

# CITY COUNCIL REPORT



Meeting Date: May 06, 2024  
 General Plan Element: **Water Resources**  
 General Plan Goal: **Ensure Renewable, Long-term Water Supplies for the Community**

## ACTION

**Authorize land acquisition for the groundwater well Infrastructure.** Adopt Resolution 13117 authorizing the acquisition of property in fee simple and easement(s) for the installation of infrastructure for Well PG-41 which will bring new off-project water into the Scottsdale Water portfolio.

## BACKGROUND

Well PG-41 has been a monitor well for the North Indian Bend Wash (NIBW) Superfund Site since 1995 and is located in a dead-end cul-de-sac on Cattletrack Drive, south of McDonald. This project will allow the well to be converted to an off-project production well. After treatment at the NIBW granular activated carbon treatment facility the water will be sent to the Chaparral Water Treatment Facility reservoir for distribution into the drinking water system. All expenses outside of the cost of land acquisition are being paid for by the Participating Companies, represented by Motorola Solutions, Siemens, and Glaxo Smith Kline.

The purpose of this action is to authorize acquisition of property rights. Based on current design plans, the project needs 1,952 square feet in fee simple and 2,495 square feet for a temporary construction easement from a tract of land owned by the Privado Village Homeowners Association (HOA) for completion of the project. SRP owns property adjacent to the HOA. Acquisition of land rights may also be needed from SRP in the future to connect new well infrastructure to existing SRP facilities to transport water to the NIBW granular activated carbon treatment facility.

## ANALYSIS & ASSESSMENT

### Recent Staff Action

Staff has completed review of the engineering design of all above ground and below ground infrastructure that will be built on the property. Impacts of infrastructure have been minimized to the extent possible by placing in below ground vaults or locked cabinets and will not impede use of the cul-de-sac or access by the community to the bike path at the canal.

Action Taken Approved on Consent

Staff has met with homeowners and representatives of the HOA who have indicated they are not opposed to the project. SRP is aware that the City may require land rights from its property adjacent to the HOA.

The location of the parcel is shown on Attachment Exhibit "A".

**Community Involvement**

Staff held a public meeting with the Privado Village HOA residents on February 24, 2024, to explain the project, answer questions and address concerns. Removal and replacement of landscaping will be addressed at the approval of the HOA.

**RESOURCE IMPACTS**

---

**Available funding**

The land acquisition amount will be covered by funding within the FY 24/25 Water Resources Division operating budget.

**OPTIONS & STAFF RECOMMENDATION**

---

**Recommended Approach**

Adopt Resolution 13117 authorizing acquisition of property needed for the installation of infrastructure for Well PG-41 which will bring new off-project water into the Scottsdale Water portfolio.

**Proposed Next Steps**

Upon Council approval, staff will commence the process to acquire the needed land rights and notify the Participating Companies they can proceed with construction.

**RESPONSIBLE DEPARTMENT(S)**

---

Water Resources

**STAFF CONTACTS (S)**

---

Suzanne Grendahl, Water Quality Director, 480-312-8719, [sgrendahl@scottsdaleaz.gov](mailto:sgrendahl@scottsdaleaz.gov)  
Debbie Fisher, Real Estate Management Specialist, 480-312-2522, [dfisher@scottsdaleaz.gov](mailto:dfisher@scottsdaleaz.gov)

**APPROVED BY**

---

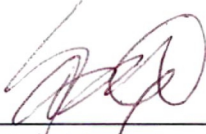


Brian Biesemeyer, Executive Director, Water Resources

(480) 312-5683, [bbiesemeyer@scottsdaleaz.gov](mailto:bbiesemeyer@scottsdaleaz.gov)

4-22-24

Date



(for Analía Johnson)

Ana Lía Johnson, Acting Budget Director

(For Financial Policies Compliance and Budget Appropriation)

(480) 312-7893, [AnJohnson@scottsdaleaz.gov](mailto:AnJohnson@scottsdaleaz.gov)

4-22-24

Date

**ATTACHMENTS**

---

1. Resolution 13117  
Exhibit "A"

RESOLUTION NO. 13117

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THAT FEE SIMPLE AND EASEMENT INTERESTS IN CERTAIN REAL PROPERTY BE ACQUIRED BY THE CITY OF SCOTTSDALE BY DEDICATION, DONATION OR PURCHASE OR THE EXERCISE OF THE POWER OF EMINENT DOMAIN AS A MATTER OF PUBLIC NECESSITY.

WHEREAS, the Council of the City of Scottsdale deems it necessary and essential as a matter of public welfare that certain fee simple and easement interests in certain real properties, shown on Exhibit "A" be acquired for the public purpose of installation of infrastructure to convert Well PG-41 to a production well.

WHEREAS, the City of Scottsdale has considered alternatives available to it, has balanced the public good and the private injury resulting from the acquisition of the properties, and has determined that locating the public improvements on the properties results in the greater public good and the least private injury.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That it is necessary and essential as a matter of public welfare that fee simple and easement interests described on Exhibit "A" attached hereto be acquired for the public purpose of installation of infrastructure for Well PG-41 including a submersible groundwater pump in well PG-41, an underground instrumentation vault, above ground electrical power transformer and pump system control panels, and an underground pipeline to use groundwater extracted from well PG-41 to supplement the lost water supply from the Colorado River allocation. Therefore, the City Manager or designee is expressly authorized and directed to acquire the real property shown on Exhibit "A" hereto by dedication, donation, or purchase or the exercise of power of eminent domain.


Section 2. That the duly authorized disbursing agents of the City of Scottsdale are hereby authorized and directed to pay all sums necessary to acquire the real property interests shown on Exhibit "A" attached hereto, as well as to pay for such title reports, appraisals, title insurance, escrow fees and all closing costs as may be necessary for the acquisition of those real property interests.

Section 3. That the City Manager or his designee is expressly authorized to approve revised or substituted legal descriptions and specify additional or other property interests to be acquired for this project; provided, however, that the City Manager may not increase the total area of all property permanently taken for the project as authorized by this resolution by more than twenty percent (20%) without further authority from this Council. Any change authorized by the City Manager shall be reported by the City Manager in writing to the City Clerk and filed with this resolution within thirty (30) days after the date of the authorization.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_ day of \_\_\_\_\_, 2024.

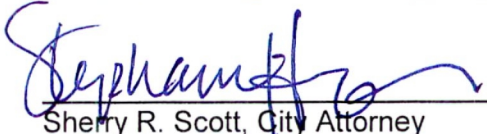
ATTEST:

CITY OF SCOTTSDALE, an  
Arizona Municipal Corporation

By:  \_\_\_\_\_  
Benjamin Lane, City Clerk

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

 \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Stephanie Heizer, Senior Assistant City Attorney

## NEW PARCEL DESCRIPTION:

THAT PORTION OF TRACT "G", PRIVADO VILLAGE PER MAP RECORDED IN BOOK 202 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 WHICH BEARS SOUTH 89 DEGREES 13 MINUTES 35 SECONDS EAST A DISTANCE OF 5240.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 14 AND THE BASIS OF BEARING HEREIN;

THENCE NORTH 89 DEGREES 13 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2541.25 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TRACT "G" PER SAID PRIVADO VILLAGE;

THENCE NORTH 09 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT "G", A DISTANCE OF 508.27 FEET MORE OR LESS TO THE INTERSECTION POINT OF THE EAST LINE OF SAID TRACT "G" AND THE NON-TANGENT CURVE OF "PARCEL NO. 2" AS DESCRIBED IN DOCUMENT 1992-213980, OFFICIAL RECORDS OF MARICOPA COUNTY, SAID INTERSECTION BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 31.00 FEET, A RADIAL BEARING OF NORTH 80 DEGREES 16 MINUTES 24 SECONDS WEST, AN ARC DISTANCE OF 37.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CATTLE TRACK ROAD (MILLER ROAD);

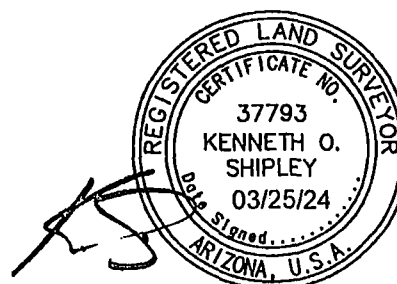
THENCE NORTH 09 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 90.19 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT "G";

THENCE SOUTH 80 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT "G", A DISTANCE OF 20.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID TRACT "G";

THENCE SOUTH 09 DEGREES 43 MINUTES 36 SECONDS WEST A DISTANCE OF 119.18 FEET MORE OR LESS TO THE POINT OF BEGINNING.

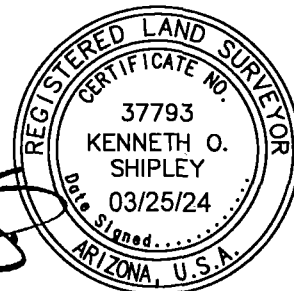
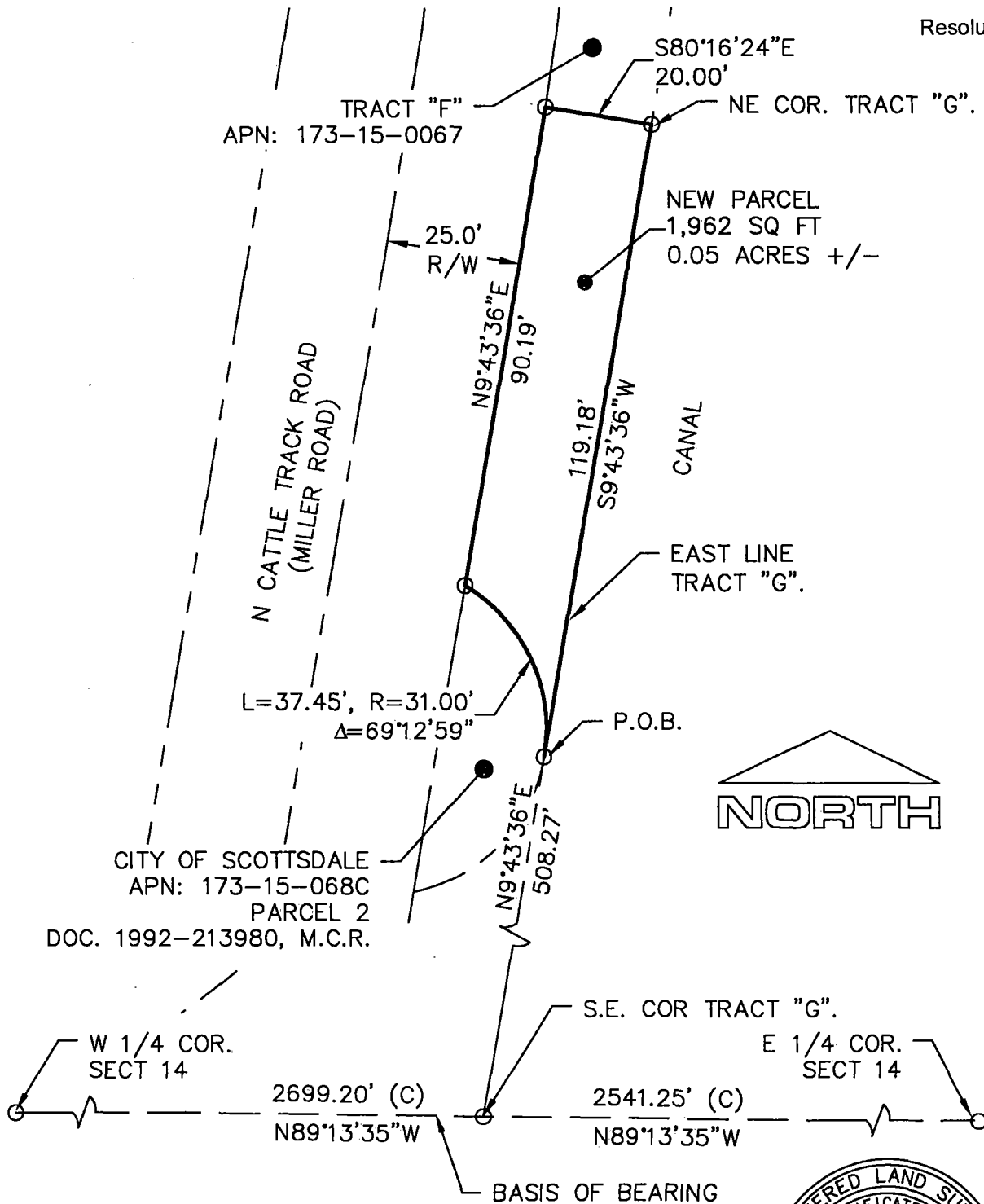
CONTAINING 1,962 SQ FT OR 0.05 ACRES +/-

SEE ATTACHED EXHIBIT DRAWING BY  
REFERENCE MADE A PART HERETO.

**EXHIBIT "B" NEW PARCEL****PG 41 WELL SITE - TRACT "G" - APN: 173-15-068A**

DRAWN:	KOS	JOB NO:	23103
SURVEYOR:	KOS	DATE:	03/25/2024
SCALE:	NTS	SHEET	1 OF 1

Prepared By:  
82 BRAVO, LLC  
579 W Wickenburg Way, Suite #2  
Wickenburg, Arizona 85390  
928-684-5046 Info@82Bravo.com  
www.82Bravo.com



**EXHIBIT "B" NEW PARCEL**  
**PG 41 WELL SITE - TRACT "G" - APN: 173-15-068A**

DRAWN:	KOS	JOB NO:	23103
SURVEYOR:	KOS	DATE:	03/25/2024
SCALE:	NTS	SHEET	2 OF 2

Prepared By:  
82 BRAVO, LLC  
579 W Wickenburg Way, Suite #2  
Wickenburg, Arizona 85390  
928-684-5046 Info@82Bravo.com  
www.82Bravo.com

## TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

TRACT "F", PRIVADO VILLAGE PER MAP RECORDED IN BOOK 202 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 WHICH BEARS SOUTH 89 DEGREES 13 MINUTES 35 SECONDS EAST A DISTANCE OF 5240.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 14 AND THE BASIS OF BEARING HEREIN;

THENCE NORTH 89 DEGREES 13 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2541.25 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TRACT "G" PER SAID PRIVADO VILLAGE;

THENCE NORTH 09 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT "G", A DISTANCE OF 627.45 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TRACT "F" AND THE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 16 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "F" A DISTANCE OF 20.00 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CATTLE TRACK ROAD (MILLER ROAD) AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF NORTH 79 DEGREES 59 MINUTES 12 SECONDS EAST;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 101.57 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT "F";

THENCE SOUTH 80 DEGREES 16 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 35.24 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID TRACT "F",

THENCE SOUTH 09 DEGREES 43 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT "F", A DISTANCE OF 100.00 FEET MORE OR LESS TO THE TO THE POINT OF BEGINNING.

CONTAINING 2,495 SQ FT OR 0.06 ACRES +/-

SEE ATTACHED EXHIBIT DRAWING BY  
REFERENCE MADE A PART HERETO.



**EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT**  
**PG 41 WELL SITE - TRACT "F" - APN: 173-15-067**

DRAWN:	KOS	JOB NO:	23103
SURVEYOR:	KOS	DATE:	03/25/2024
SCALE:	NTS	SHEET	1 OF 1

Prepared By:  
82 BRAVO, LLC  
579 W Wickenburg Way, Suite #2  
Wickenburg, Arizona 85390  
928-684-5046 Info@82Bravo.com  
www.82Bravo.com



N CATTLE TRACK ROAD  
(MILLER ROAD)

D=17°54'21"  
L=101.57', R=32'

100.00'  
S9°43'36"W

CANAL



P.O.B.

20.00'

N80°16'24"W

$$\begin{array}{r} 627.45 \\ \times 9.4336 \\ \hline \end{array}$$

W 1/4 COR.  
SECT 14

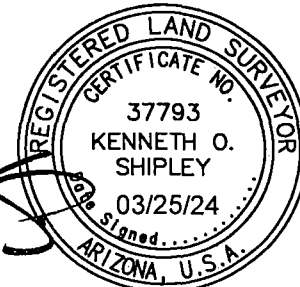
S.E. COR TRACT "G".

E 1/4 COR.  
SECT 14

2699.20' (C)  
N89°13'35"W

2541.25' (C)  
N89°13'35"W

## BASIS OF BEARING



DRAWN:	KOS	JOB NO:	23103
SURVEYOR:	KOS	DATE:	03/25/2024
SCALE:	NTS	SHEET	2 OF 2

Prepared By:  
82 BRAVO, LLC  
579 W Wickenburg Way, Suite #2  
Wickenburg, Arizona 85390  
928-684-5046 Info@82Bravo.com  
www.82Bravo.com