



# Flood Control District of Maricopa County

## Flood Control Advisory Board

**Meeting Minutes for August 26, 2009**

**Board Members Present:** Hemant Patel, Chairman; DeWayne Justice; Paul Cherrington, Ex Officio; Melvin Martin, Scott Ward, Secretary; Wylie Bearup, Ex Officio.

**Board Members Absent:** Kent Cooper, Vice Chairman;

**Staff Members Present:** Timothy Phillips; John Paulsen, General Counsel; Burke Lokey; Gary Wesch; Amir Motamedi; Tom Renckly; Christopher Fazio; Doug Williams; Afshin Ahouraiyan; Scott Vogel; Dennis Duffy; Jen Pokorski; Ted Collins; Kelli Sertich, Linda Mardian, Bobbie Ohler; and Anna Medina, Clerk of the Flood Control Advisory Board.

**Guests Present:** Elliot Silverston, VRS; Charles Griffith, EEL; Dan Frank, Dibble Engineering; Terri George, Paul Hoskin, Hoskin; Scott Buchanan, Stanley Consultants; Peng Zhang; HRC; Hassan Mushtaq, City of Phoenix; Raj Shah, Prestige Eng; Brian Sager, Sage Landscape Architecture & Environment; Kofi Awumah; Frank Brown, Entellus; Chris Dusza, Civil Tec; Alicia Nieno Jacobs; Troy White, TOQC; Chris D'Arcangelis, Stanley Consultants; Syd Anderson, COP; Juan Valdez; Frank Henderson, Ritoch Powell; Keith Drunasky; Jason Kelley, TY LIN; Shahi Saf, COM; Brian Fry, JE Fuller;

### 1) **CALL TO ORDER**

Chairman Patel called the meeting of the Flood Control Advisory Board (FCAB) to order at 2:00 p.m. on Wednesday, August 26, 2009.

### 2) **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### 3) **APPROVE THE MINUTES OF JUNE 24, 2009**

**ACTION:** It was moved by Mr. Martin and second by Mr. Bearup to approve the minutes as submitted. The motion carried unanimously.

### 4) **SONOQUI WASH CHANNELIZATION PROJECT PHASE II**

Presentation given by: Gary Wesch, Project Manager  
Representative from the Town of Queen Creek: Troy White

**PURPOSE: ACTION REQUIRED:** It is recommended that the Flood Control Advisory Board endorse and recommend that the Board of Directors of the Flood Control District of Maricopa County approve IGA FCD2009A011 for the Sonoqui Wash Channelization Project Phase II.

The District's Sonoqui Wash Floodplain Delineation Study from Higley Road to Hunt Highway indicated that significant ponding and breakouts of flood flows occur along the wash. Results from the District's Queen Creek and Sonoqui Wash Hydraulic Master Plan indicated that the most feasible solution to contain the breakouts from Sonoqui Wash was to increase the conveyance cross-section to contain the 100-year flood flows.

#### DISCUSSION:

Board member Martin took exception to spending \$32 million to save 71 acres. At \$10 a foot, he felt it would make more sense to buy the land and let it sit. Mr. Wesch responded, noting that Phase II would provide an outlet for Phase III, which affects several hundred additional properties. Board member Martin felt the County should refrain from taking these 67 properties out of the floodplain because they were built in the last 10 years with full knowledge that they were situated in a floodplain. Mr. Wesch clarified that Phase II simply provides an outlet for the future channel project in Phase III. Mr. Phillips added that almost all of the properties located in the floodplain for Phase II and Phase III existed before the floodplain was delineated. Mr. White added that the floodplain is not located in Queen Creek; it sits in an unincorporated part of the County.

Chairman Patel requested a component breakdown of the cost. Mr. White reported that the rights-of-way would cost about \$12.6 million, and construction would cost about \$16 million. Phase I, in comparison, cost \$5.5 million to \$6 million for construction.

Board member Ward inquired about whether the intersection of Sossaman and Chandler Heights was in a flood area. Mr. Phillips said a bridge was built there as part of Phase I; therefore, Chandler Heights is no longer a low-water crossing. Board member Ward asked whether Phase II would remove all of the land out of the floodplain. Mr. Wesch confirmed that once the entire system is complete, including Phase III, the broader floodplain would be reduced to a channel. Board member Ward agreed that it might be a better idea to buy the property and take it out of the floodplain. Mr. Phillips said if the County bought the property, the channel project would not be built, and the County would have to operate and maintain that land.

Chairman Patel expressed concern about the high cost of the project. Board member Justice noted that the right-of-way costs for Phase III might be considerable as well. Mr. White pointed out that Phase II-B would also prevent many other homes that are not in the delineated floodplain from being impacted by sheet flow. Chairman Patel said his primary concern was over its value. He queried how well this project compared in terms of cost with several other shallow-channel projects the District has done.

Mr. Phillips proposed tabling this item for a future meeting. Staff would prepare more information on previous cost estimates, provide comparisons to Phase I, comparisons to previous work on Queen Creek, and information on the dates when homes were constructed in the area. Board member Martin requested information on the number of acres that would be required to actually put the channel in. Mr. Phillips clarified that \$17.5 million would cover the cost of going from Crismon Road to Ellsworth, while \$14.5 million would cover Queen Creek's portion from Ellsworth to the County boundary on the east. Although the IGA covers both pieces, the \$32 million dollar figure would cover the cost of the channel all the way to the County boundary. Board member Ward requested more information on the public safety aspects. He stated the residents need to know which rights-of-way have the potential to be flooded.

ACTION: Mr. Justice moved to table this item. Mr. Martin seconded. The motion carried unanimously.

**5) DESIGN OF ELEMENTS OF THE OAK STREET BASIN AND STORM DRAIN DRAINAGE SYSTEM**

Presentation given by: Afshin Ahouraiyan, Project Manager

PURPOSE: ACTION REQUIRED: It is recommended that the Flood Control Advisory Board endorse and recommend that the Board of Directors approve IGA FCD 2009A009 for the design of the elements of the Oak Street Basin and Storm Drain Drainage System.

The Spook Hill watershed extends from the Userly Mountains on the north and the Apache Trail on the east, to the Buckhorn-Mesa structures to the west and the south. In February 1987, the District prepared the Spook Hill Area Drainage Master Study (ADMS) that identified flooding problems in the watershed and proposed solutions. In September 1998, due to continued flooding problems in the watershed, the City requested that the District update the previous effort to reflect changes affecting the watershed area. The Spook Hill Area Drainage Master Plan re-evaluated the area, incorporated existing drainage structures, identified drainage problems, analyzed the extent of flooding and developed alternative drainage solutions. Alternative solutions were developed and a recommended plan (Plan) was chosen and presented to the public. The Plan has received public support from the residents of the area and adopted by the City. The District adopted the Plan through Resolution FCD 2002R008 on November 6, 2002 (C-69-03-031-6-00) authorizing the District to negotiate Intergovernmental Agreements (IGAs) with public agencies to design and construct the elements of the Plan. The detention basins sites associated with the Plan were purchased per IGA FCD 2002A013 (C-69-03-068-2-00). The District and City have executed design and construction IGAs for the McDowell Road and the Hermosa Vista Drive-Hawes Road drainage system elements of the Plan. Construction of these elements of the Plan is in progress.

**DISCUSSION:**

Chairman Patel inquired about the anticipated cost estimates for construction. Mr. Ahouraiyan explained that the 2002 estimate was \$3.5 million. The actual cost would be affected by the length of time it takes to complete the design process, and for the City of Mesa to find a way to fund their portion of construction.

ACTION: It was moved by Mr. Justice and seconded by Mr. Martin to approve the item as submitted. The motion carried unanimously.

**6) SIPHON DRAW DRAINAGE IMPROVEMENTS PHASE II**

Presentation given by: Bobbie Ohler, Project Manager

PURPOSE: ACTION REQUIRED: It is recommended that the Flood Control Advisory Board endorse and recommend that the Board of Directors approve IGA FCD2009A005, for the cost

sharing, construction, construction management, and operation and maintenance of the Siphon Draw Drainage Improvements Project, Phase 2.

The District and City collaborated to prepare and adopt the East Mesa Area Drainage Master Plan (ADMP). This Project will complete the second phase of one of the flood mitigation components recommended in the ADMP. The Project will convey the 100-year flows east of Meridian Road to the Siphon Draw Drainage Improvements Phase 1 channel and basin, which outlets to the Siphon Draw Wash and existing Elliot Road storm drain system. The Project will protect properties west of Meridian Road. The District obtained Project rights-of-way from the Arizona State Land Department.

**DISCUSSION:**

Board member Martin asked whether there was an existing channel at this location. Ms. Ohler explained that there is currently a dirt channel, and the new concrete channel would be to the east of the existing channel. Board member Martin said when the basin was installed, he was under the impression that the existing channel would be used to feed it. Ms. Ohler explained that the channel is an eroded urban dirt-lined channel, and the City has agreed to replace it with a roadway alignment. Mr. Phillips added that this concrete channel is a necessary component of the overall Siphon Draw project, and the dirt channel was going to be used to feed the basin until the IGA was approved. The dirt channel is under-capacity. Board member Martin questioned the value of spending \$1.8 million on a half-mile channel.

Board member Ward requested information on the intersection of Elliot Road and Meridian. He queried whether the dirt channel has ever breached and threatened the nearby subdivision. Ms. Ohler confirmed that it has not done so. A 100-year flood is approximately 2,500 cfs. Currently the channel is getting 900 cfs. Board member Ward felt that the District would essentially be paying to prevent sheet flow off of Pinal County. Ms. Ohler said Pinal County feels the project benefits Maricopa County. Mr. Phillips added that the project holistically protects Maricopa County because it gathers water and disposes of it properly.

**ACTION:** It was moved by Mr. Ward and seconded by Mr. Bearup to approve the item as submitted. Mr. Martin opposed. The motion carried 5 to 1.

**7) FINANCIAL REPORT 4Q FY 2009**

Presentation given by: Linda Mardian, Financial Business Analyst

**PURPOSE:** No action is required. Staff will provide an update report detailing the District's FY 2009 June Ending Financial Performance.

**YTD June Ending Fourth Quarter Report. (Revenue, Operating Expenses, Capital Improvement Program Expenses and the District's Ending Fund Balance)**

**DISCUSSION:**

Board member Ward inquired about the Gilbert land sale. Mr. Phillips explained that it involved a couple of parcels that the City of Gilbert bought near the District's Chandler Heights Basin. The bulk of the sale consisted of a 30-acre site on the north end of the basin that was left over

once the District acquired all the land that was necessary for the project. The land is south of Pecos Road and Williams Gateway Airport.

In response to an inquiry by Board member Bearup, Mr. Phillips cited that the District is ahead of its projected building track. If assessed valuations go down in the next couple of years, the revenue generated at the current tax rate may not cover the District's total costs. The Board has set the tax rate for this year, but could decide to bump the rate next year if assessed valuations do not rise back up.

ACTION: No action required.

**8) COMMENTS FROM THE CHIEF ENGINEER AND GENERAL MANAGER**

PURPOSE: Information only, no action required.

The District has again been granted the ability to have its own counsel. Julie Lemmon is under contract as General Counsel, until the District hires an employee to serve as counsel.

DISCUSSION: There was no discussion on this item.

ACTION: No action required.

**9) SUMMARY OF RECENT ACTIONS**

No additional comments were made.

**10) OTHER BUSINESS AND COMMENTS**

*The meeting adjourned at 3:02 p.m.*