

**Metropolitan Domestic Water Improvement District  
Board of Directors Meeting**

**March 14, 2016**

**Approval of the CAP Recharge, Recovery and Delivery System Booster Station Site  
Property Acquisition Agreement**

**Synopsis**

The Board of Directors is requested to consider approval of the acquisition agreement for the CAP Recharge, Recovery and Delivery System Booster Station Site property, in the amount of \$220,560.00.

**Background**

Metro Water District's CAP Water Utilization Program entails recovering CAP water that has been recharged at the Avra Valley Recharge Project and moving it through a pipeline to the District's Metro Main distribution system. This effort involves various components including the recovery wells near the Avra Valley Recharge Project, a pipeline to move the water that will need to cross the Santa Cruz River, I-10, and the Railroad, a booster station that also includes land for a possible future treatment facility, and then the last stretch of pipeline to connect with the Herb Johnson Reservoir and the Metro Main distribution system.

Over the years, the District has worked on different components of what is now the CAP Recharge, Recovery and Delivery System. The District acquired the Avra Valley Recharge Project in 2010. With this acquisition, the District focused on a recharge and recovery approach for utilizing its CAP water allocation. The District participated with the Northwest Providers to have a route analysis done that was completed the end of 2009. This route analysis study was modified in 2013 since the Avra Valley Recharge Facility site would be the starting point instead of the Tangerine Road/ I-10 area. In addition to the modification of the route analysis, this study determined potential sites for recovery wells, a booster station, storage facility and possible future treatment facility and brine management facility along with estimated costs.

On December 8, 2014 the Board of Directors awarded a Contract for Land Acquisition Services to Tierra Right of Way (Tierra). Since then Tierra has completed all requested due diligence work to ensure that properties required for three recovery well sites and the booster station site are suitable for their intended purposes.

### **Issues**

A suitable location for the booster station, with adequate provision for some future water treatment processes, was identified within Redpoint Development's proposed future Cascada North development along the Lambert Lane alignment west of Twin Peaks Road. This 22.056 acre site is currently part of a larger parcel (Common Area "D-2") in use as mitigation set-aside lands. Due diligence included consultation with Town of Marana staff to determine what, if any, requirements would need to be fulfilled in order for the District to utilize the parcel for the intended purposes. Marana officials determined that the District is able to use its exemption from zoning requirements to utilize the site as intended without further action regarding the current zoned use of the land.

A property appraisal of the site property was conducted by Tierra's sub-consultant to determine the value of the property. Due to the mitigation set-aside status of the property, the value was determined to be \$10,000 per acre. The appraisal report was submitted to the property owner, Redpoint Development, and the value of \$220,560.00 for 22.056 acres of land was accepted.

The Fiscal Year 2016 budget includes funding for the initiation of land acquisitions for the CAP Recharge, Recovery and Delivery System that will be funded from the Water Resources Utilization Fee.

### **Staff Recommendation**

It is recommended that the Board of Directors approve the acquisition agreement for the 22.056 acre parcel located within Common Area "D-2" of the Cascada North subdivision, in the amount of \$220,560.00.

### **Suggested Motion**

I move that the Board of Directors approve the acquisition agreement for the 22.056 acre parcel located within Common Area "D-2" of the Cascada North subdivision, in the amount of \$220,560.00.

Respectfully submitted,

Charlie A. Maish, P.E., R.L.S.  
District Engineer

Board of Directors Meeting

March 14, 2016

CAP Recharge, Recovery and Delivery System Booster Station Property Acquisition

Page 3

I concur with staff's recommendation.

Respectfully submitted,

Joseph Olsen, P.E.  
General Manager