

AGENDA ITEM #: _____

DATE: June 22, 2020

CAR #: 2020-6950



CITY COUNCIL ACTION REPORT

SUBJECT: Approve Intergovernmental Agreements with Maricopa County and the City of Glendale for the Operation and Maintenance of Camelback Road from Perryville Road to Citrus Road and with Maricopa County for the Traffic Signal at Camelback Road and Perryville Road

STAFF PRESENTER(S): Luke Albert, City Traffic Engineer

OTHER PRESENTER(S): N/A

Summary:

The agreement with Maricopa County and the City of Glendale provides for the City's assumption of responsibility for the operation and maintenance of road improvements on the north side of Camelback Road between Perryville and 181st Avenue and for the City's potential assumption of responsibility for the operation and maintenance of road improvements on the north side of Camelback Road between 181st and Citrus.

The agreement with Maricopa County provides for the construction of a traffic signal at Camelback Road and Perryville Road with the County and City sharing the construction costs equally and provides for the City's assumption of responsibility for the operation and maintenance of the traffic signal upon its completion.

Recommendation:

ADOPT RESOLUTION NO. 2020-2053 CONDITIONALLY APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY AND THE CITY OF GLENDALE FOR THE OPERATION AND MAINTENANCE OF CAMELBACK ROAD FROM PERRYVILLE ROAD TO CITRUS ROAD; AND APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR THE TRAFFIC SIGNAL AT CAMELBACK ROAD AND PERRYVILLE ROAD; PROVIDING DIRECTION AND TERMS FOR REVOCATION OF THE APPROVAL OF THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY AND THE CITY OF GLENDALE FOR THE OPERATION AND MAINTENANCE OF CAMELBACK ROAD FROM PERRYVILLE ROAD TO CITRUS ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

Fiscal Impact:

IGA with Maricopa County and the City of Glendale for the Operation and Maintenance of Camelback Road from Perryville Road to Citrus Road:

Although a detailed fiscal analysis has not been performed, the acceptance of responsibility for the additional Camelback Road improvements is not expected to increase the city's

maintenance costs. The City is already responsible for the existing improvements, including the paving that is in poor condition and a shoulder that must be graded regularly. The improvements that are funded by the Azure Canyon project developer will be brought to current standards thereby reducing the City's current maintenance costs. These savings will allow the Engineering Department to absorb the costs of the additional improvements within its base budget. When warranted, the City is responsible for the design and construction of the traffic signal at Sedella Parkway and Camelback Road under the terms of the IGA. Meritage Homes has already provided an in lieu payment for \$168,250 for their 50% share of the traffic signal based on cost estimates in February 2017. The signal is not in the five-year Capital Improvement Plan. However, the plan does include funding in FY2022 through FY2025 for design and construction of two warranted signals per year.

IGA between Maricopa County and the City of Goodyear for Installation of Traffic Signal at Camelback Road and Perryville Road:

The total cost of design and construction of a traffic signal at Camelback Road and Perryville Road is estimated at \$611,500. The City and Maricopa County are each responsible for 50% of the cost of the project, with each agency's share estimated at \$305,750. Meritage Homes also provided an in lieu payment to the City of Goodyear, for \$84,125 for their share of the traffic signal at this intersection. Meritage's obligation was 25% of the cost of the traffic signal based on cost estimates in February 2017. This project is currently programmed in the City's Capital Improvement Program (CIP). In addition, the average annual cost of maintenance, electricity, and asset replacement for a traffic signal is \$21,600.

Background and Previous Actions

There has not been any Council discussion or prior action related to this item.

Staff Analysis

IGA – CAMELBACK ROAD BETWEEN PERRYVILLE AND CITRUS ROAD

Currently there is 110 feet of right-of-way (ROW) within the Camelback alignment between Perryville Road and Citrus Road. Of the 110 feet of ROW, 65 feet is located south of the centerline of Camelback Road, which is owned by the City of Goodyear. North of the centerline, there is 45 feet of ROW which consists of 23 feet of ROW controlled by the City of Goodyear immediately adjacent to the centerline, 10 feet of ROW controlled by the City of Glendale pursuant to a strip annexation that is immediately adjacent to the City's 23 feet, and 12 feet of ROW controlled by the County, immediately adjacent to the City of Glendale's 10 feet. There are existing improvements within the section of Camelback Road between Perryville Road and Citrus Road consisting of two lanes; one lane on the north side of the center line, one lane on the south side of the center line, and shoulders on each side of the lanes. The existing improvements are located within the City of Goodyear's ROW. Accordingly, the City is responsible for the operation and maintenance of the existing improvements. The existing road improvements are in poor shape and costly to maintain.

The property adjacent to the south side of Camelback Road between Perryville Road and Citrus is located within the boundaries of the City of Goodyear. The property on the north side of Camelback Road between Perryville Road and Citrus Road is located within Maricopa County's jurisdiction. Even though the improvements on the north side of the centerline are adjacent to property within Maricopa County's jurisdiction, the City will always be responsible for a portion of the north side of Camelback Road between Perryville Road and Citrus Road because the improvements are located within ROW the City annexed.

The existing 65 feet of ROW for the south half of Camelback Road was dedicated as part of the Sedella development. Meritage homes is currently improving the south half of Camelback Road between Perryville Road and Citrus in connection with the development of Sedella project. A residential development to be known as Azure Canyon is being developed on the north side of the Camelback Road alignment between 18th Avenue and slightly east of Perryville. As part of this development, the County has required the owner to construct the full half-street improvements on the north side of Camelback Road between Perryville Road and 181st Avenue. This includes bringing the existing lane north of the centerline that is within City ROW up to current standards.

When the Azure Canyon development is completed, including the construction of the full-street improvements north of the Centerline of Camelback Road, the road will be located in three (3) different jurisdictions, City of Goodyear, City of Glendale and Maricopa County, making the operation and maintenance of the street incredibly cumbersome and complicated. All three jurisdictions have slightly different standards. When the Azure Canyon development began, the owner had to coordinate between the three jurisdictions trying to reconcile which jurisdictions' standards governed and had to pay permit fees for each jurisdiction.

The Intergovernmental Agreement (the "IGA") addresses these issues. The following is a summary of the terms:

- The infrastructure improvements to Camelback Road north of the centerline between Perryville Rd. and 181st Avenue (the "Azure Project Improvements") will be developed in accordance with the City of Goodyear Standards and City of Goodyear will be responsible for plan review and inspections. Glendale and the County will issue no cost permits for work within their respective ROW;
- Upon completion and the City's acceptance of the Azure Project Improvements, the County will convey to the City, by way of quit claim deed, all interest the County has in the Azure Project Improvements and the county ROW upon which the improvements are constructed;
- Upon completion and the City's acceptance of the Azure Project Improvements, Glendale, which only has an easement and is unwilling to convey it because it might jeopardize its strip annexation, will convey to the City the Azure Project Improvements and subordinated its rights under its easement to operate and maintain the section of Camelback Road and 181st Avenue to the City;
- Glendale, which only has an easement and is unwilling to convey it because it might jeopardize its strip annexation, will convey to the City the Azure Project Improvements;
- Upon completion and the City's acceptance of the Azure Project Improvements, the City will be responsible for the operation and maintenance of all of Camelback Road between Perryville Road and 181st Avenue. All future improvements will be to City standards and

fully controlled by the City and neither Glendale, nor the County will require permits to be obtained;

- The County is required to pay 100% of the cost of a traffic signal at the intersection of Camelback Road and 181st Avenue when it is warranted;
- The City is required to pay 100% of the cost of a traffic signal at the intersection of Camelback Road and Sedella Avenue;
- Subject to the approval of the Goodyear City Council, the Glendale City Council and the County Board of Supervisors, once the property adjacent to the north side of the Camelback Road alignment between 181st Avenue and Citrus Road is ready to develop, the IGA will be amended so that the IGA will apply to the entire section of Camelback Road between Perryville Road and Citrus Road.

One jurisdiction operating and maintaining the entire roadway is much more efficient than responsibility shared between multiple jurisdictions. This is especially true here where the City controls ROW on both sides of the centerline of Camelback Road and is already responsible for maintaining that ROW. Moreover, the existing improvements (paving and the shoulder) currently being maintained by the City, are costly to maintain because the paving is in poor condition and the shoulder has to be regularly graded. Under the terms of the IGA, the half-street improvements on the north side of Camelback Road will be constructed to City standards, including the existing improvements, reducing the costs the City already incurs, and because the improvements will be constructed to current standards, the maintenance of the additional improvements will be minimal.

As noted below, staff's support for the Camelback Road IGA requires the intersection at Camelback Road and Perryville Road be fully signalized. Accordingly, the approval staff is seeking is a conditioned upon the Maricopa County Board of Supervisors approving and authorizing the execution of the IGA between Maricopa County and the City of Goodyear for Installation of Traffic Signal at Camelback Road and Perryville Road

IGA – TRAFFIC SIGNAL AT CAMELBACK ROAD AND PERRYVILLE ROAD

One of the conditions for staff support for the Camelback Road IGA discussed above is that the intersection at Camelback Road and Perryville Road be fully signalized. The intersection of Camelback Road and Perryville Road is currently operating with all-way stop control. Traffic volumes at this intersection are rapidly increasing due to the following current and existing developments:

1. Sedella residential development in Goodyear on the southeast corner of the intersection.
2. Zanjero Trails residential development in Maricopa County on the northwest corner of the intersection.
3. Canyon View High School in Maricopa County on Perryville Road at Bethany Home Road; and
4. Azure Development that is being developed slightly east of Perryville Road along Camelback, which is the development generating the need for improvements to Camelback between Camelback Road and 181st Avenue.

Not only is existing and current development causing an increase in traffic counts, but the Maricopa County Department of Transportation (MCDOT) recently completed the construction of a bridge on Camelback Road over the Beardsley Canal (1/2 mile west of Perryville Road), which will result in a significant increase in traffic on Camelback Road at Perryville Road as soon as traffic volumes return to normal levels following the COVID-19 pandemic.

Two legs of the intersection are located within the City of Goodyear and two legs are located within Maricopa County. Under the terms of the IGA, the City and Maricopa County will split the costs of the signal and upon completion the City will be responsible for the operation and on-going maintenance of the signal.

Attachments

1. Resolution 2020-2053

- Exhibit A - IGA with Maricopa County and the City of Glendale for Operation and Maintenance of Camelback Road from Perryville Road to Citrus Road
- Exhibit B - IGA between Maricopa County and the City of Goodyear for Installation of Traffic Signal at Camelback Road and Perryville Road

2. Azure Canyon Cross Sections Exhibit