FACILITIES & SUPPORT SERVICES COMMITTEE Tuesday, December 12, 2023, No Sooner Than 9:55 AM

SRP Administration Building 1500 N. Mill Avenue, Tempe, AZ 85288

Committee Members: Stephen Williams, Chairman; Krista O'Brien, Vice Chairman; and Nick Brown, Randy Miller, Jack White Jr., Leslie C. Williams, and Keith Woods

Call to Order Roll Call

- - Request for approval of the minutes for the meeting of September 21, 2023.
- 2. <u>Gilbert Pipeline Water Transmission Project</u>...... CHRISTY BURKE

Request for approval for the use of eminent domain to acquire necessary land rights for the Gilbert Pipeline Water Transmission Project that will connect the existing well site to another SRP well site. This connection will serve as a new water transmission line ensuring SRP adequate water supply (see proposed resolution).

3. <u>Summary of SRP's Fiscal Year 2023 (FY23) Environmental, Health, and</u> <u>Safety (EHS) Audit Results</u>.....JIM KUDLINSKI and MATT WEBER

Informational presentation regarding SRP's EHS Audit Program and a summary of results conducted in FY23.

- 4. <u>Report on Current Events by the General Manager and Chief Executive</u> <u>Officer or Designees</u>.....JIM PRATT
- 5. Future Agenda Topics CHAIRMAN STEPHEN WILLIAMS

The Committee may vote during the meeting to go into Executive Session, pursuant to A.R.S. 38-431.03 (A)(3), for the purpose of discussion or consultation for legal advice with legal counsel to the Committee on any of the matters listed on the agenda.

The Committee may go into Closed Session, pursuant to A.R.S. §30-805(B), for records and proceedings relating to competitive activity, including trade secrets or privileged or confidential commercial or financial information.

Visitors: The public has the option to attend in-person or observe via Zoom and may receive teleconference information by contacting the Corporate Secretary's Office at (602) 236-4398. If attending in-person, all property in your possession, including purses, briefcases, packages, or containers, will be subject to inspection.



MINUTES FACILITIES AND SUPPORT SERVICES COMMITTEE

DRAFT

September 21, 2023

The Facilities and Support Services (F&SS) Committee of the Salt River Project Agricultural Improvement and Power District (the District) and the Salt River Valley Water Users' Association (the Association), collectively SRP, convened at 10:52 a.m. on Thursday, September 21, 2023, from the Hoopes Board Conference Room at the SRP Administration Building, 1500 North Mill Avenue, Tempe, Arizona. This meeting was conducted in-person and via teleconference in compliance with open meeting law guidelines.

Committee Members present at roll call were S.H. Williams, Chairman; K.H. O'Brien, Vice Chairman; and N.R. Brown, R.J. Miller, J.M. White Jr., L.C. Williams, and K.B. Woods.

Also present were Board Members R.C. Arnett, M.J. Herrera, L.D. Rovey, and P.E. Rovey; Council Vice Chairman J.R. Shelton; Council Liaison A.A. Freeman; Mmes. I.R. Avalos, M.J. Burger, C.C. Burke, K.A. Heth, L.F. Hobaica, K.B. Kochenderfer, G.A. Mingura, N.J. Mullins, and C.M. Sifuentes; and Messrs. J.B. Carpenter, K.J. Cormier, S.E. Cutruzzula, J.M. Felty, J.D. Hovis, R.T. Judd, K.J. Lee, D.B. Mitchell, R. Navarro, B.A. Olsen, J.M. Pratt, and M.B. Rosen.

In compliance with A.R.S. §38-431.02, Andrew Davis of the Corporate Secretary's Office had posted a notice and agenda of the F&SS Committee meeting at the SRP Administration Building, 1500 North Mill Avenue, Tempe, Arizona, at 9:00 a.m. on Tuesday September 19, 2023.

Chairman S.H. Williams called the meeting to order.

Consent Agenda

Chairman S.H. Williams requested a motion for Committee approval of the Consent Agenda, in its entirety.

On a motion duly made by Board Member J.M. White Jr. and seconded by Board Member N.R. Brown, the Committee unanimously approved and adopted the following item on the Consent Agenda:

• Minutes of the F&SS Committee meeting on June 27, 2023, as presented

Corporate Secretary J.M. Felty polled the Committee Members on Board Member J.M. White Jr.'s motion to approve the Consent Agenda, in its entirety. The vote was recorded as follows:

YES:	Board Members S.H. Williams, Chairman; K.H. O'Brien, Vice Chairman; and N.R. Brown, R.J. Miller, J.M. White Jr., L.C. Williams, and K.B. Woods	(7)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	None	(0)

Sale of Excess Land

Using a PowerPoint Presentation, Christy C. Burke, SRP Director of Land, stated that the purpose of the presentation was to request approval to sell 1.42 acres (61,855 sf +/) of excess property located in Page, Arizona to the current licensed user of the property.

Ms. C.C. Burke stated that in 1985, SRP acquired 17 acres of undeveloped land in Page, Arizona that has been maintained as the PERA NGS recreational facility, and a 1.42-acre portion of the property has been used as a credit union branch location since 1997. She explained that the current licensee, America First Credit Union, expressed interest in purchasing the property from SRP, and the parcel was approved for sale as excess land by the SRP Operational groups.

Ms. C.C. Burke provided an aerial view of the property location, along with transaction details of the sale. She concluded with Management's recommendation for approval to adopt a resolution authorizing the sale of approximately 1.42 acres (61,855 sf +/-) of excess property located in Page, Arizona to the current licensee of the property.

Ms. C.C. Burke responded to questions from the Committee.

On a motion duly made by Board Member R.J. Miller, seconded by Board Member N.R. Brown and carried, the Committee agreed to recommend Board approval, as presented.

Corporate Secretary J.M. Felty polled the Committee Members on Board Member R.J. Miller's motion to recommend Board approval. The vote was recorded as follows:

YES:	Board Members S.H. Williams, Chairman; K.H. O'Brien, Vice Chairman; and N.R. Brown, R.J. Miller, J.M. White Jr., L.C. Williams, and K.B. Woods	(7)
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	None	(0)

Copies of the draft Board resolution and the PowerPoint slides used in this presentation are on file in the Corporate Secretary's Office and, by reference, made a part of these minutes.

Papago Park Center, Inc. (PPC) Ground Lease and Sublease

Using a PowerPoint Presentation, Ms. C.C. Burke stated that the purpose of the presentation was to request approval to amend the PPC Ground Lease and mutually terminate the PPC Ground Sublease of 1667 North Priest Drive, Tempe, Arizona.

Ms. C.C. Burke stated that in 2022, SRP acquired the TruWest Credit Union Building (1667 N. Priest Drive), assuming the remaining interest of the Ground Sublease of the property with PPC. She explained that SRP intends to use the building for SRP purposes after TruWest's lease expires on December 31, 2023. Ms. C.C. Burke said that PPC's Board had authorized the actions to terminate the Sublease that was assumed with the building purchase and remove the property from the PPC Ground Lease on April 13, 2023.

Ms. C.C. Burke provided an aerial view of the property location. She concluded with the recommendation to adopt a resolution approving the amendment of the PPC Ground Lease and mutual termination of the Ground Sublease of 1667 N. Priest Drive.

Ms. C.C. Burke responded to questions from the Committee.

On a motion duly made by Board Member K.B. Woods, seconded by Board Member N.R. Brown and carried, the Committee agreed to recommend Board approval, as presented:

Corporate Secretary J.M. Felty polled the Committee Members on Board Member K.B. Woods' motion to recommend Board approval. The vote was recorded as follows:

YES:	Board Members S.H. Williams, Chairman; K.H. O'Brien, Vice Chairman; and N.R. Brown, R.J. Miller, J.M. White Jr.,	(7)
	L.C. Williams, and K.B. Woods	
NO:	None	(0)
ABSTAINED:	None	(0)
ABSENT:	None	(0)

Copies of the draft Board resolution and the PowerPoint slides used in this presentation are on file in the Corporate Secretary's Office and, by reference, made a part of these minutes.

Review of District and Association Damage Claims for the Period of May 1, 2023 through July 31, 2023

Using a PowerPoint presentation, Jason D. Hovis, SRP Manager of Claims Services, reviewed the damage claims against the District and Association paid during the period of May 1, 2023 through July 31, 2023. He discussed a claim from John P. Wiscombe from May 21, 2023, regarding a vehicular accident that took place on South Shannon Drive, Tempe, Arizona.

Mr. J.D. Hovis explained that an SRP employee parked on the left side of the cul-desac, facing north, for a scheduled service call. He said that while exiting the cul-desac, the SRP employee made a hard right turn, striking the Claimant's vehicle, which was entering northbound on the right side of the cul-de-sac.

Mr. J.D. Hovis stated that there were no injuries reported and that the total amount paid for the claimant's vehicle repair was \$24,880.49. He concluded with images of the incident.

Mr. J.D. Hovis responded to questions from the Committee.

Copies of the District and Association Damage Claims reports for the periods of May 1, 2023 through July 31, 2023 and the PowerPoint slides used in this presentation are on file in the Corporate Secretary's Office and, by reference, made part of these minutes.

Mmes. C.C. Burke, K.A. Heth, and N.J. Mullins; and Messrs. J.B. Carpenter, J.D. Hovis, D.B. Mitchell, and M.B. Rosen left the meeting.

Closed Session: 900 Megahertz (MHz) Licenses

Chairman S.H. Williams called for a closed session for the F&SS Committee at 11:02 a.m., pursuant to A.R.S. §30-805(B), to consider matters relating to competitive activity, including trade secrets or privileged or confidential commercial or financial information, with respect to a request for approval to sell two 900 MHz licenses issued by the Federal Communications Commission.

The Committee reconvened into open session at 11:16 a.m. with the following Members and others present: Board Members R.C. Arnett, N.R. Brown, M.J. Herrera, R.J. Miller, K.H. O'Brien, L.D. Rovey, P.E. Rovey, J.M. White Jr., L.C. Williams, S.H. Williams, and K.B. Woods; Council Vice Chairman J.R. Shelton; Council Liaison A.A. Freeman; Mmes. I.R. Avalos, M.J. Burger, L.F. Hobaica, K.B. Kochenderfer, G.A. Mingura, and C.M. Sifuentes; and Messrs. K.J. Cormier, S.E. Cutruzzula, J.M. Felty, R.T. Judd, K.J. Lee, R. Navarro, B.A. Olsen, and J.M. Pratt.

Report on Current Events by the General Manager and Chief Executive Officer or Designees

Jim M. Pratt, SRP General Manager and Chief Executive Officer, reported on a variety of federal, state, and local topics of interest to the Committee.

Messrs. K.J. Cormier and S.E. Cutruzzula left the meeting during the report.

Future Agenda Topics

Chairman S.H. Williams asked the Committee if there were any future agenda topics. None were requested.

There being no further business to come before the F&SS Committee, the meeting adjourned at 11:24 a.m.

Lora F. Hobaica Assistant Corporate Secretary

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AUTHORIZING THE USE OF EMINENT DOMAIN IN CONNECTION WITH THE GILBERT ROAD PIPELINE PROJECT AND RELATED FACILITIES

WHEREAS, Management of the Salt River Project Agricultural Improvement and Power District ("SRP") has presented to the Board of Directors (the "Board") a project to improve the water supply system of SRP, which is commonly referred to as the Gilbert Road Pipeline Project and related facilities; and

WHEREAS, a map showing the location of the Project is attached to this Resolution as <u>Diagram 1</u>; and

WHEREAS, Management has provided additional presentation materials that are made a part of the Board record (the "Presentation Materials"); and

WHEREAS, the presentation and Presentation Materials addressed, among others, the following facts:

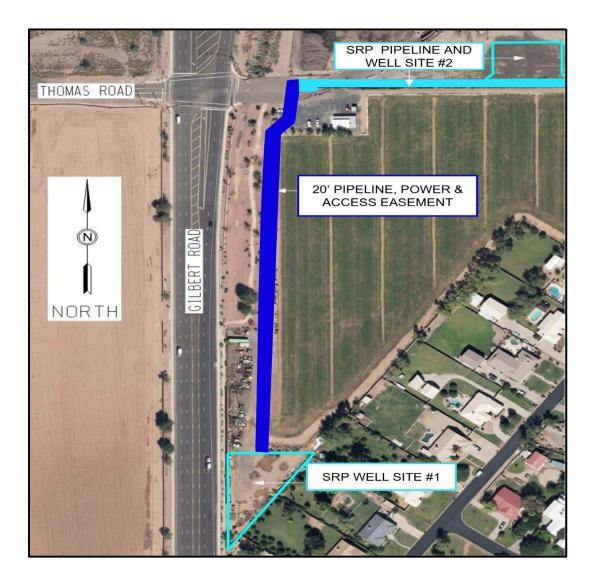
- 1. The Project is described as a new water pipeline that will connect the existing SRP well site parcels referenced in APN 141-02-008H to another SRP well site referenced in APN 141-02-001M. The Project will ensure SRP's adequate water supply.
- 2. The Project is needed to meet the water needs of the SRP system and provide added reliability to the system.
- 3. To construct and operate the Project, SRP must acquire appropriate land rights, which are delineated in the Presentation Materials, over the real property described in Exhibit A attached hereto. Such land rights include, without limitation, the rights to construct, install, reconstruct, replace, remove, repair, operate and maintain (i) irrigation pipeline(s) and irrigation turnout structure(s) and all other appliances appurtenances and fixtures for use in connection therewith for the transmission and distribution of water ("Water Transmission Purpose"), (ii) a line of poles with wires suspended thereon, conduits and conductors, transformers, and all necessary and proper guys, anchorage, crossarms, braces, underground electrical conduits and conductors, pipes, cables, switching equipment, transformers, padmounted equipment, and all other appliances, appurtenances and fixtures for the transmission and distribution of electricity. communication signals and data in connection with the Water Transmission Purpose and to provide electricity, communication signals and data to the Grantee's adjacent well site, and (iii) vehicular and pedestrian access, including ingress and egress to and from the adjacent streets and rights of way furnishing access to Grantee's Property, and for all other purposes.

- 4. Construction of the Project is critical to meet the current and anticipated water system needs of SRP and its customers.
- 5. SRP must acquire the rights of way and other land rights necessary to construct and operate the Project. In this regard SRP may find it necessary to exercise its rights of eminent domain granted by A.R.S. Sections 48-2340, 48-2341 and 12-111, et seq.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AS FOLLOWS:

- 1. The Board finds that the Project is necessary and critical to SRP for the operation of its water system and to meet the current and anticipated water system needs of SRP and its customers.
- 2. The Board finds that the land rights delineated in the Presentation Materials, over the real property described in Exhibit A, and such additional rights as may be otherwise necessary or customary for the construction of the Project, and each of them, are reasonably needed to meet the water needs for the SRP water system and provide added reliability to meet the needs of SRP's customers.
- 3. The Board finds that it is critical to the operation of its water system of SRP that the Project be constructed in a timely manner.
- 4. The Board finds that it is appropriate, where reasonably necessary, that SRP exercise its rights of eminent domain in order to acquire the easements, rights of way, fee interests, and other land rights needed for the Project.
- 5. The Board hereby authorizes the power of eminent domain, where reasonably necessary, in order to acquire the easements, rights of way, fee interests, and other land rights over the property described in <u>Exhibit</u> <u>A</u> and in the Presentation Materials, and as may be reasonably necessary or customary to construct, maintain, and operate the Project.

Diagram 1 – Project Location



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EXHIBIT "A"

LEGAL DESCRIPTION SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT

A portion of land described in Document 2002-1042979, Maricopa County Records, Arizona, situated in the Northwest quarter of Section 31, Township 2 North, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 31, being a Brass Cap in Hand Hole, from which, the North quarter corner of said Section 31, being a 2" Aluminum Cap, bears North 89 Degrees 37 Minutes 15 Seconds East, a distance of 2,559.88 feet (Basis of Bearing);

Thence North 89 Degrees 37 Minutes 15 Seconds East, along the North line of the Northwest quarter of said Section 31, a distance of 245.92 feet to the **Point of Beginning**;

Thence continuing North 89 Degrees 37 Minutes 15 Seconds East, along said North line, a distance of 20.09 feet to the beginning of a non-tangent curve concave easterly and having a radius of 8,032.10 feet, to which beginning of curve a radial bears North 84 Degrees 50 Minutes 43 Seconds West;

Thence southerly along said curve through a central angle of 00 Degrees 36 Minutes 31 Seconds, an arc length of 85.32 feet to a non-tangent line;

Thence South 45 Degrees 00 Minutes 00 Seconds West, a distance of 46.12 feet to the beginning of a non-tangent curve concave easterly and having a radius of 8,062.10 feet, to which beginning of curve a radial bears North 85 Degrees 42 Minutes 12 Seconds West;

Thence southerly along said curve through a central angle of 03 Degrees 29 Minutes 14 Seconds, an arc length of 490.67 feet;

Thence South 00 Degrees 48 Minutes 35 Seconds West, a distance of 370.83 feet;

Thence South 89 Degrees 43 Minutes 09 Seconds West, a distance of 20.00 feet;

Thence North 00 Degrees 48 Minutes 35 Seconds East, a distance of 371.21 feet to the beginning of a tangent curve concave easterly and having a radius of 8,082.10 feet, to which beginning of curve a radial bears North 89 Degrees 11 Minutes 25 Seconds West;

Thence northerly along said curve through a central angle of 03 Degrees 32 Minutes 23 Seconds, an arc length of 499.31 feet to a non-tangent line;

Thence North 45 Degrees 00 Minutes 00 Seconds East, a distance of 46.17 feet to the beginning of a non-tangent curve concave easterly and having a radius of 8,052.10 feet, to which beginning of curve a radial bears North 85 Degrees 24 Minutes 05 Seconds West;

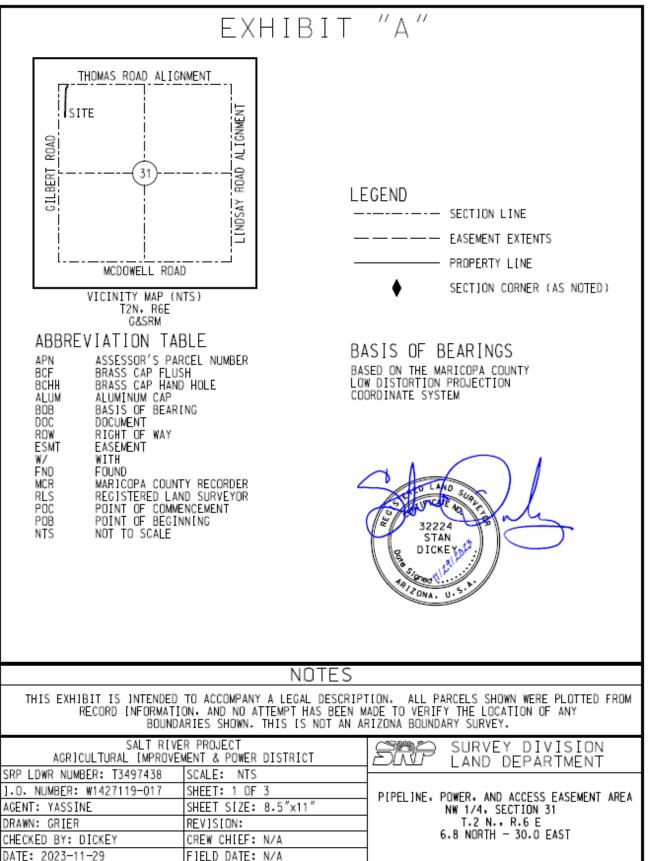
Thence northerly along said curve through a central angle of 00 Degrees 32 Minutes 32 Seconds, an arc length of 76.22 feet to the **Point of Beginning**;

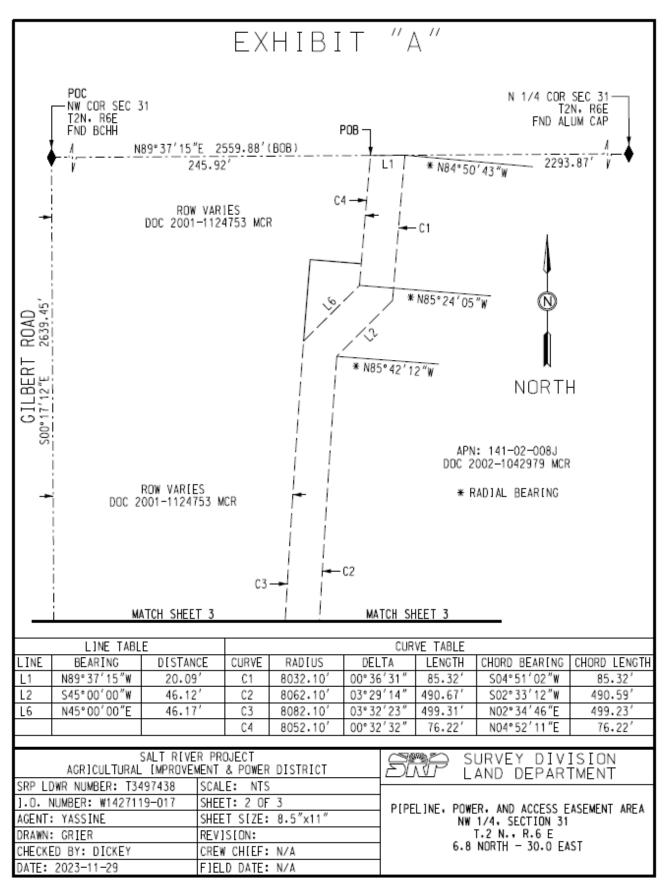
Contains 0.46 acres more or less.

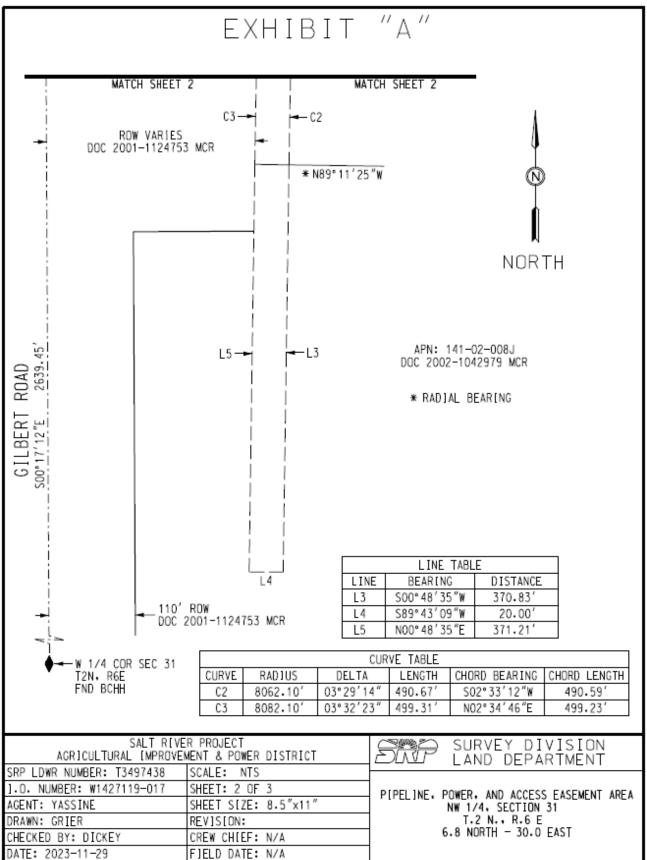
End of Description



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GILBERT ROAD PIPELINE PROJECT

Facilities & Support Services Committee Meeting Christy C. Burke | December 12, 2023



RECOMMENDATION FOR APPROVAL

Adopt a resolution authorizing the use of eminent domain as to specific parcels of land to acquire appropriate land rights needed to construct the Gilbert Road Pipeline Project.

GILBERT ROAD PIPELINE PROJECT

Project Necessity

- Water System Reliability
- Increased Water Delivery to Customers
- New Pipeline Connecting Two Existing Well Sites together
- Access to New Well Site and Pipeline
- Power to New Well Site

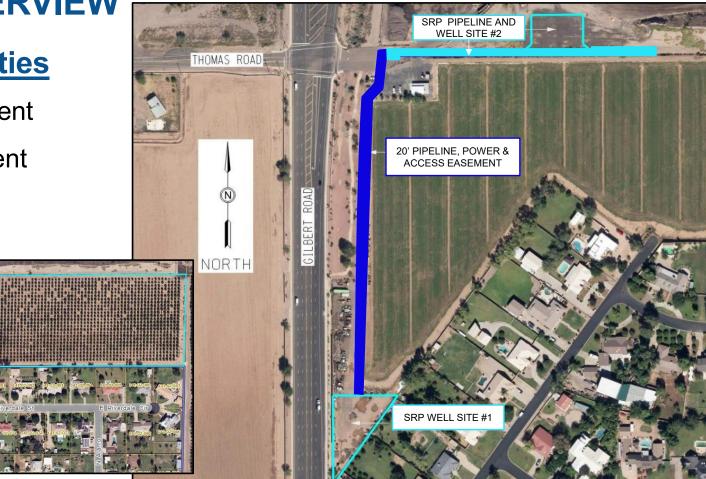
Project Schedule

Start of Construction – March 2024

PROJECT OVERVIEW

Necessary Facilities

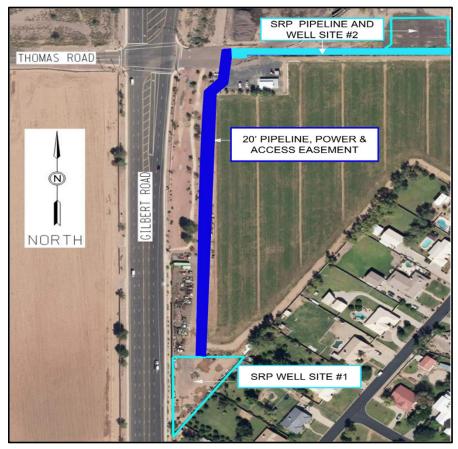
- 1) Pipeline Easement
- 2) Access Easement



12/12/2023 Facilities & Support Services Committee Meeting, Christy C. Burke

PARCEL: FREEMAN & KASER INVESTMENTS LLC APN 141-02-008J

Pipeline, Power, and Access Easements (overlaying the same area)				
Area	20,038 sf			
Value (\$/sf)	\$5.80			
Intensity of Use	95%			
Easement Value	\$110,409			
Severance Damages	\$130,471			
TOTAL OFFER:	\$240,880			



NEXT STEPS

- 1. Request Board Approval
- 2. File Complaints (if needed)
- 3. Immediate Possession Hearing
- 4. Construction Start Date

January 8, 2024 January 2024 February 2024 March 2024

RECOMMENDATION FOR APPROVAL

Adopt a resolution authorizing the use of eminent domain as to specific parcels of land to acquire appropriate land rights needed to construct the Gilbert Road Pipeline Project.

Environmental Health & Safety Audits Summary of FY23 Results

Facilities & Support Services Committee Jim Kudlinski / December 12, 2023



EHS Audit Activity

34 - Environmental Site Assessments \mathbf{n} F Y 2 Y 1 16 - Waste Disposal & Recycling Vendor Audits

11 - EHS Audits



12/12/2023 Facilities & Support Services Committee, J. Kudlinski

Coordination with Safety Services

Delivering	water and power"
	Oxygen/Fuel Gas Safety Device August 16, 2022
devices associate included backflow and welding appa	udit survey at one of our SRP facilities the audit team found that several safety d with Oxygen/Acetylene fuel gas equipment was missing. These safety devices and flashback arestors and are required to be install on all Oxygen/Acetylene cuttin ratus per Occupational Safety and Health Association 29CFR1910.253 and The ection Association Standard 51.
	stor is designed to prevent the backflash of a flame through the torch into the hoses ch can cause the torch and hoses to blow up and cause severe injury to the operator.
hose lines which i	ice is designed to prevent gases from the torch from mixing and flowing back into the s a dangerous situation. A backflow device will not always stop a flashback from is, regulator, and cylinders.
	pject Risk Management Team request all operators of this equipment to check both zzles and regulators to ensure these safety devices are installed.
Below you will find devices.	a diagram showing the correct location of both the flame arrestor and backflow
	TORCH CASHINGS MULLIUM CHECK VALUES CAS & GAVGEN HOSES
	For additional information, please contact Safety Services. https://www.services.com/s

Hot Work Flash Arrestor Bulletin



Field Reviews

- Personal Protective Grounding
 - Transmission
 - Substation
- Santan 2022/2023 Overhaul Season

Voluntary Protection Program – Preparation

3

- > Coolidge
- Desert Basin
- > Substation

12/12/2023 Facilities & Support Services Committee, J. Kudlinski

FY24 EHS Audit Program

<u>May</u> Kyrene Generating Station	<u>June</u> Protection, Automation & Controls	<u>July</u> Desert Basin Generating Station	<u>August</u> Coronado PSM Stewart Mountain Dam
<u>September</u> Telecommunications	<u>October</u> Distribution Grid Services	<u>November</u> Coronado Generating Station Flight Services	<u>December</u> Distribution Operations (Troubleshooter)
<u>January</u> Coolidge Generating Station Contractor Safety Management	<u>February</u> Substation Operation & Maintenance	<u>March</u> Transmission Operation & Maintenance	<u>April</u> Department of Transportation