

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
WORK SESSION HELD ON
WEDNESDAY, JANUARY 27, 2021**

A work session of the Cochise County Board of Supervisors was held on Wednesday, January 27, 2021, at 10:00 a.m. in the Board of Supervisors' Executive Conference Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Ann English, Chairman, telephonic; Peggy Judd, Vice-Chairman, telephonic; Tom Crosby, Supervisor, telephonic

Staff Present: Richard G. Karwaczka, County Administrator
Sharon Gilman, Associate County Administrator
Christine Roberts, Chief Civil Deputy County Attorney
Tim Mattix, Deputy Clerk of the Board

Attendees: Colleen Ruiz, Stantec Consultants
Jack Bryck, Stantec Consultants
Bill Ferris, Stantec Consultants
Amy Broughton, Stantec Consultants
Dan Coxworth, Development Services Director
Jackie Watkins, Eng & Natural Resources Director
Kris Carlson, Civil Deputy County Attorney
Jennifer Graeme, Associate HR Director
Joe Casey, IT Chief Information Officer
Marty Haverty, Public Works Director
Julie Morales, Risk Management Director
Maria Pitzlin, Chief Deputy Treasurer
Dale Jones, Registered Land Surveyor
Teresa Murphy, Right-of-Way Agent I
Luis Pedroza, City of Douglas
J.D. Rottweiler, Cochise College President
Wendy Davis, Cochise College Vice-President

Chairman English called the meeting to order at 10:00 a.m.

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

ITEMS FOR DISCUSSION

Board of Supervisors

1. Presentation by Stantec Consultants on the Proposed Douglas Port of Entry Water and Wastewater Feasibility Report.

Ms. Gilman stated that Stantec Consultants (Stantec) will provide an update on the Proposed Douglas Port of Entry Water and Wastewater Feasibility Report (Report), which was completed in December, 2020. Ms. Ruiz, Mr. Bryck, Ms. Broughton, and Mr. Ferris, all from Stantec, introduced themselves and took turns presenting the item using a PowerPoint presentation.

Mr. Ferris provided information on Stantec's experience with Ports of Entry (POE). Ms. Ruiz summarized the type of information included in the Report and the various benefits of having the Report.

Mr. Bryck detailed the study area and described the two areas that it is broken into: the North Plan Area and the West Plan Area. The proposed POE is estimated at 80 acres; the North and West Plan Areas total 7,630 acres. The Report looks at the impact of the development of this size of land on water and sewer. Based on the anticipated growth rate, full build-out is estimated at 200 years and as a result, the Planning Goal is focused on the first 30 years. One potential option is for an On-site POE Water and Wastewater System; the estimated cost is \$5.7 million for the Water System and \$3.4 million for the Wastewater System.

Ms. Ruiz discussed economic considerations, noting a significant residential demand and possible solutions. She discussed the potential to increase commercial cross-border traffic with a dedicated POE. She summarized the Assumptions & Inputs of the Cost-Benefit Analysis and additional benefits of the POE, such as sustainable jobs.

Mr. Bryck discussed the water source to service the POE and Plan Areas. Two wells of 1,000 gallons per minute will be needed in the first 20-50 years, while 14 will be needed at build-out. The proposed approach for Water is to connect to the City water system, requiring new water supply wells, new storage tanks and new distribution system piping. He discussed various options for the Water System, provided the estimated cost for each option, and discussed phased approaches. Ms. Ruiz detailed the Cost-Benefit Analysis and noted that the option for a Community Water system serving the POE and West Plan Area has the greatest cost benefit.

Ms. Ruiz and Mr. Bryck discussed the Wastewater System's various options and phased approaches, and noted that the City suspects that the Wastewater Treatment Plant is undersized for this type of development. The Cost-Benefit Analysis shows that the Community Wastewater system for the POE/West Plan Area - State Route 80 Alignment has the greatest cost benefit. The estimated Phase 1 cost for the recommended approach of both Water and Wastewater Systems is approximately \$21 million.

Ms. Broughton discussed funding, including funding opportunities from federal and state agencies and private lenders. The estimated cost will require multiple partners; funding for the Design is the immediate need. Funding from the General Services Administration (GSA) would be limited to the area immediately around the POE; if the GSA appropriates and receives funding, it will be necessary to be ready to move into the construction phase quickly.

Ms. Ruiz discussed the Action Plan for 2021-2025 and priority items for 2021-2022. Mr. Ferris gave an overview of a general approach to a successful project.

The Board and Stantec representatives discussed that approximately 10% of total project costs are attributable to Design; the DeConcini POE in Nogales being serviced by railroad; the reason the pedestrian underpass was built; and, a potential Economic Development Study on how to attract more traffic through the commercial POE.

Mr. Bryck reviewed next steps, including involving more stakeholders. The Board and Mr. Bryck discussed environmental compliance and the need to consult with state regulators. Ms. Ruiz responded to a question from Mr. Pedroza. Dr. Rottweiler thanked the Board and staff and noted that Cochise College stands ready to participate to whatever level possible.

Ms. Gilman stated that the biggest challenge is the next steps and coordination with the City; these will be pursued in the next year.

Chairman English adjourned the meeting at 11:19 a.m.

APPROVED:

Ann English, Chairman

ATTEST:

Tim Mattix, Deputy Clerk of the Board