

City of Prescott

Council Subcommittee on Water Issues



April 4, 2023 | 9:30 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Prescott Council Subcommittee on Water Issues at Regular Subcommittee Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending the meeting through the use of a technological device.

Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City's website: [City of Prescott Public Portal](#)

Public comments for Council may be submitted through the City website: [Public Comment Form](#)

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT**

Public comment will be accepted following each agenda item and are limited to three (3) minutes. Please complete a comment card and return it to the City Clerk, speakers will be called in the order received.

4. **DISCUSSION & ACTION ITEMS**

A. Approval of the March 7, 2023 Meeting Minutes

Recommended Action: MOVE to approve the March 7, 2023 minutes as presented

B. Presentation and Update Regarding the Residential and Non-Residential Water Budget Including Projects that Have Received Approval From January 1, 2023 to March 27, 2023.

Recommended Action: This item is for discussion only. No formal action will be taken.

C. Water Service Application No. WSA23-005 for Valley Street Apartments, an 18-unit Apartment Building Located on a One Acre Parcel on Valley Street. Location: APN 111-11-131, 836 Valley Street. Applicant: Stroh Architect on Behalf of Owner Kremer Family Living Trust.

Recommended Action: MOVE to recommend forwarding WSA23-005 to Council for approval or denial

- D. Presentation from Staff Regarding Monthly PFAS Update.

Recommended Action: This item is for discussion only. No formal action will be taken.

- E. Presentation and Discussion Regarding Reports for Arizona Department of Water Resources (ADWR) 2022 Annual Filing.

Recommended Action: This item is for discussion only. No formal action will be taken.

- F. Presentation and Discussion Regarding Water Awareness Month and Participation in Accompanying Events.

Recommended Action: This item is for discussion only. No formal action will be taken.

5. GENERAL ANNOUNCEMENTS FROM STAFF

6. ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 3/31/2023 at 11:00 a.m. in accordance with the statement filed by the

Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: April 4 Council Subcommittee on Water Issues Meeting
DATE: April 4, 2023
DEPT: City Clerk
ITEM #: 4.A
SUBJECT: Approval of the March 7, 2023 Meeting Minutes

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the March 7, 2023 meeting

BACKGROUND

None

FINANCIAL IMPACT

N/A

RECOMMENDED ACTION

MOVE to approve the March 7, 2023 minutes as presented

ATTACHMENTS

1. March 7, 2023 WIS Meeting Minutes



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING MINUTES

TUESDAY, MARCH 7, 2023, 9:30 a.m.

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Cathey Rusing, Councilmember - Chairperson

Brandon Montoya, Mayor Pro Tem – Member Steve Sischka, Councilman - Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL SUBCOMMITTEE ON WATER ISSUES HELD ON MARCH 7, 2023 IN THE 201 S CORTEZ STREET PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

1. CALL TO ORDER

Member Montoya called the meeting to order at 9:30 a.m.

2. ROLL CALL

Cathey Rusing	Chairperson - Excused
Brandon Montoya	Member
Steve Sischka	Member

3. PUBLIC COMMENT

Public comment will be accepted following each agenda item and are limited to three (3) minutes. Please complete a comment card and return it to the City Clerk, speakers will be called in the order received.

4. DISCUSSION AND ACTION ITEMS

A. Approval of the February 7, 2023 Meeting Minutes.

MOTION BY MEMBER SISCHKA TO APPROVE THE FEBRUARY 7, 2023, MEETING MINUTES; SECONDED BY MEMBER MONTOYA: PASSED [2 – 0].

- B. WSA22-048, a Water Service Application Submitted by Kelley/Wise Engineering, on Behalf of Distinctive Homes and Architecture. Location: APNs 111-11-139 through 111-11-143, Comprising 1.90 Acres, in T14N, R02W, Section 32, NE ¼.

Water Resource and Environmental Services Manager Brian Ruiz provided a presentation to the Subcommittee regarding WSA22-048. This 32-unit apartment complex is adjacent to Sunset Avenue, south of Whipple St. The site comprises five individual parcels combined into one apartment complex. Utilizing the Water Resource Management Model (WRMM) multiplier of .12 acre-feet (AF) per apartment unit, the total demand for the complex is 3.84 AF. Utilizing the Arizona Department of Water Resources (ADWR) multiplier of 1.5 AF per acre, the landscaping usage is 0.65 AF. The total estimated usage for this project is 4.49 AF, an increase from the current use of 0.17 AF for a net usage of 4.35 AF. Planning and Zoning will review this application on Thursday, March 9, 2023.

Member Montoya asked if all the units would be the same size and if some of the trees would remain.

Mr. Ruiz confirmed that all the units would be the same size.

Community Development Planner Tammy Dewitt replied that it is her understanding that some trees will remain for parking lot landscaping.

MOTION BY MEMBER SISCHKA TO FORWARD WSA22-048 TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER MONTOYA: PASSED [2 – 0].

- C. WSA23-006, a Water Service Application Submitted by Stroh Architecture Inc.
Location: APNs 109-01-068, 070, 072, and 075B ("Old City Hall"). Located in T13N, R02W, Section 4, NE 1/4.

Mr. Ruiz provided a presentation to the Subcommittee regarding WSA23-006. The intended use of this project is a multi-use building that will incorporate 50 apartment units, 97 hotel room units, 16,700 square feet (sf) of restaurant and retail space, and associated patio and lobby areas. Utilizing the Water Resource Management Model (WRMM) multiplier of .12 acre-feet (AF), the total demand for the 50 dwelling units is 6.28 AF per year (AFY). Utilizing THE ADWR multiplier of 1.5 AF per acre, the total demand for the 3,206 sf pool is 0.28 AFY. The non-residential demand estimate is as follows:

Hotel Rooms - 97 rooms at 29,990 gallons per room per year = 8.64 AFY

Retail/Restaurant - 16,777 sf at 41.24 gallons/sf = 2.37 AFY

Bank - 4.91 gallons/sf = 0.07 AFY

Landscaping - 1.5 AFY/acre = 0.06 AFY

The total net demand for this project is 10.92 AFY.

Member Montoya noted that this is one application with two components of demand and asked if staff would pull from both budgets and if an appeal process would be necessary.

Mr. Ruiz confirmed that both budgets would be used and that an appeal process would not be necessary since the demand of 10.92 AF is under 50% of the remaining annual budget.

Member Montoya asked about the 114,000-gallon underground rainwater storage vaults noted on the site plan.

Mr. Ruiz said he did not have any information on the rainwater storage vaults but stated that staff would look into it.

MOTION BY MEMBER SISCHKA TO FORWARD WSA23-006 TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER MONTOYA: PASSED [2 – 0].

D. Presentation and Update Regarding PFAS.

Utilities Manager Steve Olfers provided a presentation to the Subcommittee regarding perfluorooctanoic acid (PFAS) updates. Mr. Olfers stated that the Environmental Protection Agency (EPA) had not determined the maximum contaminant level (MCL) for the city's PFAS rule and provided an update on the city's latest testing and current PFAS levels. In addition, staff is struggling to keep the Entry Point to the Distribution (EPDS) levels at the Chino Valley blending wells below non-detect levels. This issue is due to infrastructure recently put back online; running certain wells in certain configurations is difficult.

Member Montoya asked if there is any indication as to when the MCL will be released and if there are any concerns about not receiving the ruling before the city's water consumption increases.

Mr. Olfers responded that he heard the MCL was to be out last Friday, so he does not know at this point and that Chino Well #3 should be up by summer, giving more flexibility to the blending process.

This item was for discussion only, no formal action was taken.

E. Discussion Regarding Proposed Water Legislation Impacting the City of Prescott & Surrounding Areas.

Mr. Ruiz provided a presentation to the Subcommittee regarding proposed water legislation impacting the City of Prescott and surrounding areas. The Northern Arizona Municipal Water Users Association (NAMWUA) has been tracking State legislation for water and has reviewed

approximately 80 water-related bills. NAMWUA supports 18 of those and opposes four (4). Mr. Ruiz reviewed those bills that have an impact on the local area:

HB2765 - water resources and treatment. This bill appropriates \$5,000,000 from the General Fund in fiscal year 2023-2024 for the Arizona Department of Environmental Quality (ADEQ) to identify, contain and treat water resources for PFAS and perfluorooctane sulfonate (PFOS).

SB1432 - assured water; small residential developments. This bill will require anyone seeking building permits for more than six residential units within an active management area (AMA) in an unincorporated county area to obtain a certificate of assured water supply from ADWR before presenting the permit application for approval to the county. This requirement will not apply to an applicant who has obtained a written commitment of water services from a city, town, or private water company designated as having an assured water supply.

HB2793 - water-efficient plumbing fixtures. This bill requires all fixtures in the state to meet or exceed the EPA's Water Sense Program standards and will require all state buildings to make every effort to install waterless urinals by August 25, 2024.

SB1660 - water effluent credit. NAMWUA remains neutral; however, the Arizona Municipal Water Users Association (AMWUA) opposes this bill. This bill stems from a specific problem in the valley with beverage manufacturers using too much water and creating discharge issues. This bill would allow industrial users to treat and store their water and obtain long-term storage credits. Supporters of this bill state this is a needed fix as it incentivizes this industry to remain in the state. Those opposed claim this allows industrial users to treat water and claim long-term storage credits while not requiring them to conform to assured water supplier regulations.

HB2731 - local groundwater stewardship areas. NAMWUA remains neutral on this bill establishing the local groundwater stewardship fund and authorizing ADWR to oversee the fund. This bill would transfer \$50,000,000 of state lottery funds to the ADWR's groundwater stewardship fund to create local groundwater stewardship areas. In addition, this bill would allow county supervisors to create a council and management plan for the groundwater areas and provide a best management practice for groundwater conservation. Supporters of the bill state they have worked long and hard to support rural communities and their water needs. Those opposed state that as this bill is structured, giving this power to a local council with no experience running a sophisticated water program is not the best way to proceed.

HB2561 - city water provider requirements and service. NAMWUA opposes this bill that was generated to create a remedy for water issues between Scottsdale and Rio Verde Foothills and would require Scottsdale to provide water.

SB1392 - appropriation to the AZ State Parks Board for the Upper Verde River. This bill appropriates an amount from the general fund to the AZ state parks board to create a state park at the headwaters of the Verde River. The Town of Chino Valley has requested NAMWUA's support for this bill, and there have been no objections.

Member Sischka asked what the ramifications are for a state park at the headwaters of the Verde River and how far the headwaters extend.

Mr. Ruiz replied that he was unsure what the ramifications would be.

Ms. Graser stated that the implications could be the use of fertilizers and the possibility of a regional wastewater recharge facility. The headwaters extend up to Sullivan Dam, but the park would be approximately five miles south of the headwaters at Del Rio Springs.

This item was for discussion only, no formal action was taken.

F. Discussion Regarding an Update from Staff on the Residential, Non-Residential Water Budget and Projects Under Contract for the Period from February 1, 2023 through March 1, 2023.

Mr. Ruiz provided a presentation to the Subcommittee regarding water budget updates from February 1, 2023, to March 1, 2023.

Residential:

Zero(0) residential projects approved
Total Remaining 24.83 AF

Non-Residential:

Three (3) non-residential projects were approved administratively
Total Budgeted - 25 AF
Total Approved - 1.27 AF
Total Remaining - 23.73 AF

Approved Projects – Under Existing Contracts

Three (3) additional residential projects approved
Total Approved - 0.59 AF

Member Montoya noted that the additional 10.63 AF from the residential budget leaves approximately 4.42 AF in the remaining residential budget to get through June. He asked if this is an adequate supply, if any additional projects are in the queue, and if there has been any input from the Mayor's Commission on Water Policy Review & Monitoring regarding the water budget.

Ms. Graser replied that the Commission would have recommendations regarding policies 1-22 and other items by the end of the week, and will provide those to Council in April.

Member Sischka commented that the water budget might not be realistic at certain times. Since there are approximately four (4) AF left, and it is only the beginning of March, this is one of those times.

Member Montoya clarified that there is 14.42 AF left in the water budget.

Mr. Ruiz said that Member Sischka's point is understood. Projects can take up a considerable amount of the water budget. Staff works with Community Development to foresee what is coming through the permitting system and will keep the Subcommittee updated.

Ms. Graser commented that if a budget becomes depleted, staff must decide how to use water. Community Development plays a significant role in helping staff understand the mixture of residential, commercial, job force opportunities and workforce opportunities.

Member Montoya stated that in the short time this budget has been in place, it seems like much of the commercial water is left over. He would like the Mayor's Commission on Water Policy Review & Monitoring to examine the policy's effectiveness.

This item was for discussion only, no formal action was taken.

5. GENERAL ANNOUNCEMENTS FROM STAFF

Water Resource Project Manager Kay Sydow provided a presentation to the Subcommittee regarding the Water Utility leadership forum sponsored by NAMWUA to be held at the High Country Conference Center in Flagstaff, AZ. The Save the Date is Friday, May 19, 2023.

Ms. Graser provided a presentation to the Subcommittee on the Water Resources Management Model (WRMM) update. City Staff and the City's Consultant are working on updating the WRMM; however, numbers have not changed significantly. She noted that the phrase "rolling five-year average" within the policy is inaccurate and will be corrected, explaining that the WRMM averages across the entire known data set.

Member Sischka commented that the city had come a long way from the .35 per residential unit and asked if .17 is reasonable.

Ms. Graser replied that the .36, developed by the ADWR, was important as it allowed support services. Having the actuals and margins of safety is essential, and the .17 and .12 don't give the city the protection or margin of safety it needs to ride out unforeseen changes.

This item was for discussion only, no formal action was taken.

6. ADJOURNMENT

There being no further business to discuss, Member Montoya adjourned the meeting at 10:27 a.m.

Cathey Rusing, Chairperson

ATTEST:

Jennifer Wiita, Deputy City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Subcommittee Meeting of the Council Subcommittee on Water Issues of the City of Prescott, Arizona, held on March 7, 2023. I further certify the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2023.

AFFIX
CITY
SEAL

Jennifer Wiita, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: April 4 Council Subcommittee on Water Issues Meeting
DATE: April 4, 2023
DEPT: Public Works
ITEM #: 4.B
SUBJECT: Presentation and Update Regarding the Residential and Non-Residential Water Budget Including Projects that Have Received Approval From January 1, 2023 to March 27, 2023.

ITEM SUMMARY

Review and discussion regarding the current residential and non-residential water budgets, including projects that have received approval for water between January 1, 2023 and March 27, 2023.

BACKGROUND

The 2022 Water Policy, Policy 11-13, established a semi-annual water budget for residential and non-residential projects. The budget set for January 1, 2023 through June 30, 2023 for residential projects was 25 acre-ft/year and the budget set for non-residential projects was also 25 acre-ft/year.

Between January 1, 2023 and March 27, 2023 a total of 4 residential projects, totaling 11.76 acre-ft/year, were approved. Two projects exceeded the administrative approval threshold and were subsequently reviewed and approved by the Water Issues Subcommittee and City Council. The total remaining residential budget is 13.24 acre-ft/year.

Between January 1, 2023 and March 27, 2023 a total of 9 non-residential projects were approved, totaling 12.45 acre-ft/year. Of those 9 non-residential projects, 1 exceeded the administrative approval threshold and was subsequently reviewed and approved by the Water Issues Subcommittee and City Council. The total remaining non-residential budget is 12.55 acre-ft/year.

Between January 1, 2023 and March 27, 2023 a total of 16 projects were approved under existing contracts. 12 of these are new single-family homes located primarily within Groundwater Subdivisions. Additionally, there was 1 subdivision plat and 1 multifamily complex approved under existing contracts. The total number of residential dwelling units approved under existing contracts was 474, totaling 66.62 acre-ft/year. Projects under existing contract are not included in the water budget (Policy 9).

FINANCIAL IMPACT

N/A

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

1. Approved Projects - Under Existing Contract_January 1-March 27, 2023
2. Water Budget Update January1-March29 2023

WATER POLICY TRACKING TABLE

APPROVED PROJECTS - UNDER EXISTING CONTRACTS

PERMIT TYPE	PERMIT NUMBER	# OF RES UNITS	AFY	APPROVAL TYPE	EXISTING ENTITLEMENT*	DATE APPROVED	DEMAND METHOD
RESIDENTIAL SINGLE FAMILY	ENG2301-003	1	0.25	N/A - Existing Contract/Agreement	Ewin Agreement	01/09/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2301-025	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	01/10/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2301-038	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	01/13/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2301-007	1	0.17	N/A - Existing Contract/Agreement	Enchanted Canyon	01/19/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2301-068	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	01/19/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2301-034	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	01/19/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2301-096	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	01/24/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2301-049	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	01/30/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	ENG2302-004	1	0.25	N/A - Existing Contract/Agreement	Groundwater Subdivision	02/09/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2302-030	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	02/09/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2207-149	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	02/10/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2302-130	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	03/01/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2303-044	1	0.17	N/A - Existing Contract/Agreement	Summit Pointe Estates	03/14/2023	WRMM Multiplier
RESIDENTIAL SINGLE FAMILY	B2302-059	1	0.17	N/A - Existing Contract/Agreement	Groundwater Subdivision	03/16/2023	WRMM Multiplier
RESIDENTIAL MULTI FAMILY	WSA22-046	458	63.84	N/A - Existing Contract/Agreement	Prescott Lakes	01/23/2023	WRMM Multiplier
RESIDENTIAL MULTI FAMILY	B2207-012	2	0.24	N/A - Existing Contract/Agreement	Groundwater Subdivision	03/23/2023	WRMM Multiplier

	Number of Projects	Res Units	AF
TOTAL RESIDENTIAL	16	474	66.62
TOTAL COMMERCIAL	0	-	0.00

****Existing Entitlement for water can be in the following forms:***

Groundwater Subdivision - Committed demand to platted areas as of 1998

Contract - Recorded agreement with the City for an allocated amount of water for a project or project area

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

	RESIDENTIAL PROJECTS					
	PERMIT NUMBER	PROJECT TYPE	DESCRIPTION	AF	DATE APPROVED	APPROVAL TYPE
1	B2210-114	SINGLE FAMILY	INFILL SFR IN CITY LIMITS	0.17	1/23/2023	ADMIN - Single Family Residential
2	WSA23-012	MULTI FAMILY	8-UNIT COMPLEX IN CITY LIMITS	0.96	3/13/2023	ADMIN - Multi Family
3	WSA22-048	MULTI FAMILY	SUNSET APARTMENTS	4.35	3/14/2023	WIS/CITY COUNCIL
4	WSA23-006	MULTI FAMILY	PRESCOTT COMMONS	6.28	3/14/2023	WIS/CITY COUNCIL

TOTAL APPROVED	11.76
TOTAL BUDGETED	25.00
TOTAL REMAINING	13.24

Please see Page 2 for Non-Residential Projects

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

	NON-RESIDENTIAL PROJECTS					
	PERMIT NUMBER	PROJECT TYPE	DESCRIPTION	AF	DATE APPROVED	APPROVAL TYPE
1	B2212-085	NON-RESIDENTIAL	NEW OFFICE BUILDING	0.06	1/6/2023	ADMIN - Commercial Under 1 AFY
2	B2302-035	NON-RESIDENTIAL	REMODEL - BAR/RESTAURANT	0.27	2/24/2023	ADMIN - Commercial Under 1 AFY
3	WSA23-008	NON-RESIDENTIAL	REMODEL - MEETING SPACE	0.62	2/24/2023	ADMIN - Commercial Under 1 AFY
4	WSA23-003	NON-RESIDENTIAL	REMODEL - INPATIENT FACILITY	0.32	2/28/2023	ADMIN - Commercial Under 1 AFY
5	WSA23-009	NON-RESIDENTIAL	REMODEL - MEETING SPACE	0.04	3/13/2023	ADMIN - Commercial Under 1 AFY
6	WSA23-010	NON-RESIDENTIAL	REMODEL - RETAIL STORE	0.07	3/13/2023	ADMIN - Commercial Under 1 AFY
7	WSA23-011	NON-RESIDENTIAL	REMODEL - COFFEE SHOP	0.09	3/13/2023	ADMIN - Commercial Under 1 AFY
8	WSA23-013	NON-RESIDENTIAL	NEW RETAIL	0.04	3/16/2023	ADMIN - Commercial Under 1 AFY
9	WSA23-006	NON-RESIDENTIAL	PRESCOTT COMMONS	10.94	3/14/2023	WIS/CITY COUNCIL

TOTAL APPROVED	12.45
TOTAL BUDGETED	25.00
TOTAL REMAINING	12.55

Please see Page 1 for Residential Projects



TO: MAYOR AND CITY COUNCIL
AGENDA: April 4 Council Subcommittee on Water Issues Meeting
DATE: April 4, 2023
DEPT: Public Works
ITEM #: 4.C
SUBJECT: Water Service Application No. WSA23-005 for Valley Street Apartments, an 18-unit Apartment Building Located on a One Acre Parcel on Valley Street. Location: APN 111-11-131, 836 Valley Street. Applicant: Stroh Architect on Behalf of Owner Kremer Family Living Trust.

ITEM SUMMARY

This water service application is for an 18-unit apartment building. The site is a 1-acre parcel located on Valley Street, north of Fair Street. Currently, there is a single family residence on the parcel.

BACKGROUND

Per the newly adopted City of Prescott Water Policy, any application that requires a water service application also requires a Site Plan application to be reviewed by the Planning and Zoning Commission. The intent of the Site Plan review is to ensure that all developments have functional, well-designed, and user-oriented special requirements.

A demand analysis was prepared by Kelley/Wise Engineering, using WRMM multipliers and ADWR landscaping estimates. The anticipated water usage for the project includes 18-apartment units. The WRMM multiplier of 0.12-acre feet per year per unit yields a demand estimate of 2.16-acre feet per year. The site includes 0.09 acres of landscaping. Arizona Department of Water Resources recommends a multiplier of 1.5-acre feet per year for landscaping yielding an estimated landscape water demand of 0.14-acre feet per year. The total anticipated usage estimate is 2.30-acre feet per year. Prior usage was 0.64-acre feet per year, which gives a net water usage of 1.66-acre feet per year.

FINANCIAL IMPACT

None at this time.

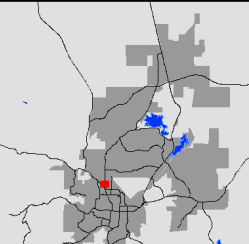
RECOMMENDED ACTION

MOVE to recommend forwarding WSA23-005 to Council for approval or denial

ATTACHMENTS

1. Valley St Apartments Map
2. Valley St Apartments Site Plan

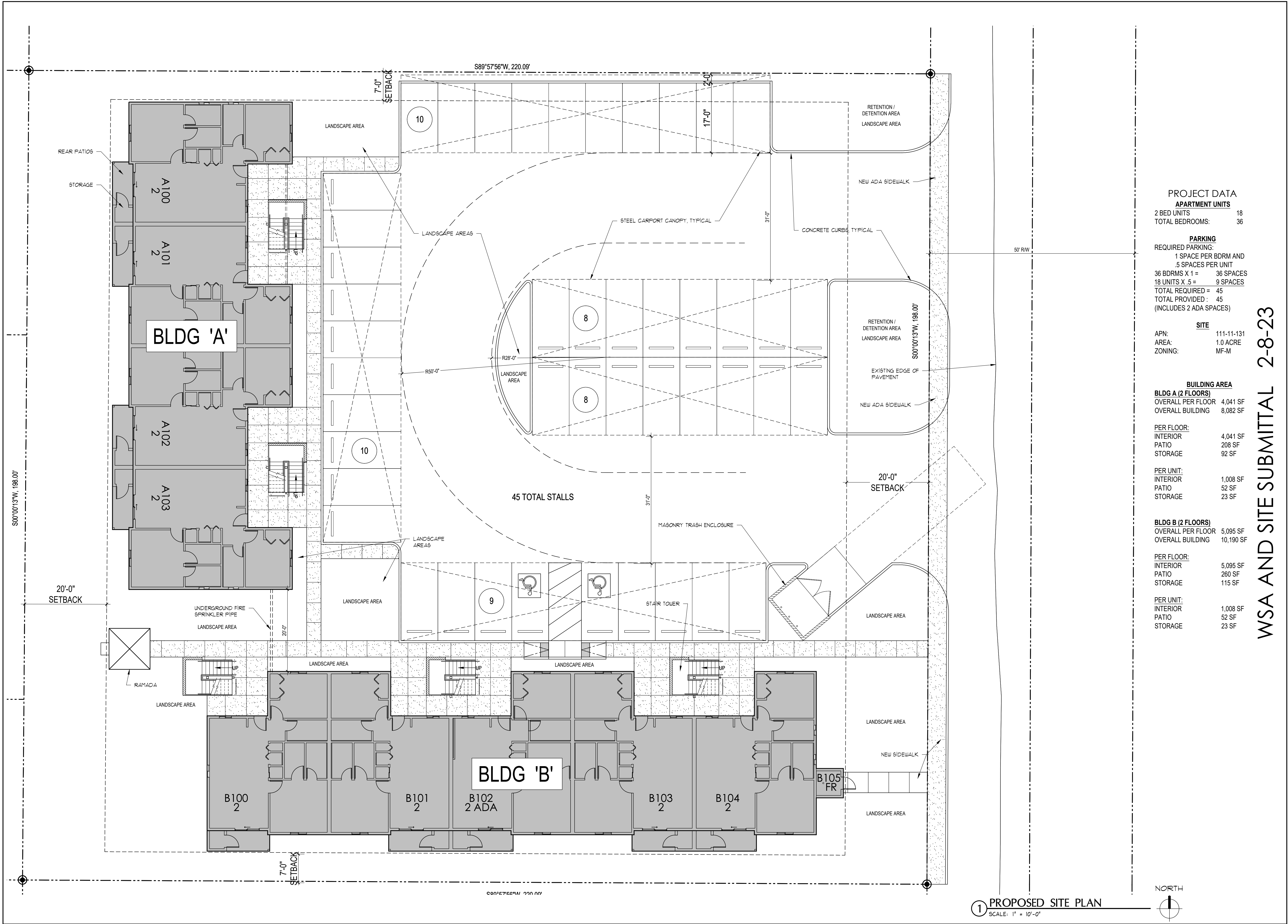




836 VALLEY STREET
111-11-131
1 ACRE

This map is a product of
The City of Prescott





PROJECT DATA
APARTMENT UNITS 18
TOTAL BEDROOMS: 36

PARKING
REQUIRED PARKING:
1 SPACE PER BDRM AND
5 SPACES PER UNIT
36 BDRMS X 1 = 36 SPACES
18 UNITS X 5 = 9 SPACES
TOTAL REQUIRED = 45
TOTAL PROVIDED = 45
(INCLUDES 2 ADA SPACES)

SITE
APN: 111-11-131
AREA: 1.0 ACRE
ZONING: MF-M

BUILDING AREA
BLDG A (2 FLOORS)
OVERALL PER FLOOR 4,041 SF
OVERALL BUILDING 8,082 SF

PER FLOOR:
INTERIOR 4,041 SF
PATIO 208 SF
STORAGE 92 SF

PER UNIT:
INTERIOR 1,008 SF
PATIO 52 SF
STORAGE 23 SF

BLDG B (2 FLOORS)
OVERALL PER FLOOR 5,095 SF
OVERALL BUILDING 10,190 SF

PER FLOOR:
INTERIOR 5,095 SF
PATIO 260 SF
STORAGE 115 SF

PER UNIT:
INTERIOR 1,008 SF
PATIO 52 SF
STORAGE 23 SF

WSA AND SITE SUBMITTAL 2-8-23

PRELIMINARY
NOT FOR
CONSTRUCTION

STROH ARCHITECTURE, INC. Suite B
1577 Plaza West Drive, AZ 86303
Prescott, AZ 86303
(928) 771-0548

NEW 18 UNIT APARTMENT BUILDING
AND SITE IMPROVEMENTS
836 VALLEY STREET
PRESCOTT, ARIZONA

REVISION

SHEET
OVERALL SITE
PLAN
A10
DRAWN BY: CDK
CHECKED BY: WXW/DDC
DATE: JAN 2023
JOB NO.: 22023



TO: MAYOR AND CITY COUNCIL
AGENDA: April 4 Council Subcommittee on Water Issues Meeting
DATE: April 4, 2023
DEPT: Public Works
ITEM #: 4.D
SUBJECT: Presentation from Staff Regarding Monthly PFAS Update.

ITEM SUMMARY

Discussion of current happenings in the PFAS regulation process.

BACKGROUND

In June of 2022, EPA released new Health Advisory Levels (HAL) that reduced the concentration of PFAS recommended in finished drinking water from 70ppt to 0.004ppt for PFOA and 0.02ppt for PFOS. Also in June 2022, ADEQ released results of the Airport well sampling event from May 2022, which indicated detectable levels of PFAS in Airport Well #5. Staff then began sampling the Chino Well field, which also showed detectable concentrations of PFAS in 4 of the 5 wells. Staff continued sampling of all wells and the results of mixing wells in the Chino tanks. By manipulating the operations of the Chino Wellfield, we were able to produce water at the non-detect levels of PFAS in the finished drinking water, while removing Airport Well #5 from the drinking water system.

In March of 2023, EPA announced new proposed Maximum Contaminate Levels (MCL) for PFOA and PFOS at 4ppt for each species. Additional rules were also proposed, including the use of a Hazard Index to regulate various PFAS species in mixtures. After a cursory review of these proposed regulations, the wells in Chino as well as Airport Wells No. 2 and 3, will be in compliance if the rules are finalized in their current state. PFAS concentrations in Airport Well No 5 are above these proposed limits and will need to be examined for the most efficient method to meet the PFAS regulations.

The City continues to collect samples and evaluate methods to ensure compliance with these proposed rules. Sampling events occur quarterly and are added to our ever-growing database of sample results. In addition, The Unregulated Contaminant Rule (UCMR5), scheduled for 2023, sample collection will be focused on collection of samples for PFAS examination. All results from these sampling events will be used to prove to ADEQ that the City's water is in compliance with these new rules.

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: April 4 Council Subcommittee on Water Issues Meeting
DATE: April 4, 2023
DEPT: Public Works
ITEM #: 4.E
SUBJECT: Presentation and Discussion Regarding Reports for Arizona Department of Water Resources (ADWR) 2022 Annual Filing.

ITEM SUMMARY

Several reports for Calendar Year 2022 are required to be submitted to the Arizona Department of Water Resources (ADWR). This includes the 2022 Water Withdrawal and Use Annual Report, plus supporting documents such as Recovery Well, Underground Storage, and Water Quality Lab Results.

BACKGROUND

Water users in Active Management Areas who pump groundwater from non-exempt wells must report annual withdrawals to ADWR. This information enables the agency to determine how much water is withdrawn and where it is being used. The City pumped 7,020 AF which is less than the high in 2020 of 7548 AF and less than the 2021 pumping rate of 7305 AF. Loss and unaccounted (L&U) for water in 2022 is estimated to be 5.64%. This is consistent with last years L&U percentage. The City is required to pay an annual fee for groundwater withdrawals and recovery of long-term storage credits. The fees are used to offset ADWR's costs for managing resources, and to fund augmentation projects and conservation efforts. The 2022 fee payable by the City to ADWR is \$3,346.69.

FINANCIAL IMPACT

Funding is available for payment in the amount of \$3,346.69 from the Water Fund.

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

1. Groundwater Summary
2. Groundwater Pumped, Population, and GPCD



2022 ANNUAL WATER WITHDRAWAL AND USE REPORT SUMMARY

In accordance with the State of Arizona Groundwater Code, the Director of the Department of Water Resources is required to levy and collect an annual groundwater withdrawal fee from each municipality that owns the right to withdraw groundwater within the Prescott Active Management Area.

The 2022 City of Prescott Water Use is Summarized Below.

1 acre-foot = 325,851 gallons

TOTAL WATER
PUMPED TO
SUPPLY
CUSTOMERS
7,020 AF

Water to serve City customers is pumped from eight (8) wells. Five (5) are in Chino Valley, and three (3) are near the airport. Pumped supplies are in accordance with the City's service area right No. 56-003017.0000, established in the early 1980s.

TOTAL WATER
USE BY
CUSTOMERS
6,432 AF

Water is provided to homes and businesses both inside and outside the City limits. The largest category of use is RESIDENTIAL, comprising 66.2% of the volume consumed each year. The second largest is COMMERCIAL, using 18.5% of volume billed each year.

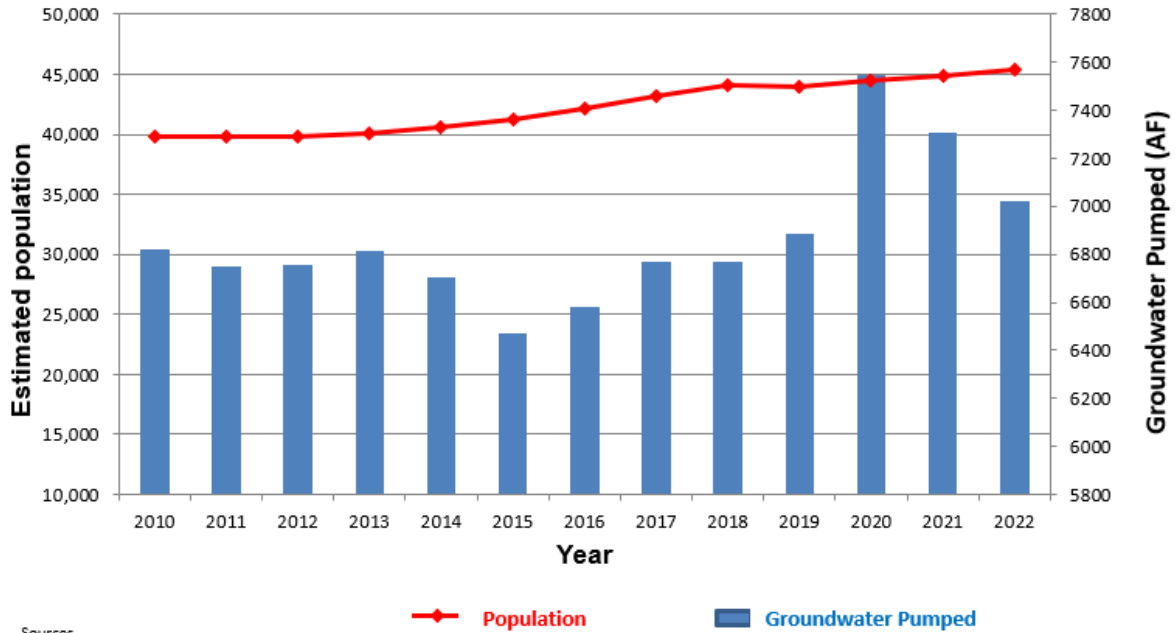
TOTAL WATER
RECHARGED
7059 AF

Two types of water are recharged in accordance with the City's Recharge Facility, USF Permit No. 71-519567.0002. 1. Surface water from Watson and Willow Lake Reservoirs, 3,846.7 AF; 2. Reclaimed water from customers connected to City wastewater collection and treatment facilities, 3141.8 AF and 3. Prop 400, 70.9 AF.

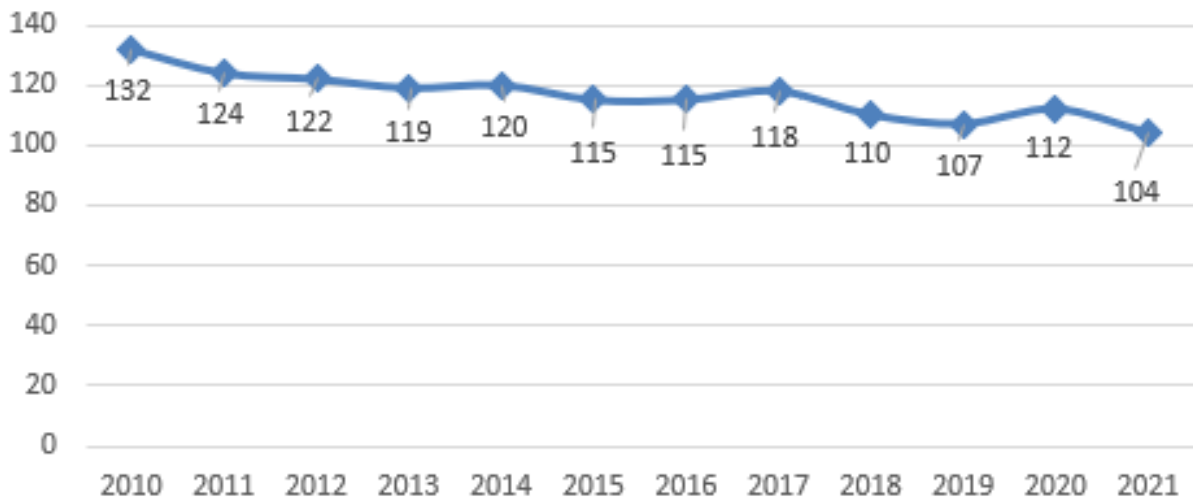
TOTAL
RECOVERED
FOR USE
5,347 AF

The City recovers recharged supplies in accordance with Recovery Well Permit Nos. 74-561500.0000 and 74-569302.0003. In 2022, 3,827.74 AF of Surface Water and 1,518.94 AF of Reclaimed Supplies (effluent) were recovered. Reclaimed supplies not recovered in 2022 were placed into Long-Term Storage Account No. 70-421123.0000.

Population Served and City of Prescott's Groundwater Pumping



City of Prescott Gallons Per Capita per Day (GPCD)





TO: MAYOR AND CITY COUNCIL
AGENDA: April 4 Council Subcommittee on Water Issues Meeting
DATE: April 4, 2023
DEPT: Public Works
ITEM #: 4.F
SUBJECT: Presentation and Discussion Regarding Water Awareness Month and Participation in Accompanying Events.

ITEM SUMMARY

In honor of April being Water Awareness month, the City will participate in the following events: Library Viewerie Timeline, Earth Day, the Highlands Center for Natural History Grow Native Plant Sale, and the Yavapai County Contractors Association Home Show.

BACKGROUND

In April of each year, the City of Prescott has been a "water conservation" partner in Arizona Water Awareness Month with the Arizona Department of Water Resources. Water Awareness Month is an annual outreach campaign to spread the word about the value of conserving the southwest's most precious natural resource, water. With over two decades of chronic drought stressing the southwest's water resources, it's never been more important to take a good, hard look at our personal water-use habits and commit to using water wisely. Practicing a low water-use lifestyle is a way each individual and business in Arizona can help ensure a long-term sufficient water supply.

The City of Prescott and its area partners support April as Water Awareness Month through the following activities and events and encourage its citizenry to join us in learning more about how they can practice water-saving habits and commit to using water wisely.

NEW Water Conservation Website

A \$10,000 matching grant from ADWR was secured in January 2022, which allowed for a water conservation website devoted entirely to water savings information and links to the rebate incentive program. The website includes tips on how to save water indoors, outside landscaping, monthly blogs, and a calendar of events. The website can be found at prescottwater.com and is in the process of being linked to the City of Prescott website.

Library Viewerie - April 1 through April 30, 2023

Upstairs in the Prescott Public Library Viewerie is a timeline of Prescott's water history from 1864 to 2023. Check out this exhibit's historical photographs and artifacts brought to you by City of Prescott Water Resources Management, in partnership with Sharlot Hall Museum and University of Arizona Yavapai County Cooperative Extension.

Earth Day - April 22nd, 2023

The City of Prescott is pleased to sponsor Earth Day once again on Cortez Street, adjacent to the Courthouse Square. The Pedestrian, Bicycle, and Traffic Advisory Committee will have a booth next to the City. Earth Day reminds us to think globally and act locally. The event is from 9 AM to 2 PM.

Grow Native Plant Sale - Online ordering begins April 19th, 2023

The Highlands Center for Natural History is the place to be the first weekend in May. Stroll the grounds to learn about plants that do well in our area, are beautiful, and use less water! A wide

variety of plants are available for purchase, with the proceeds supporting the Center's educational programs. The City helps to sponsor this event each year. Plant pick up is Friday, May 5th and Saturday, May 6th, from 8 AM until 2 PM.

YCCA Home & Garden Show, May 19th to 21st, 2023

Yavapai County Contractors Association will hold its hugely popular Annual Home & Garden Show at the Findlay Toyota Center Arena. Find everything you need for your home and garden in one place. The Upper Verde River Watershed Protection Coalition will be at this event to discuss water resources in our area. Be sure to stop by our booth to learn about water, the Verde River, and how you can do your part to be WaterSmart!

FINANCIAL IMPACT

N/A

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

1. 2023Events - Copy



2023
Water Resource Management
Events Schedule

See you there!



CITY OF PRESCOTT

WATER CONSERVATION

Our supply of water is limited and our population continues to grow. Conservation efforts and life-long water saving behaviors will help ensure that we will have enough water for ourselves and for future generations.



SAVE WATER IN THE YARD



WATER SAVING AT HOME

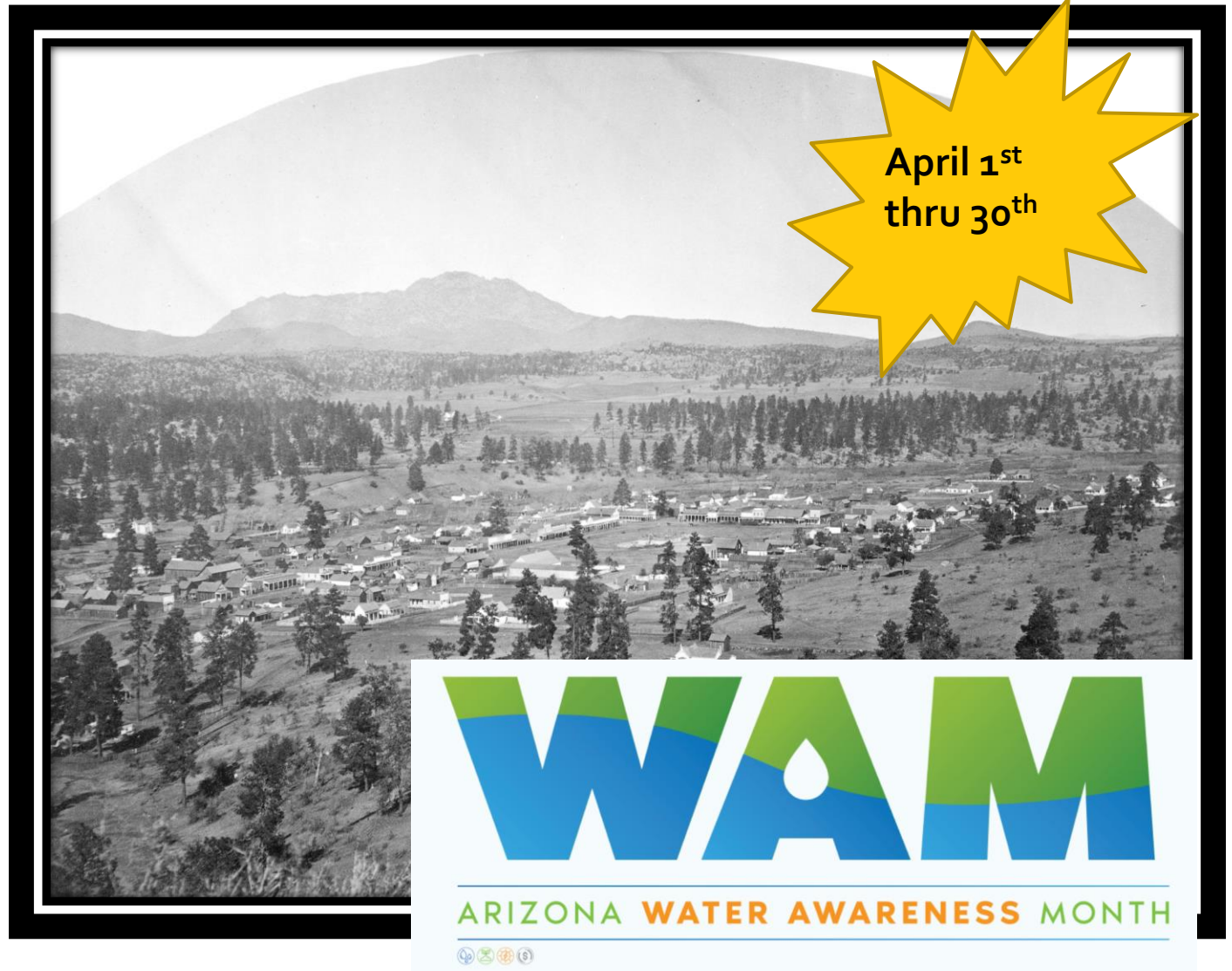


FUN ACTIVITIES

Link to the new Water Conservation website: prescottwater.com

April is Water Awareness Month!

Timeline of
Prescott's
Water
History
at the
Library
Viewerie



Earth Day on Cortez!

April 22nd



2023 KID'S EARTH DAY CELEBRATION!
Water is Life

over 60+ educational booths, exhibits, and activities celebrating the place we live!

scavenger hunt, prizes, games, face-painting and more!

community art, tons of crafts, cool science, building, yoga, games, and play all day!

JOIN THE PARTY!
SATURDAY, APRIL 22ND
9:00AM - 2:00PM
DOWNTOWN PRESCOTT, AZ

TAKE CARE EARTH

Greater Prescott Outdoors Fund
Community Nature Center
Nature Nidos
FREEPORT-McMORAN
@prescottearthday



HCSNH: Grow Native Plant Sale!

Online
Ordering
begins
April 19th

Pick Up
May 5th & 6th
8 to 2



Yavapai Home and Garden Show!

May 19th,
20th, 21st



Findlay Toyota Center

Ad in YCCA's *Building Yavapai Magazine*



Are you
WaterSmart?

The City of Prescott offers many ways to improve the efficiency of your water usage at your home or business!

Water Conservation Rebate Program

The City has added more rebate opportunities including washing machines for City water utility customers. See how you can save water and money today! For more details go to: www.prescottwater.com - Search on "Rebate".

Landscaping

Did you know that by planting low-water use and native plants appropriate for this region you can save water and money? There are many beautiful landscapes that can be created to meet the vision you have for your home or business. Did you know you can get \$1.00 rebate per square foot for turf removal!

For more ideas see the City's Low Water Smart Drought Tolerant Plant List booklet, get more the quick link to the right!



Join us on Facebook!

Each month we provide a water conservation tip that is appropriate for the upcoming season. These ideas will help keep you WaterSmart! <https://www.facebook.com/cityofprescott>



Public Works - Water Resource Management
433 N. Virginia Street | Prescott, AZ 86301 | (928) 777-1130

CITY OF PRESCOTT
ARIZONA