

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

**TUESDAY, MARCH 22, 2022  
3:00 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 Frank Marbury, Public Works Director/Town Engineer; Mike Bovee, Utilities Manager;  
Present: Mark Holmes, Water Consultant  
Attendees: Jim Holt, Wright Homes

**1) CALL TO ORDER**

Chair Turner called the meeting to order at 3:01 p.m.

**2) ROLL CALL**

**3) APPROVAL OF MINUTES**

- a)** Consideration and possible action to approve January 13, 2022, special meeting minutes.

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

AYE: Chair Lon Turner, Councilmember John McCafferty, Councilmember Eric Granillo  
**3 - 0 PASSED - Unanimously**

**4) ENGINEER'S REPORT**

Frank Marbury explained that he tied the Engineer's Report in with old business to allow them the opportunity to discuss each item.

**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 completion of Rodeo Drive construction.**

Staff and Committee Members discussed the following:

- Construction on Rodeo Drive was nearly complete.
- The contractor had found debris in one of the sewer lines, and they had been trying for a couple of weeks to clear the lines. They had finally decided to tear it out and relay a section of the pipe. This was the only issue holding up the project.
- The issue was discovered after vacuum testing the sewer. The contractor would have to go back in and test the system.
- The debris was grout and concrete from the manhole construction that had gotten into one of the lines. Staff would ensure the problem was fixed before accepting the project. They should have it resolved soon.
- The water pipe had been chlorinated, tested, and passed.
- Staff was glad the contractor decided on their own to resolve the issue instead of going into mediation.
- The total project cost was \$1.6 million.

**b) Update and discussion regarding Perkinsville Road water and sewer extensions.**

Staff and Committee Members discussed the following:

- Staff had a meeting with the design consultant, EPS Group.
- The Town had water and sewer at the intersection of Road 1 East and Perkinsville at the ballfields. The design plan was to extend the utilities underneath and across the highway from the Perkinsville roundabout to the backside of Hawk's Nest so that sewer could be gravity fed and eventually loop the water lines.
- Three route options would be presented to ADOT.
  - The first was to carry both lines on the north side of the roundabout.
  - The second was to carry the lines diagonally from the ADOT yard straight underneath the roundabout to the southwest corner.
  - The third option would split the water and sewer, with one line going north and the other going south.
- The costs were nearly the same, with the main difference being where the bore pits would be located.
- Staff would work with ADOT to figure out the route.
- Staff wanted to get further away from the roundabout but did not know if it would be feasible with the slopes for the sewer. They wanted to keep it fairly flat so they could serve more people, which meant they would have to jack and bore.
- The cost of pipe had become astronomical. In the original budget estimate of \$1 million, the first phase was to get from Road 1 East to the Highway, but now at the 15% design, it was thought to

be closer to \$2.5 million, with an additional \$1 million each to get under the highway and to Angus Place, raising the total cost to about \$5.5 million, up from \$2.5 million.

- Funding sources for the project included federal infrastructure funds.
- They would also have a design concept to continue sewer as far as it would gravity feed to Road 1 West and it would continue water to the north campus.
- There was an old agricultural well that could be converted to a municipal well. Members discussed locations for future water tanks.
- If they extended the water lines to the north campus, they were closer to Appaloosa Water, and if the water company ever wanted to turn over or sell the company to the Town, the waterlines would be there to connect.

c) Update and discussion regarding completion of the Peavine Waterline design.

Staff and Committee Members discussed the following:

- The design was complete, and staff were ready to advertise the project once they received the contract documents from the Town attorney.
- It would be advertised and brought to Council for approval.
- It was budgeted in July for \$1 million, but the engineer's cost estimate came in at just under \$2 million. The majority of the increase was the cost of the pipe.
- Estimates for 18" ductile iron pipe were \$130 per foot just for materials and PVC was more expensive at \$150 per foot. Ductile pipe is currently the cheapest material to use.
- This project would close the loop, and for staff it was the top priority.
- There was \$400,000 in EPA grant money that would fund a portion of the project.
- Recovery Act money could also be used for the project.
- Members discussed the possibility of labor costs being less with PVC pipe and the possibility of the overall bid being less than the ductile pipe bid. Staff thought they could do an alternate bid for materials. Staff would talk to the engineer about modifying the bid specifications to add an alternate bid for the PVC.
- Members discussed the value of including isolation valves on the line for future expansions.
- When the project was presented to Council staff would outline the revenue sources in the staff report.

d) Discussion and possible recommendations for updates to the 5-year CIP for the Wastewater Plant and Water and Sewer system projects.

Staff and Committee Members discussed the following:

- Staff provided an old report of projects to the Members.

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- Water Fill Station:
  - This included a second fill station, but it was going to be postponed until the next fiscal year until the actual location was determined.
  - Money would be added to include a 10,000-gallon water tank. The Walgreens fill station will need to be moved when Road 2 North is developed. When the Walgreens water tank location needs to be removed, an additional fill station location would need to be determined. There were development plans for one of the lots behind Walgreens, and the owner of the other property thought the fill station was hampering development.
  - The goal was to have two fill stations for redundancy for people that hauled water.
  - The necessary pressure for hauled water was approximately 50 to 75 GPM.

- Staff had found a fill station for \$65,000 that allowed two trucks to fill up at one time.
- Staff's preferred location was on the west side of Town where most of the hauled water was needed. Other possible areas were discussed.
- The fund would be rolled over to the next fiscal year with Council approval. The cost of the project had gone up.
- Perkinsville Road to Road 1 East:
  - Staff already discussed this project. The cost had risen from \$1 million to \$2.5 million.
- Head Start Water Extension:
  - Town had partnered with Head Start through NACOG and ADEQ. ADEQ paid for the design and would pay for a portion of the construction.
  - The project cost was \$57,000.
  - The water line was in place and complete.
  - Head Start wanted to build a new facility at Road 1 West and Road 3 North. They had arsenic in their lines, and they did not want to build a new building without treating the water. ADEQ wanted the Town to operate the treatment system, which was why they paid a portion of the cost.
  - Head Start was donating the right of way on Road 3 North and Road 1 West in exchange for the water line. This would give the Town the standard 40' of right of way.
- Rodeo Drive:
  - Staff had discussed the project and it was already completed.
- Utility Shop Improvements:
  - The project was completed. The fence had been relocated around to the new shop and aprons were poured in front.
  - Money for the upcoming fiscal year was for concrete.
- Equalization Basin and Airline Design
  - The air line design was completed, and the construction was a Council item at the upcoming meeting.
  - Staff had to make an emergency purchase order with the Mayor's approval. Once the design was complete, the air system needed to combine the agitation and process air. They had lost the pre-air blowers in the crossover between manifolds. The big blowers were providing air on both sides. Staff was having trouble getting enough air to get the process going.
  - Staff was having trouble sourcing backup motors for the blowers due to supply chain issues.
  - The new design went to a different turban style of blower that ran more air.
  - The ductile piping was leaking badly, and staff wanted to replace it with stainless steel piping.
  - Staff had gotten pricing for the project on a Monday at \$325,000 and by Thursday it had gone up to \$365,000 and suppliers would not hold the price for more than four days. Due to this, staff had to get authorization to issue the notice to proceed and issue the PO to order the stainless-steel pipes.
  - The flow into the lift station averaged at 307,000 and when recycling, they were up to 350,000 gallons per day. Even though it was permitted at 500,000, because of the leaks and inefficiencies, they had reached the max level they could do under the current air system. Once they upgraded the air system they could process up to the 500,000 gallons per day.
  - They were continuing the design of the equalization basin. Construction would be in the next fiscal year.
  - They had planned on \$1.2 million for the construction, but staff thought it would go up to \$2 million.
  - They did not have a firm submittal date for the EQ basin.
- Perkinsville Water Extension

- Staff should get the submittal schedule at any time.

Staff and members discussed the water extension projects.

Priority recommendations:

- Collection System Inflow & Infiltration Survey– It had a cost of approximately \$150,000. There had been a lot of infiltration that almost overflowed the lift station. There was a company that could install a flow meter that would determine where they were having the inflows. It would need to be done during storm events. Staff was hoping it would be approved for July so they could do it during the monsoons. Staff would research whether it was part of their operations budget.
- The Peavine water line had grant funding and needed to be completed by March 2023.
- Only the air line had an emergency approval by the mayor, not the EQ basin. The EQ basin was funded through WIFA repair money.
- Staff thought that they needed to prioritize the Peavine project so that they could close the loop, which would keep the system up and going for safety. Currently, if something broke at Road 1 East, everyone on the line all the way to Old Home Manor would be out of water. If it was looped, they could back feed from the other direction and only one section would be out of water.
- Staff thought the next priority was between the Perkinsville extensions and Road 1 East going south. The Perkinsville extension would get lines down to the highway. The Perkinsville extension might be funded with recovery act money. Road 1 did not have grant money for funding.
- Completing the Perkinsville extension would get the Town closer to closing the loop on the west side.
- Members agreed that the Perkinsville project was the second priority.
- They would be presenting the priority list to Council.

Members moved into executive session at 3:42 p.m.

## 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)

Members moved back into the regular meeting at 4:04 p.m.

## 8) **ADJOURNMENT**

MOVED by Councilmember John McCafferty, seconded by Councilmember Eric Granillo to adjourn at 4:05 p.m.

AYE: Chair Lon Turner, Councilmember John McCafferty, Councilmember Eric Granillo  
**3 - 0 PASSED - Unanimously**

Submitted: April 7, 2022.

By: *Sara Burchill, Deputy Town Clerk*

Approved: June 14, 2022.