

Town of Queen Creek

Intergovernmental Agreement with Pinal County for the realignment of Germann Road

Dave Lipinski PE, Director

Town Council 2.7.24



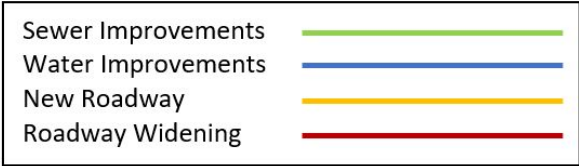
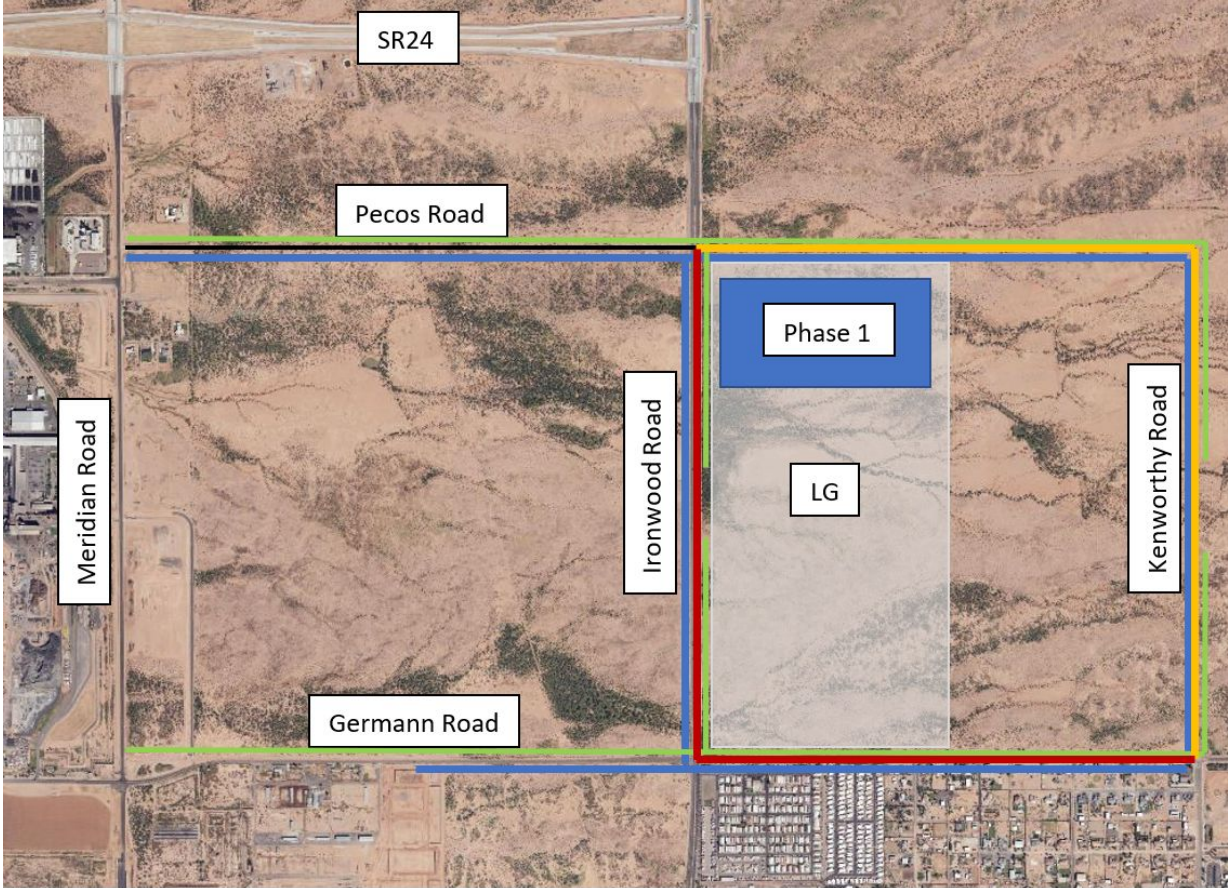
12: Final Action:

A: Consideration and Possible Approval of an Intergovernmental Agreement between Pinal County and the Town of Queen Creek for funding a portion of the design and construction of a realigned Germann Road between Ironwood Road and Kenworthy Road in the amount of \$9,800,000, and a budget adjustment from CIP Contingency totaling \$9,800,000 to be funded by Pinal County.

LG Phase 1 (April 2022)

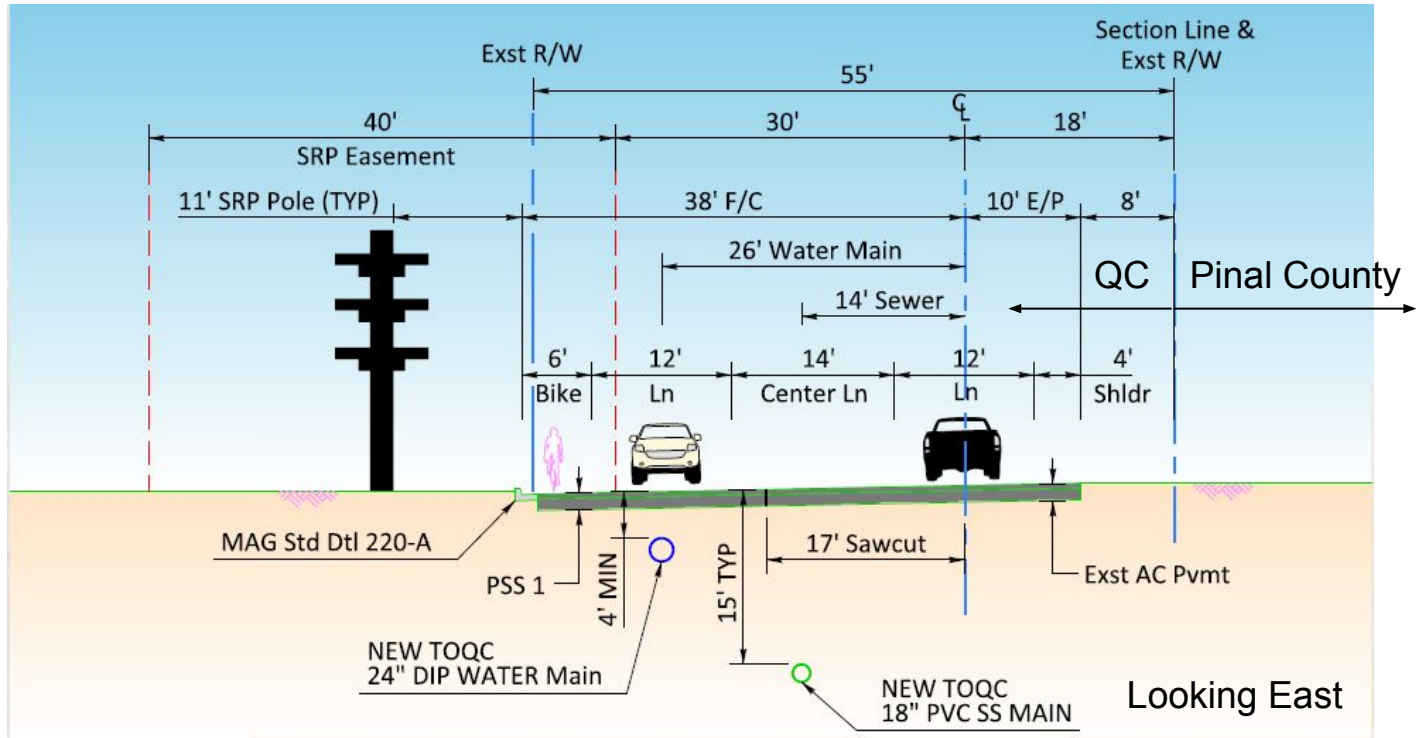
Development Agreement obligated the Town to construct the infrastructure as shown.

Germann Road north half-street to be constructed.



Original Germann Road Development

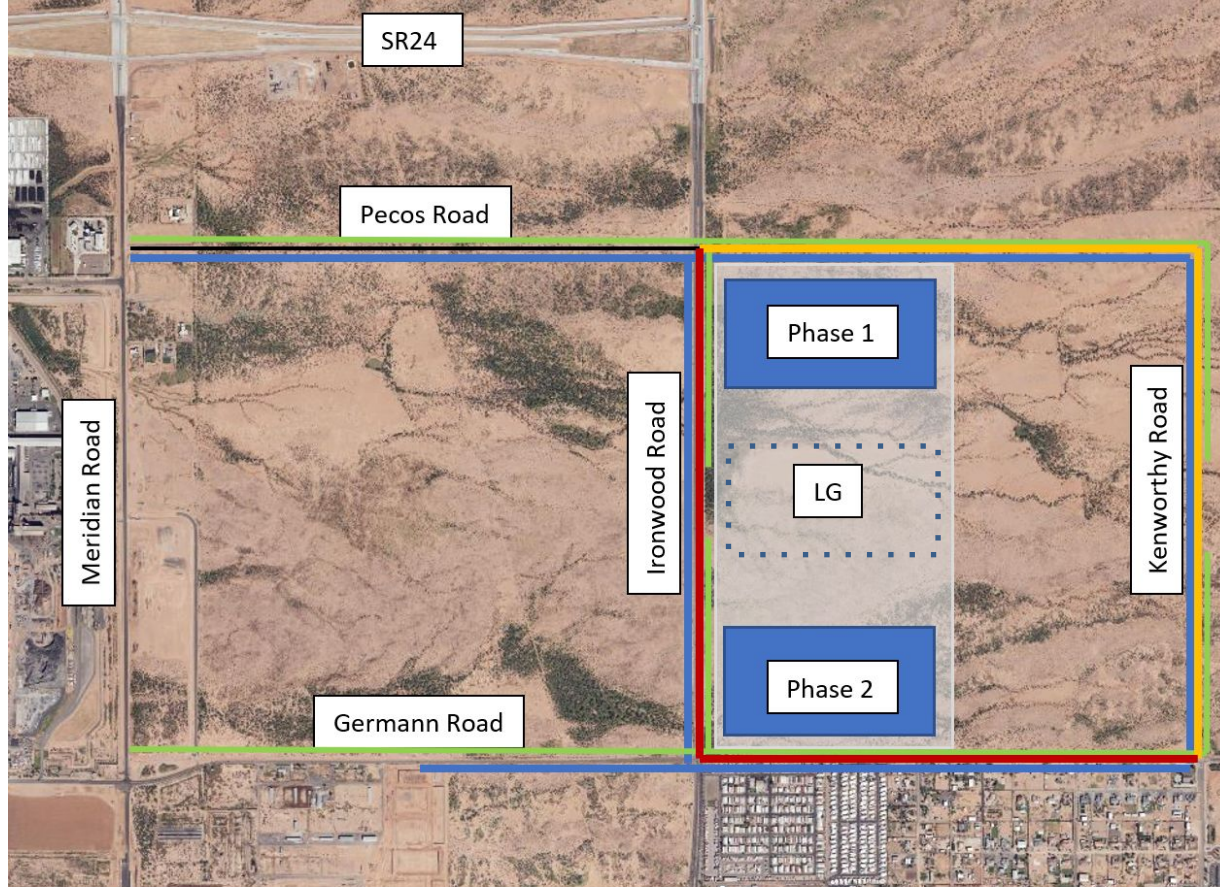
- Germann Road from Ironwood Road to Kenworthy Road
- Two lane section with a center two way left turn lane where possible.

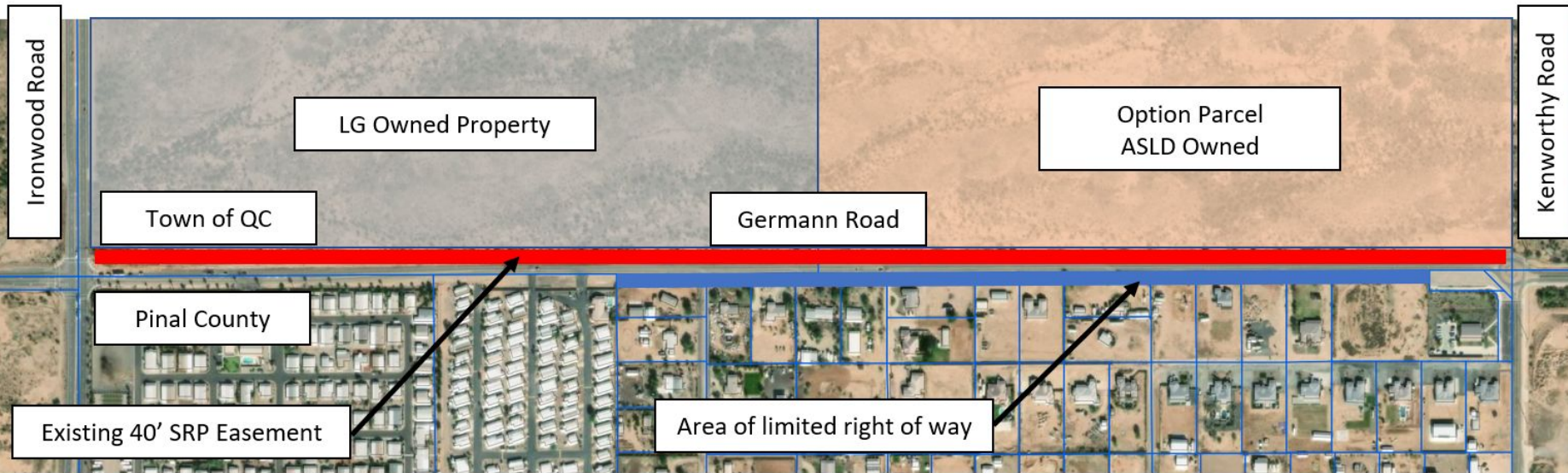


Germann Road History

- In early 2023, LG informed the Town that they were going to pursue a second phase of development (LGESS) adjacent to Germann Road.
- In May, LG & LGESS identified that additional travel lanes would be needed on German Road.
- The Town stopped all final design for Germann Road at this point and focused on looking at alternate alignments.
 - 1) Widen in current alignment.
 - 2) Shift powerline corridor and roadway north 55’.
 - 3) Realign Germann Road to the north of the powerline corridor.
- Each alternative had challenges and in order to move forward, the Arizona State Land Department (ASLD), SRP, Pinal County, the Town all LG had to be in agreement on the solution.







Germann Road Challenges:

- 1) North half of the roadway is in the Town of Queen Creek, the south half is in Pinal County.
- 2) Limited to no ROW for south half of the roadway after the first 1/3 mile.
- 3) Existing 40' SRP easement adjacent to the north right of way line.
- 4) Western ½ mile was purchased by LG, the eastern ½ mile is owned by ASLD.

The Town started discussions with each party to present the options and to understand the concerns of each. While this was occurring, LG started a Traffic Impact Analysis (TIA) to understand the impact their development would have on the adjacent roadways.

Germann Road Selected Alternative

Ironwood Road



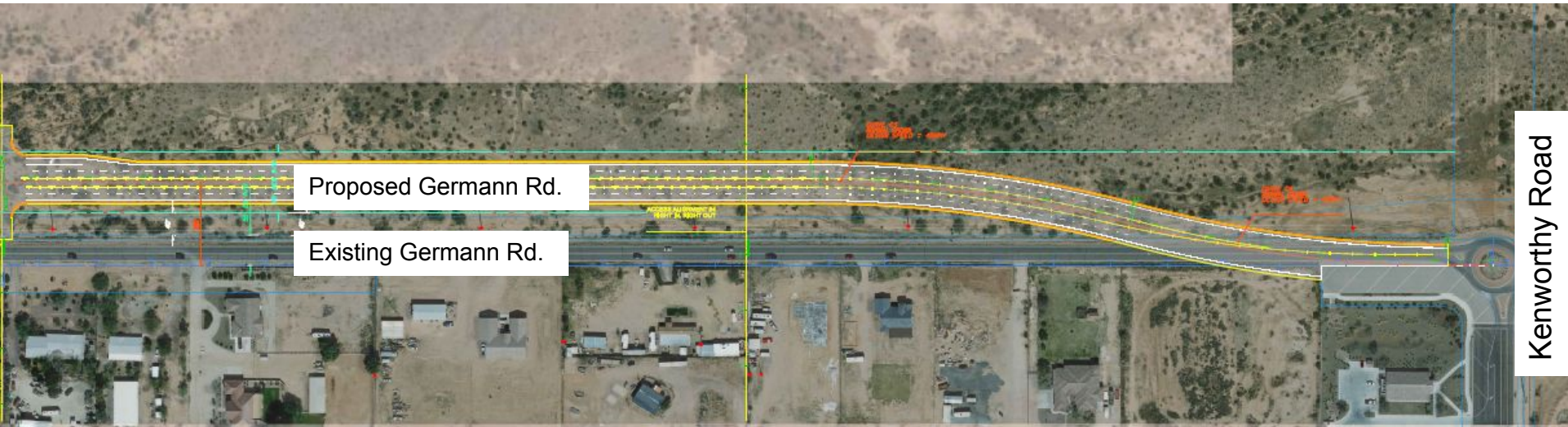
Proposed Germann Rd.

Existing Germann Rd.

Proposed Germann Rd.

Existing Germann Rd.

Kenworthy Road



Proposed Germann Road Alignment

The selected alignment achieves a few things:

- 1) Provides additional travel lanes to meet the demand of LG.
- 2) Leaves the SRP easement in approximately the same location.
- 3) Moves the Germann Road traffic away from the existing Pinal County residents.
- 4) Leaves existing Germann Road to act as a frontage road for the Pinal County residents.
- 5) Allows the Town to move forward with design and construction in accordance with the original LG development agreement.



Finalization of the agreement of the parties

The Town, LG, SRP, ASLD and Pinal County are currently circulating a Non-Binding Letter of Understanding for execution.

This letter solidifies each parties role in the realignment of Germann Road. The parties are responsible for the following:

- 1) The Town will keep its original \$14M in funding for the Germann Road improvements.
- 2) LG will dedicate the right of way for Germann Road and the relocated SRP easement across their purchased property.
- 3) SRP will design and construct partial realignments of their existing transmission system around the new Germann Road alignment.
- 4) ASLD will work with the parties to provide the new right of way for Germann Road across the option parcel.
- 5) Pinal County will provide any additional funding required for the design and construction of the roadway realignment. This is currently estimated at \$9.8M.



Intergovernmental Agreement with Pinal County

The agreement before you tonight formalizes the roles and responsibilities between the Town and Pinal County for the realignment.

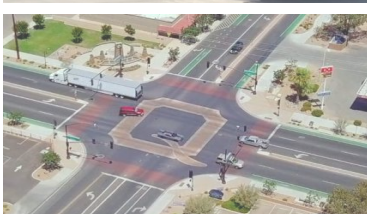
The Town:

- 1) Lead the design and construction efforts for the Germann Road realignment.
- 2) Provide funding in the same amount as originally committed to Germann Road, \$14M.
- 3) Take on maintenance responsibility for the new Germann Road from Ironwood Road to Kenworthy Road.

The County:

- 1) Participate in the design and construction process.
- 2) Provide funding for the realignment above the \$14M committed by the Town. Currently estimated at \$9.8M.
- 3) Take maintenance responsibility for the existing Germann Road.





Questions?