

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: May 22, 2014**

**SUBJECT:** Agreement - Safeway Sewer Line Acquisition

**SUBMITTING DEPARTMENT:** Utilities Department

**PREPARED FOR:** Neil Wadsworth, Director

**AGENDA LOCATION:** Comments/Communications , Consent , Work/Study ,  
New Business , Public Hearing , Second Reading

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**ATTACHMENTS:** a) Agreement w exhibits, b) Quitclaim Deed for WWTP property, and c)  
Professional Services Agreement w Dava & Associates

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**SUMMARY BACKGROUND:** Between 1980 and 1985 Town and Country Properties began operating a private wastewater collection and treatment system for commercial areas along SR 69, including a commercial shopping center anchored by a Safeway store. When Prescott Valley began operating its own wastewater collection and treatment system in the early 1990s, the two began discussions about Prescott Valley acquiring parts of the T&C system to serve Victorian Estates and other areas. In 1994, the Town created Improvement District 1A for that purpose and, on April 13, 1995, T&C formally transferred portions of its system to Prescott Valley. The primary portion of the system which was NOT transferred at the time was the sewer line crossing in front of the Safeway store.

A Fain entity is now selling property located west of Safeway for development of a Goodwill store and that store is now connecting to the Safeway line for sewer service. As part of the transaction, the Fains and a successor to T&C (PLP) have approached the Town about making the Safeway line part of the town wastewater system. As consideration, PLP is willing to make needed repairs to the line and the Fain entity is willing to arrange to convey to Prescott Valley a parcel of real property located next to the Prescott Valley's wastewater treatment plant in anticipation of future expansion.

Town and CH2MHill crews have inspected the Safeway line and determined it is in good condition other than the one location where a repair is necessary. In light of the consideration being offered (and in an effort to encourage the Goodwill store transaction), staff believes accepting transfer of the line to the Prescott Valley system will be cost-effective.

Certain professional engineering services will also be necessary for surveying the needed parcel of real property. It is proposed that these be provided as a contract extension for Dava and Associates, Town Engineer.

Figure 1- Safeway Sewer



Figure 2 – WWTP Property



**OPTION ANALYSIS:** The Council may vote to:

- 1.) Approve this Agreement, **OR**
- 2.) Not approve this Agreement, **AND/OR**
- 3.) Direct staff to pursue other options

**ACTION OPTION:** Motion to approve this Agreement with PLP Prescott Valley, LLC and the Prescott Valley Shopping Center, LP (a Fain entity), **AND** approve an Amendment to the Town Engineer Agreement with Dava & Associates for professional services in the amount of \$2,000, **OR** Motion not to approve this Agreement. **VOTE**

**RECOMMENDATION:** Town staff recommends approval of this Agreement with PLP and Prescott Valley Shopping Center, LP, to accept for ownership and operation the private sewer line in front of Safeway in exchange for approximately one acre of land adjacent to the Town's wastewater treatment plant, **AND** approval of an Amendment to the Town Engineer Agreement with Dava & Associates for professional services in the amount of \$2,000.

**FISCAL ANALYSIS:** Staff believes there will be minimal cost associated with taking over the Safeway sewer line. It also believes now is a good time to acquire property adjacent to the Town's wastewater treatment plant for anticipated future expansion. The costs for surveying and defining the property are estimated to be less than \$2,000 as reflected in the Dava & Associates contract amendment.

<b>Table 1</b>		<b>Enterprise Sewer</b>	
<b>Consultant Fees - Safeway Sewer Line Acquisition (CIP W367)</b>			
HTE Code(s): 501-7010-642-3415		Finance Proj. # n/a	
FISCAL YR 2013/2014	Approved Budget:	\$5,000.00	FISCAL YR 2013/2014
	Budget Transfer:	\$0.00	
	Expended Previously:	\$0.00	
	Amendment:	-\$2,000.00 < (this action)	
	Balance:	\$3,000.00	

**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

**COUNCIL ACTION:**

Approved    Denied    Tabled/Deferred    Assigned to \_\_\_\_\_