master plans would be reviewed as would the five year capital improvement plan and the landscape design. Council would review and discuss what was found, and any recommendations.
- Council would get the report approximately a week in advance of the Study Session meeting.
- The study included all recommendations and discussions. The study also covered the entire water portfolio.

*Sewer Extension – Crossing at the Highway at Perkinsville*

- Extensions would include water.
- There was 180 acres north of Road 2 North called Hawks Nest Development and Heritage Farms. There was some worry regarding capacity with the multifamily developments along Road 2 North. Also, only one third of the properties had gravity flow and the rest would need to be mechanically lifted. Staff recommended having the crossing at Perkinsville and it would

pick up some commercial corridor between Perkinsville and Road 2 North. The line could also serve some single-family developments within the 180-acres, with the potential of running up Road 1 West and picking up the school without impacting Road 2 North.

- Members wanted to see property owners' commitment that they wanted the line expansion. Some developers had expressed interest in the alignment and not having a lift station. Staff wanted the developers to be involved in the planning and possibly in the cost of engineering work.
- There were two different apartment developments on Road 2 North: The Brooks Apartments, and Hawks Nest. There had been discussion about sewer extending to the developments and a cost share for the extension. A proportionate share of future development by other developers, to recapture the money spent by the first developer for the extension, would come through Council.
- Water lines followed the same route, with the exception of the area south of Juniper and Center Street. The Town did have type two water rights that could serve water to an area. Once there were three or more customers, the service area right would be extended and become a satellite service area, and as it grew, the two service areas would meet and would become one service area. There was also an IGA with Prescott to serve the commercial corridor.
- Staff recommended getting proposals for studies and bring the cost information for the studies to the committee and eventually get preliminary cost estimates on the extensions.
- Members wanted the whole Council to discuss the possible options.
- The lack of sewer was a concern for potential commercial developers.

**7) NEW BUSINESS**

- a) An executive session pursuant to A.R.S. § 38-431.03(A)(4) for discussion or consultation with attorneys for the Town regarding potential contract negotiations relating to land and water rights. (Andrew McGuire, Town Attorney)

MOVED by Vice-Mayor Corey Mendoza, seconded by Chair Lon Turner to recess the meeting and go into Executive Session at 4:40 p.m.

AYE: Chair Lon Turner, Vice-Mayor Corey Mendoza

**2 - 0 PASSED - Unanimously**

**8) ADJOURNMENT**

MOVED by Vice-Mayor Corey Mendoza, seconded by Chair Lon Turner to adjourn the meeting at 5:18 p.m.

AYE: Chair Lon Turner, Vice-Mayor Corey Mendoza

**2 - 0 PASSED - Unanimously**

Submitted: February 18, 2021.

By: *Traci Lavelle, Deputy Town Clerk*

Approved: May 11, 2021.