COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING AGENDA

TUESDAY, DECEMBER 6, 2022, 9:30 AM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Councilmember Rusing - Chairperson
Mayor Pro Tem Montoya - Member
Councilman Sischka - Member

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: Live City of Prescott Videos
Or via Zoom by registering in advance: Zoom Registration Link
Comments from the public 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. WATER SERVICE APPLICATIONS

A. Water Service Application No. WSA22-020, Submitted by Stroh Architecture, on Behalf of Property Owner US Veteran's Administration. Location: APN 114-01-001L, Comprising 91.56 Acres, in T14N, R02W, Section 34, NE ¼.

Recommended Action: MOVE to recommend forwarding WSA22-020 to Council for

approval or denial

B. Water Service Application No. WSA22-031, Submitted by Kelly Wise Engineering, Inc, on Behalf of Property Owner Westridge Preserve, LLC. Location: Downer Trail Subdivision, Comprising 9.97 Acres, in T14N, R2W, Section 29, SW ¼.

Recommended Action: MOVE to recommend forwarding WSA22-031 to Council for approval or denial

C. Water Service Application No. WSA22-038, Submitted by Land Development Consultants, LLC, on Behalf of Property Owner Weed Investments, Inc. Location: APN 106-21-008L, Comprising 0.89 Acres, in T14N, R02W, Section 16, NE ¼.

Recommended Action: MOVE to recommend forwarding WSA22-038 to Council for approval or denial

D. Water Service Application No. WSA22-042, Submitted by Stroh Architecture, on Behalf of Property Owner Espire AZ, LLC. Location: APN 103-20-598J, Comprising 9.97 Acres, in T14N, R01W, Section 31, SW ¼.

Recommended Action: MOVE to recommend forwarding WSA22-042 to Council for approval or denial

5. DISCUSSION & ACTION ITEMS

A. Approval of the November 1, 2022 Meeting Minutes.

Recommended Action: MOVE to approve the November 1, 2022 minutes as presented

B. Presentation and Discussion Regarding the January to June 2023 Residential & Non-Residential Water Budgets, in Accordance with the 2022 Water Management Policy, Policy No. 11.

Recommended Action: MOVE to forward the residential & non-residential water budgets for January to June 2023 to Council as recommended

C. Presentation and Discussion Regarding Monthly Update for PFAS Sampling at the City of Prescott's Water Production Wells.

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

6. GENERAL ANNOUNCEMENTS FROM STAFF

7. ADJOURNMENT

EXECUTIVE SESSION

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)).

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org

Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. §38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed $500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless City Council takes a legal action at a properly noticed open meeting to approve of such expenditures prior to incurring any such obligation or indebtedness. A.R.S. §38-431.07(A)(B).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on _____ at _____m. in accordance with the statement filed by the Prescott City Council with the City Clerk

Sarah M. Siep
_____
Sarah M. Siep, City Clerk

CITY OF PRESCOTT

COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **12- 6-22**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Application No. WSA22-020, Submitted by Stroh Architecture, on Behalf of Property Owner US Veteran's Administration. Location: APN 114-01-001L, Comprising 91.56 Acres, in T14N, R02W, Section 34, NE ¼.

ITEM SUMMARY

This water service application is for the conversion of 6 existing historic officers' quarters, single family residence buildings into 23 individual apartment units. The project is located on the United States Veterans Administration property north of State Route 89.

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.

The project will be disconnecting from the private water and sewer systems operated by the Veterans Administration and be placed on separate City water and sewer services.

The previous water usage at this location is 1.02 Acre-Feet/year (AFY). A demand analysis prepared by Kelly Wise Engineering, using city of Prescott demand multipliers, calculated the usage as follows: 23 multi-family dwelling units x 0.12 AFY = 2.76 AFY. The net increase in demand is **1.74 AFY.**

This site plan was reviewed by the Planning and Zoning Commission on November 10, 2022. The Commission unanimously recommended approval of the project.

Applicant has completed the following:

Pre-Application Conference: August 10, 2022
Application Received: June 27, 2022
Submitted All Documents: September 08, 2022
P&Z Commission Review: November 10, 2022
Water Issues Subcommittee: December 6, 2022
City Council: December 20, 2022

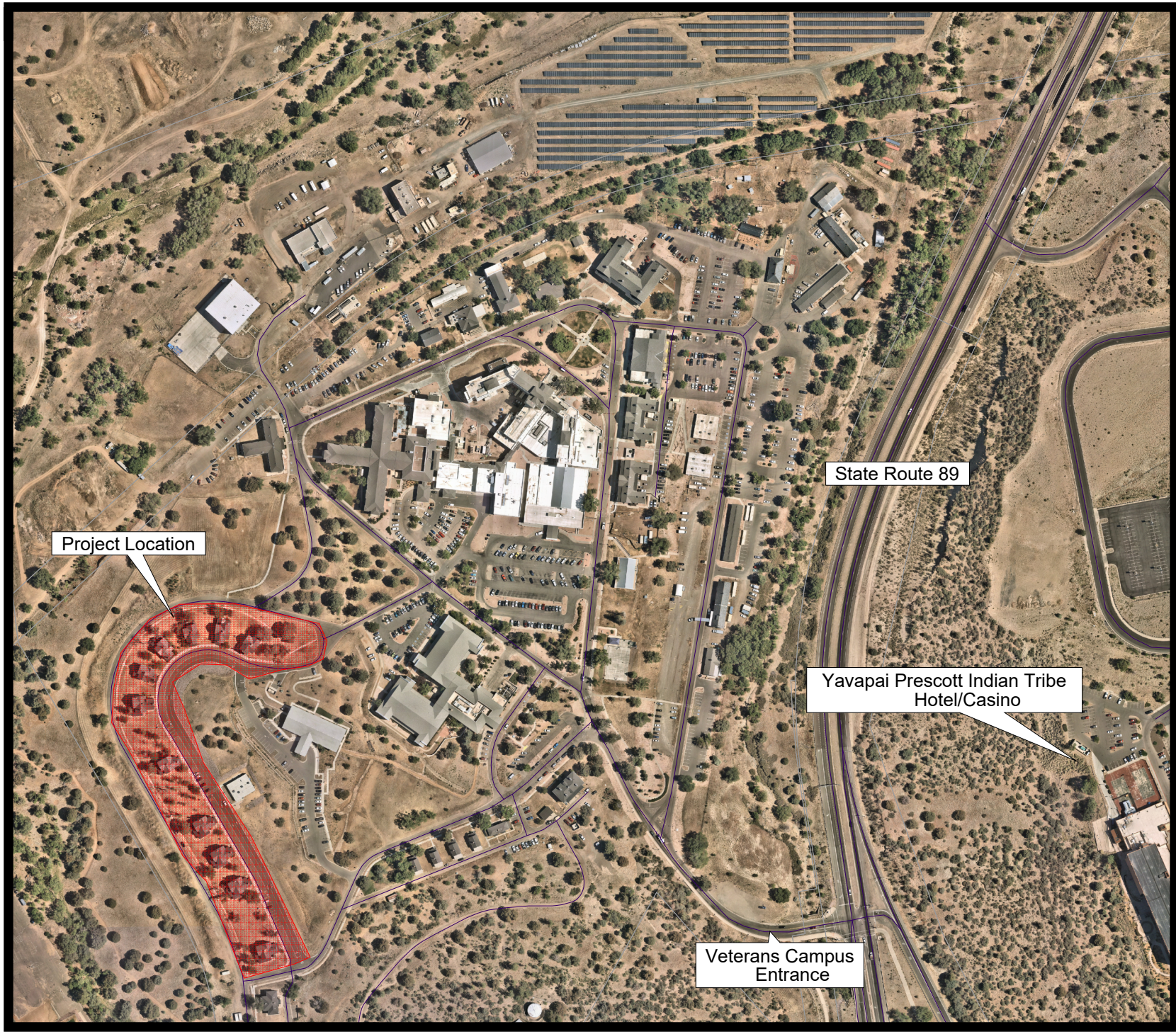
FINANCIAL IMPACT

N/A

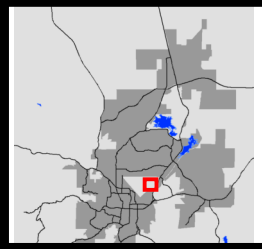
Recommended Action: MOVE to recommend forwarding WSA22-020 to Council for approval or denial

ATTACHMENTS

1. WSA22-020_US Veterans Administration_ Location Map.pdf
2. VA Apartments Site Plan.pdf



CITY OF PRESCOTT
ARIZONA
Everybody's Hometown



WSA22-020
US Veterans Administration
500 N State Route 89

This map is a product of the
The City of Prescott GIS

0' 1" = 364'

gwen.rowitsch, 2022-11-29 14:32:06
Start View

This document is a graphic representation only of best available sources.
The City of Prescott assumes no responsibility for any errors.

PARKING CALCS:

SPACES REQUIRED:

RESIDENTS (1 PER BDRM)	=	31 SPACES
GUESTS		
(0.5 PER UNIT NOT TO EXCEED 20)	=	12 SPACES
TOTAL	=	43 SPACES

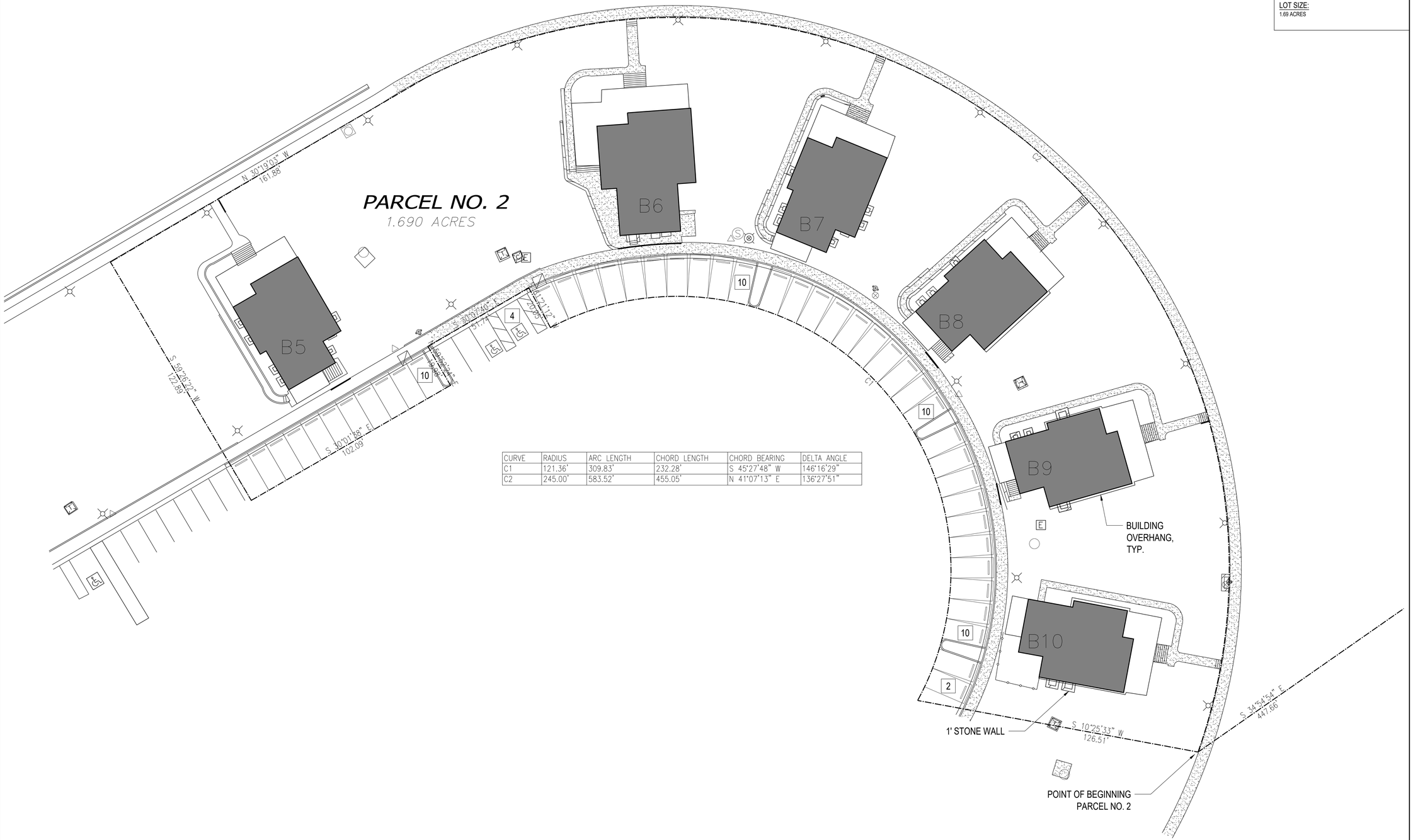
SPACES PROVIDED:

STANDARD SPACES	=	44 SPACES
COMPACT SPACES (<15%)	=	0 SPACES
ADA SPACES (INCL 1 VAN SPACE)	=	2 SPACES
TOTAL PROVIDED	=	46 SPACES
TOTAL REQUIRED	=	43 SPACES

LOT SIZE:

1.69 ACRES

PRELIMINARY NOT FOR CONSTRUCTION



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	121.36'	309.83'	232.28'	S 45°27'48" W	146°16'29"
C2	245.00'	583.52'	455.05'	N 41°07'13" E	136°27'51"

1 SITE PLAN
SCALE: 1" = 20'-0"

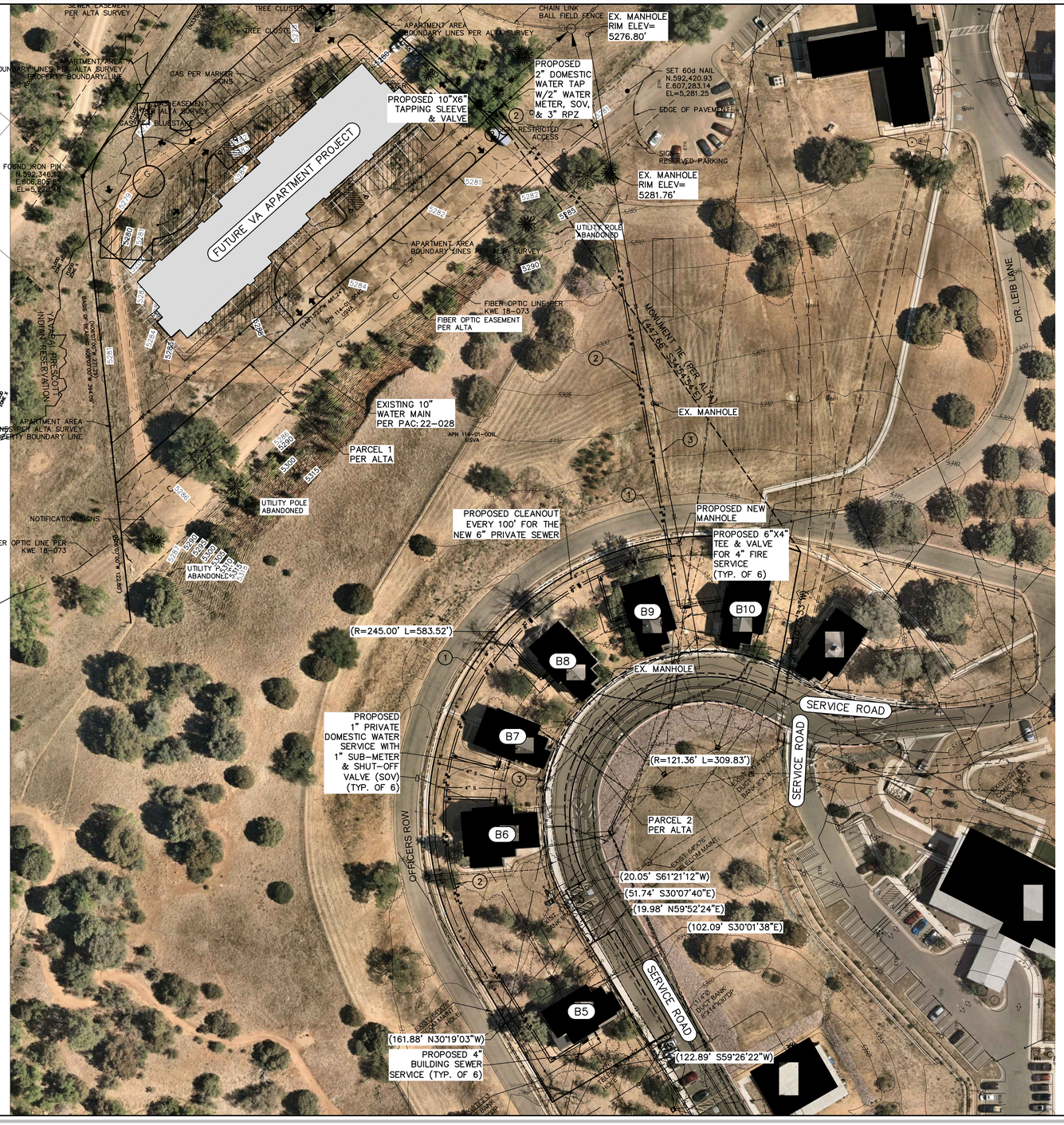
STROH ARCHITECTURE, INC.
1577 Plaza West Drive, Suite B
Prescott, AZ 86303
(928) 771-0548

VA QUARTERS
UNITS 5 THRU 10
500 N. STATE ROUTE 89, FORT WHIPPLE
PRESCOTT, ARIZONA

REVISION

SHEET
SITE PLAN
A1.0

DRAWN BY: rK
CHECKED BY: DDS
DATE: AUGUST 2022
JOB NO.: 21007.2



VA HOUSING QUARTERS
SCHEMATIC WATER/SEWER DESIGN
APN: 114-01-001L

500 N. STATE ROUTE 89
FORT WHIPPLE MILITARY RESERVATION
GILA AND SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA

IMAGERY:
AERIAL IMAGERY SHOWN HEREON IS DOWNLOADED FROM NEARMAP.COM, PHOTO DATE 6/02/2022.

OWNER:
PER THE YAVAPAI COUNTY INTERACTIVE MAPPING APPLICATION THE LAND SHOWN HEREON IS OWNED BY THE UNITED STATES VETERANS ADMINISTRATION.

NOTE:
THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY. THE LOT BOUNDARY LINES, AS SHOWN ARE PER THE UNRECORDED ALTA/NSPS SURVEY SEALED BY DAVID KLEIN, "RLS 42137" ON 7/8/2021 IDENTIFIED AS PARCELS 1 & 2. EASEMENTS AND BOUNDARY LINES NOTED HEREON AS "PER THE ALTA SURVEY" REFERENCE THIS DOCUMENT.

THE CONTOUR INTERVAL DEPICTED HEREON IS 1'.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS THE CITY OF PRESCOTT SURVEY DATUM.

NO TITLE REPORT FURNISHED, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN HEREON.

UTILITIES AS SHOWN HEREON ARE BASED ON PHYSICALLY APPARENT ABOVE GROUND APPURTENANCES AND LIMITED UTILITY LOCATE MARKINGS BY OTHERS UNLESS OTHERWISE NOTED.

PROJECT BENCH MARK:
DATUM: NAVD-88 (CITY OF PRESCOTT SURVEY DATUM)

ELEVATIONS DEPICTED HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE CITY OF PRESCOTT GPS BASE STATION AND THE GEOID-99 MODEL.

SEE THE TEMPORARY SITE BENCH MARKS PLOTTED HEREON.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY BOUNDARY LINE BETWEEN A 3" BRASS CAP (NOT SHOWN) AND A FOUND IRON PIN. SAID LINE BEARS N06°07'00"W A DISTANCE OF 394.09'.

FLOOD INFORMATION:
FLOOD HAZARD INFORMATION AND WATER SURFACE INFORMATION SHOWN HEREON IS BASED ON THE FEMA SHAPE FILE CONVERTED FROM STATE PLANE TO CITY OF PRESCOTT COORDINATES. (FIRM MAP 04025C2062H EFFECTIVE DATE 3/6/18)

SPECIAL NOTES:
1. THE EXISTING WATER & SEWER SERVICES FOR B5-B10 SHALL BE CAPPED & ABANDONED.
2. BOUNDARY LINE WORK SHOWN HEREON IS PER AN UNRECORDED ALTA DONE BY SUPERIOR SURVEYING SERVICES, INC. JOB NUMBER: 202008064, SEALED BY DAVID S. KLEIN ON 3/8/2021.
3. BUILDING LINE WORK SHOWN HEREON WAS PROVIDED BY TOM LUIZZO, RLS WITH GRANITE BASIN ENGINEERING INC. ON 8-16-2021 BY A DWG FILE.
4. THE SITE SPECIFIC TOPOGRAPHIC DATA SHOWN HEREON WAS DONE ON 5-19-2022 BY KELLEY-WISE ENGINEERING INC. FOR THE ADJACENT VA APARTMENT PROJECT.

LEGEND:

— — —5280— — —	EXISTING GRADE CONTOUR BY THIS SURVEY. (NAVD-88)
(---)	DENOTES RECORD DIMENSION PER ALTA SURVEY
APN.	ASSESSOR'S PARCEL NUMBER
EL	ELEVATION
EX	EXISTING
WSE	WATER SURFACE ELEVATION
	EX. DECIDUOUS TREES
	EX. JUNIPER TREES

SCHEMATIC WATER/SEWER KEY:
1. PRIVATE SEWER MAINTAINED BY THE VA HOUSING QUARTERS.
2. PRIVATE DOMESTIC WATER AND FIRE LINE MAINTAINED BY THE VA HOUSING QUARTERS.
3. EXISTING PRIVATE SEWER COLLECTION SYSTEM MAINTAINED BY THE UNITED STATES VETERANS ADMINISTRATION.

NO.	REVISION	DATE

1/2" 1" 2"

CALL TWO WORKING DAYS BEFORE YOU DIG (602) 263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

KELLEY/WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 778-7220
(FAX) 778-2220
gkelley@kelley-wise.com

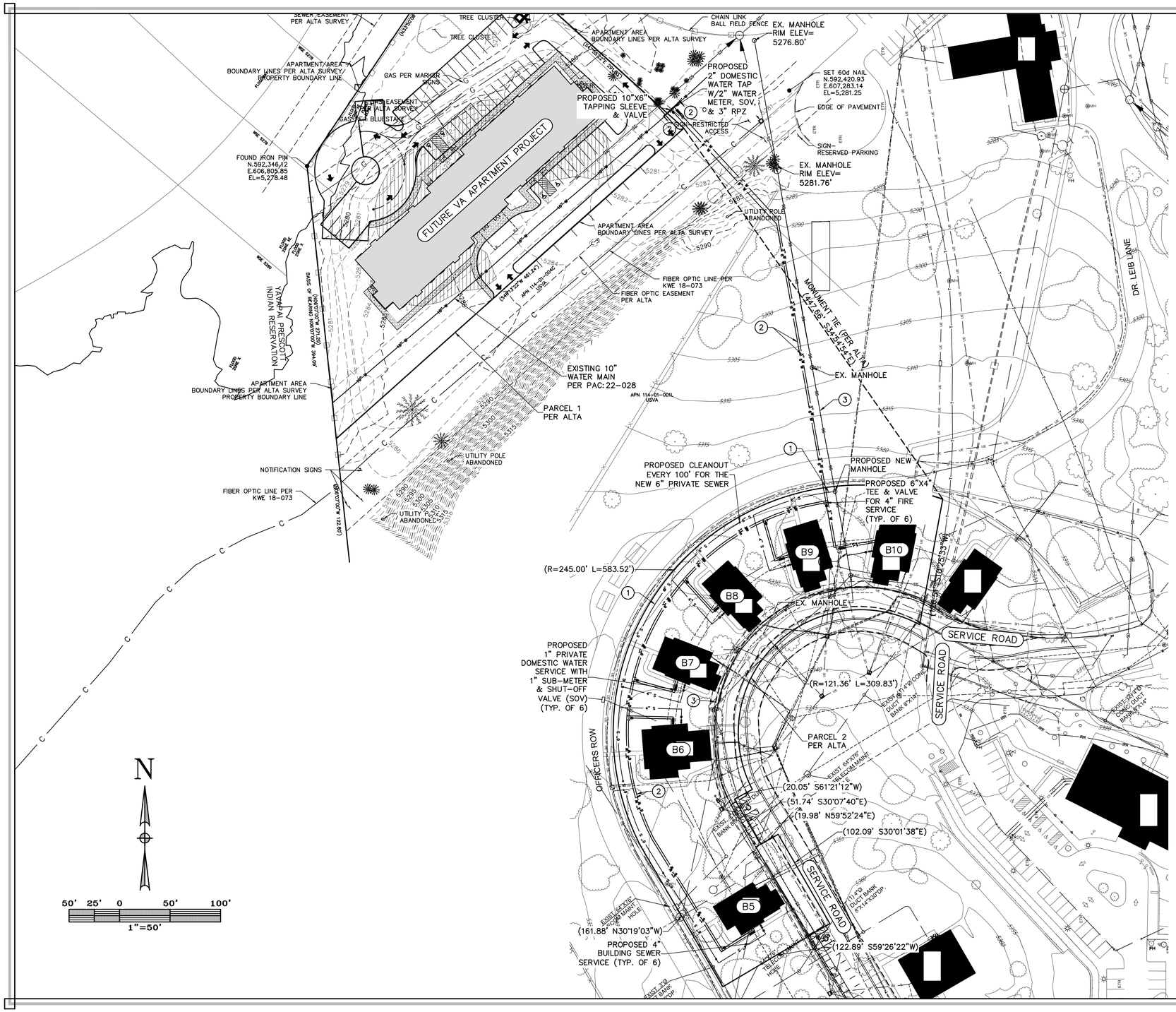
VA HOUSING QUARTERS
FT. WHIPPLE, PRESCOTT, AZ
A PORTION OF APN: 114-01-001L
SCHEMATIC WATER/SEWER DESIGN

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DRAWN	CTK
DESIGN	CTK
CHECK	GRK
DATE	8/31/22
KWE JOB #	22-027

SHEET
PAC
SUBMITTAL

P:\PROJECTS\2022\22-027 STROH-VA HOUSING QUARTERS ILENAME:22027 PRELIM WATER SEWER.DWG PLOT DATE:8/31/2022 5:11 PM SHEET SET:PRESERVE PHASE 5 SHEET TOTAL:19



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LEGEND:

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NO.	REVISION	DATE

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146 GROVE AVENUE
PRESCOTT, ARIZONA 86301
(928) 778-2720
(928) 778-2721 FAX
gkelley@kelley-wise.com

VA HOUSING QUARTERS
FT. WHIPPLE, PRESCOTT, AZ
A PORTION OF APN: 114-01-001L
SCHEMATIC WATER/SEWER DESIGN

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DRAWN	CTK
DESIGN	CTK
CHECK	GRK
DATE	8/31/22
KWE JOB #	22-027

SHEET
PAC
SUBMITTAL

CITY OF PRESCOTT

COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **12- 6-22**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Application No. WSA22-031, Submitted by Kelly Wise Engineering, Inc, on Behalf of Property Owner Westridge Preserve, LLC. Location: Downer Trail Subdivision, Comprising 9.97 Acres, in T14N, R2W, Section 29, SW ¼.

ITEM SUMMARY

This is a request to revise the approved final plat of Phase 5 of the Preserve at Prescott Planned Area Development (PAD) Subdivision to rearrange lots, resize lots and add an additional 7 lots to the overall development. This residential neighborhood is located along Downer Trail and Oak Stone Court.

BACKGROUND

The Preserve at Prescott Subdivision was re-platted from what was originally the Downer Trail Final Plat, recorded in 1988. Downer Trail is a groundwater subdivision consisting of 144 lots. Through the re-platting of the original Downer Trail Subdivision, The Preserve at Prescott contains a total of 151 lots. As part of the revision of plat for The Preserve at Prescott, Phase 5, the applicant is seeking water for an additional 7 lots under the guidelines of the 2022 Water Management Policy.

A demand analysis was prepared by City Staff using WRMM multipliers. The demand is calculated as follows: 7 residential parcels x 0.17 Acre-feet/year/parcel = an increase in demand of **1.19 Acre-feet/year**.

The revision of plat was reviewed by the Planning and Zoning Commission on November 10, 2022. The Commission unanimously recommended approval of the project.

Applicant has completed the following:
Water Service Agreement: August 23, 2022

Application Received: September 14, 2022
Submitted All Documents: September 14, 2022
P&Z Commission Review: November 10, 2022
Water Issues Subcommittee: December 6, 2022
City Council: December 20, 2022

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA22-031 to Council for approval or denial

ATTACHMENTS

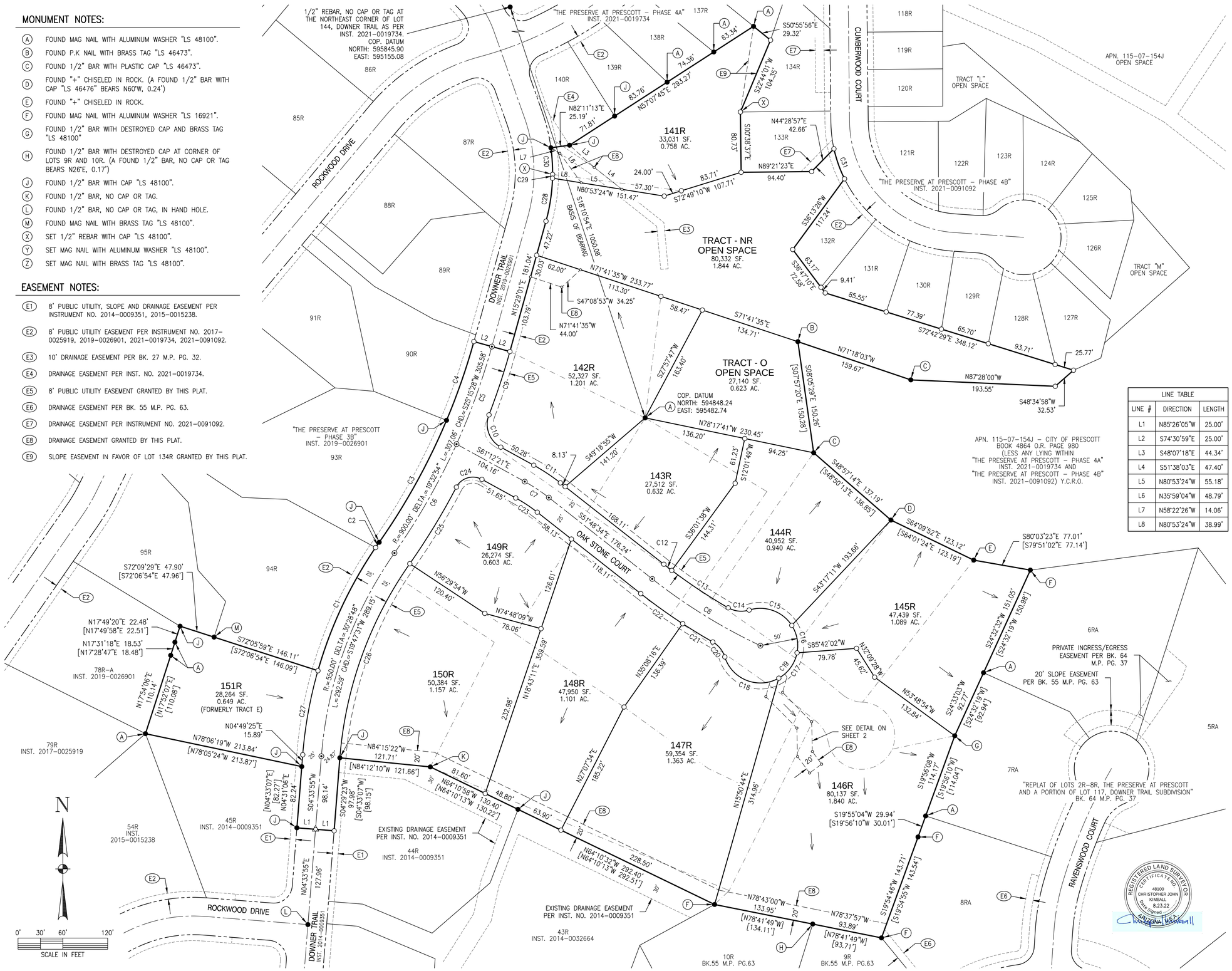
1. The Preserve Phase 5 Site Plan.pdf
2. The Preserve Phase 5 Map.pdf
3. The Preserve Phase 5_ General Area Map.pdf

MONUMENT NOTES:

- (A) FOUND MAG NAIL WITH ALUMINUM WASHER "LS 48100".
- (B) FOUND P.K NAIL WITH BRASS TAG "LS 46473".
- (C) FOUND 1/2" BAR WITH PLASTIC CAP "LS 46473".
- (D) FOUND "+" CHISELED IN ROCK. (A FOUND 1/2" BAR WITH CAP "LS 46476" BEARS N60°W, 0.24')
- (E) FOUND "+" CHISELED IN ROCK.
- (F) FOUND MAG NAIL WITH ALUMINUM WASHER "LS 16921".
- (G) FOUND 1/2" BAR WITH DESTROYED CAP AND BRASS TAG "LS 48100"
- (H) FOUND 1/2" BAR WITH DESTROYED CAP AT CORNER OF LOTS 9R AND 10R. (A FOUND 1/2" BAR, NO CAP OR TAG BEARS N26°E, 0.17')
- (J) FOUND 1/2" BAR WITH CAP "LS 48100".
- (K) FOUND 1/2" BAR, NO CAP OR TAG.
- (L) FOUND 1/2" BAR, NO CAP OR TAG, IN HAND HOLE.
- (M) FOUND MAG NAIL WITH BRASS TAG "LS 48100".
- (X) SET 1/2" REBAR WITH CAP "LS 48100".
- (Y) SET MAG NAIL WITH ALUMINUM WASHER "LS 48100".
- (Z) SET MAG NAIL WITH BRASS TAG "LS 48100".

EASEMENT NOTES:

- (E1) 8' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT PER INSTRUMENT NO. 2014–0009351, 2015–0015238.
- (E2) 8' PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 2017–0025919, 2019–0026901, 2021–0019734, 2021–0091092.
- (E3) 10' DRAINAGE EASEMENT PER BK. 27 M.P. PG. 32.
- (E4) DRAINAGE EASEMENT PER INST. NO. 2021–0019734.
- (E5) 8' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (E6) DRAINAGE EASEMENT PER BK. 55 M.P. PG. 63.
- (E7) DRAINAGE EASEMENT PER INSTRUMENT NO. 2021–0091092.
- (E8) DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- (E9) SLOPE EASEMENT IN FAVOR OF LOT 134R GRANTED BY THIS PLAT.



LEGEND:

●	FOUND AS NOTED.
○	"LS 48100" TO BE SET (1/2" REBAR WITH CAP OR MAG NAIL WITH WASHER).
⊙	BRASS DISK IN CONCRETE "LS 48100", FLUSH WITH PAVEMENT, TO BE SET.
	CALCULATED POINT, NOTHING FOUND OR SET.
AC.	ACRE
APN.	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
COP.	CITY OF PRESCOTT
INST.	INSTRUMENT NUMBER
L.S.	LAND SURVEYS
M.P.	MAPS AND PLATS
O.R.	OFFICIAL RECORDS
PG.	PAGE
POR.	PORTION
P.U.E.	PUBLIC UTILITY EASEMENT
REF.	REFER TO
SF.	SQUARE FEET
Y.C.R.O.	YAVAPAI COUNTY RECORDER'S OFFICE
[---]	RECORD DIMENSION
(E–)	REFERENCE EASEMENT NOTES
(X)	REFERENCE MONUMENT NOTES
━━━	LINE OF PHASE BOUNDARY
— · — ·	LINE VACATED BY THIS PLAT
- - - - -	LINE OF EASEMENT BY THIS PLAT
– – – –	LINE OF EXISTING EASEMENT
←—	ANTICIPATED LOT DRAINAGE DIRECTION

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N85°26'05"W	25.00'
L2	S74°30'59"E	25.00'
L3	S48°07'18"E	44.34'
L4	S51°38'03"E	47.40'
L5	N80°53'24"W	55.18'
L6	N35°59'04"W	48.79'
L7	N58°22'26"W	14.06'
L8	N80°53'24"W	38.99'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG.	CHORD
C1	182.80'	575.00'	018°12'53"	N25°04'24"E	182.03'
C2	8.54'	575.00'	000°51'05"	N34°36'23"E	8.54'
C3	186.84'	875.00'	012°14'05"	N28°54'53"E	186.49'
C4	111.69'	875.00'	007°18'49"	N19°08'26"E	111.62'
C5	139.06'	900.00'	008°51'11"	S19°54'37"W	138.92'
C6	168.00'	900.00'	010°41'43"	S29°41'04"W	167.76'
C7	38.70'	236.00'	009°23'47"	S56°30'28"E	38.66'
C8	170.48'	750.00'	013°01'26"	S58°19'17"E	170.11'
C9	89.29'	925.00'	005°31'51"	S18°14'57"W	89.26'
C10	50.23'	35.00'	082°13'14"	S20°05'44"E	46.03'
C11	42.80'	261.00'	009°23'47"	S56°30'28"E	42.76'
C12	13.49'	725.00'	001°03'58"	S52°20'33"E	13.49'
C13	90.61'	725.00'	007°09'40"	S56°27'22"E	90.55'
C14	29.05'	35.00'	047°32'51"	S83°48'37"E	28.22'
C15	65.17'	50.00'	074°40'40"	S70°14'42"E	60.65'
C16	38.31'	50.00'	043°54'06"	S10°57'19"E	37.38'
C17	43.16'	50.00'	049°27'10"	S35°43'19"W	41.83'
C18	89.08'	50.00'	102°04'25"	N68°30'53"W	77.76'
C19	235.71'	50.00'	270°06'21"	S27°28'08"W	70.65'
C20	26.22'	35.00'	042°55'42"	N38°56'32"W	25.61'
C21	47.16'	775.00'	003°29'12"	N58°39'46"W	47.15'
C22	69.12'	775.00'	005°06'36"	N54°21'52"W	69.10'
C23	34.60'	211.00'	009°23'47"	N56°30'28"W	34.57'
C24	39.79'	25.00'	091°12'11"	S73°11'33"W	35.72'
C25	120.13'	925.00'	007°26'27"	S31°18'42"W	120.04'
C26	279.49'	525.00'	030°30'07"	S19°48'32"W	276.20'
C27	114.55'	575.00'	011°24'50"	N10°15'32"E	114.36'
C28	58.42'	244.00'	013°43'08"	N08°37'27"E	58.28'
C29	5.00'	244.00'	001°10'27"	N01°10'40"E	5.00'
C30	35.79'	244.00'	008°24'13"	N03°36'40"W	35.76'
C31	42.76'	175.00'	014°00'00"	S19°23'26"E	42.65'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48100
CHRISTOPHER JOHN KIMBALL
Date Signed 8.23.22
ARIZONA U.S.A.

KELLEY/WISE ENGINEERING, INC.
146 GROVE AVENUE
PRESCOTT, AZ. 86301
PHONE: (928) 771–1730
E–MAIL: ckimball@kelley–wise.com

JOB NO. 21–131	DRAWN: CJK	CHECKED: GRK
CREW: WRW/CTK	DATE: 8.23.22	SHEET 3 OF 3

CITY OF PRESCOTT
ARIZONA
Everybody's Hometown

The Preserve, Phase 5
Formerly Downer Trail Subdivision
Downer Trail, Oak Stone Court

This map is a product of the
The City of Prescott GIS

0' 1" = 301'

will.west, 2022-11-30 09:59:08

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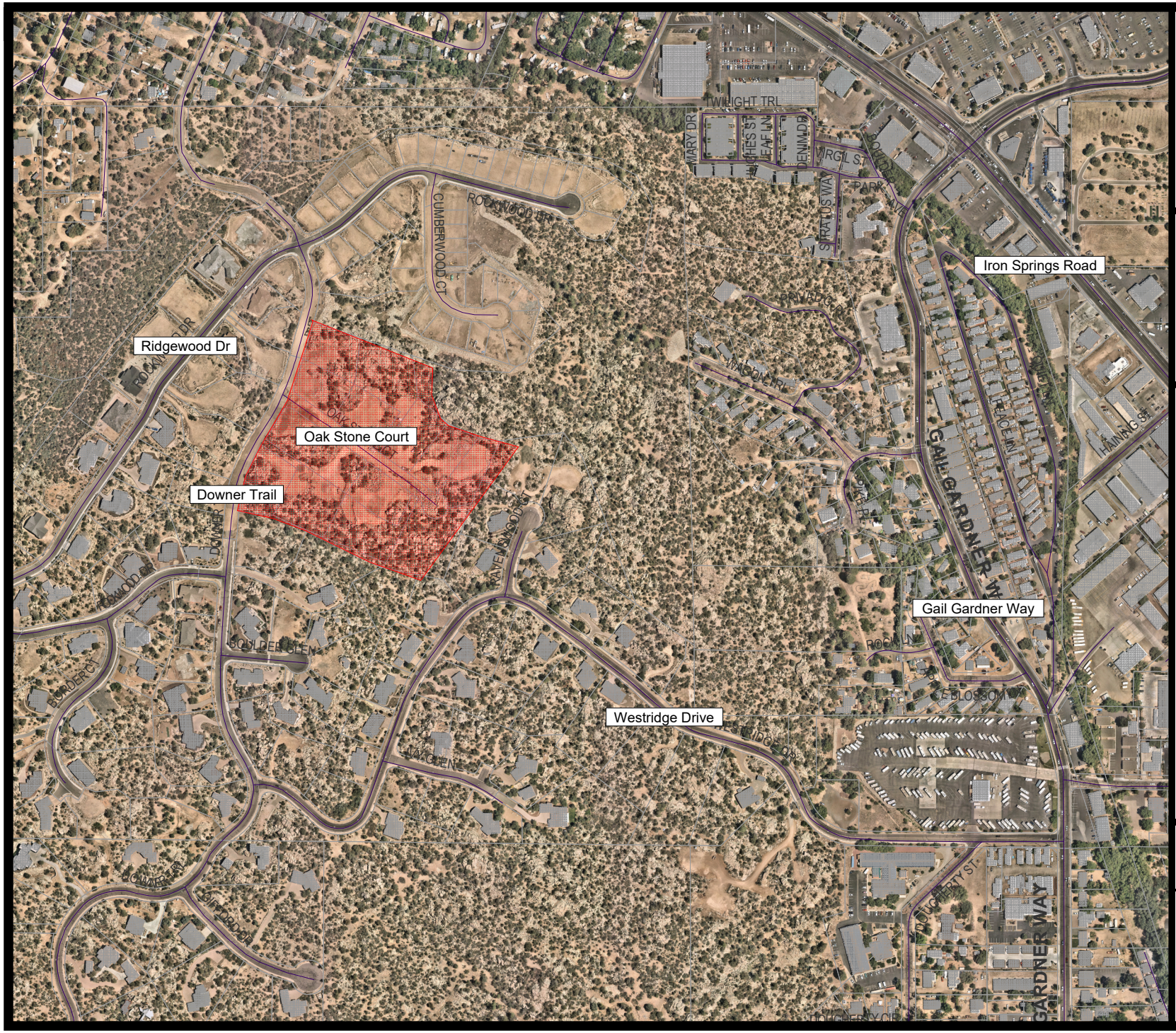

CITY OF PRESCOTT
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The Preserve, Phase 5 General Area Map

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CITY OF PRESCOTT

COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **12- 6-22**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Application No. WSA22-038, Submitted by Land Development Consultants, LLC, on Behalf of Property Owner Weed Investments, Inc. Location: APN 106-21-008L, Comprising 0.89 Acres, in T14N, R02W, Section 16, NE ¼.

ITEM SUMMARY

This water service application is for a new 5,200 SF convenience store and 4.608 SF gas station canopy. The existing building will be removed. The project is located at the southeast corner of Willow Creek Road and College Heights Drive.

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.

The project site is currently a Circle K gas station that will be razed and replaced with a larger facility.

A demand analysis was prepared by City Staff using billing data provided by the applicant. Water usage for a comparable Circle K in Gila Bend, AZ, scaled for building size, provided a proposed water usage for the new facility at 2.54 Acre-feet/year. Previous usage at the existing store was 1.08 Acre-feet/year, resulting in a net increase in demand of 1.46 Acre-feet/year.

This site plan was reviewed by the Planning and Zoning Commission on November 10, 2022. The Commission unanimously recommended approval of the project.

Applicant has completed the following:
Pre-Application Conference: August 12, 2021

Application Received: September 30, 2022
Submitted All Documents: October 18, 2022
P&Z Commission Review: November 10, 2022
Water Issues Subcommittee: December 6, 2022
City Council: December 20, 2022

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA22-038 to Council for approval or denial

ATTACHMENTS

1. Circle K Site Plan.pdf
2. WSA22-038_Circle K Store_Location Map.pdf

CIRCLE K STORE
SITE PLAN

SEC WILLOW CREEK ROAD & COLLEGE HEIGHTS ROAD, PRESCOTT, AZ

VICINITY MAP

30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 296 0450

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
03/03/21	PREP CSP-1
05/07/21	PREP CSP-2
06/07/21	PREP CSP-3
10/15/21	PREP CSP-4 ALTA
11/04/21	PREP CSP-5
11/10/21	PREP CSP-6
12/01/21	PREP CSP-7
12/07/21	PREP CSP-8
07/22/22	PREP CSP-9

PROFESSIONAL SEAL

OWNER:

CIRCLE K STORES INC.
1120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

ARCHITECT :

GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

OWNER REPRESENTATIVE:

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE

PROJECT ADDRESS: 3101 WILLOW CREEK RD, PRESCOTT, AZ

PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AND A FUEL CANOPY WITH 7 FUEL PUMPS

ZONING INFORMATION

JURISDICTION: CITY OF PRESCOTT, AZ
EXISTING ZONING: BG (BUSINESS GENERAL)
PROPOSED ZONING: BG (BUSINESS GENERAL)
MAX. BLDG HEIGHT ALLOWED: 35' BLDG HEIGHT PROVIDED: 23'-8"

SETBACKS:
FRONT: 10"
REAR: 10'
SIDE: 7'
CORNER: 8'

SITE DATA

PARCEL: APN: 106-21-008L, 106-21-008M

CIRCLE K NET SITE AREA: ± 1.823 AC (± 79,416 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA	5,200 SF
FUEL CANOPY AREA	4,608 SF
CIRCLE K SITE COVERAGE (BASED ON 5,200 SF BLDG AREA PLUS 4,608 SF CANOPY AREA AND ±1.823 AC OF NET SITE AREA)	±12.3% (5,380 SF/AC)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED	
RETAIL: 1 SP/200 SF	26
FUEL CANOPY: 2 SP/PUMP	TBD
TOTAL CIRCLE K PARKING REQUIRED	TBD
CIRCLE K PARKING PROVIDED	
STANDARD PARKING SPACES	26 SP
ACCESSIBLE PARKING SPACES	2 SP
TOTAL CIRCLE K PARKING PROVIDED	28 SP
BICYCLE PARKING PROVIDED	2 SP
FUTURE EV STALLS	5 SP

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON ALTA/NSPS LAND TITLE SURVEY BY SUPERIOR SURVEYING SERVICES, INC. DATED 09/27/21 AND AN AERIAL.
3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.

N

SCALE 1"=30'
0 30' 60'

PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC
QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME

CIRCLE K STORES INC.

PRESCOTT, ARIZONA
3101 WILLOW CREEK RD

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028

CIRCLE K STORES INC.

PROJECT NUMBER
20210224.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
CSP 9.0A

CITY OF PRESCOTT
ARIZONA
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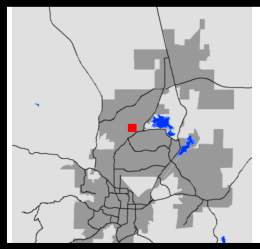

WSA22-038
Circle K Store
3101 Willow Creek Road

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0' 1" = 146'

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Start View

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CITY OF PRESCOTT

COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **12- 6-22**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Application No. WSA22-042, Submitted by Stroh Architecture, on Behalf of Property Owner Espire AZ, LLC. Location: APN 103-20-598J, Comprising 9.97 Acres, in T14N, R01W, Section 31, SW ¼.

ITEM SUMMARY

This water service application is for a multi-sports complex with pickleball courts, basketball, fitness area, golf simulators and activity room located in the Prescott Gateway Mall in the former Sears building.

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.

The project is located in the former Sears building and is currently fully operational.

A demand analysis prepared by City Staff, using patron data provided by the applicant, calculated the usage as follows: 200 people/day X 12 gallons/person/day X 365 days/year = A total potable demand of 2.68 Acre-Feet/year**.** The previous water usage at this location was 0.5 Acre-Feet/year, resulting in a net increase in demand of **2.18 Acre-feet/year**.

This site plan was reviewed by the Planning and Zoning Commission on November 10, 2022. The Commission unanimously recommended approval of the project.

Applicant has completed the following:

Pre-Application Conference: April 1, 2021
Application Received: October 12, 2022
Submitted All Documents: October 15, 2022
P&Z Commission Review: November 10, 2022
Water Issues Subcommittee: December 6, 2022
City Council: December 20, 2022

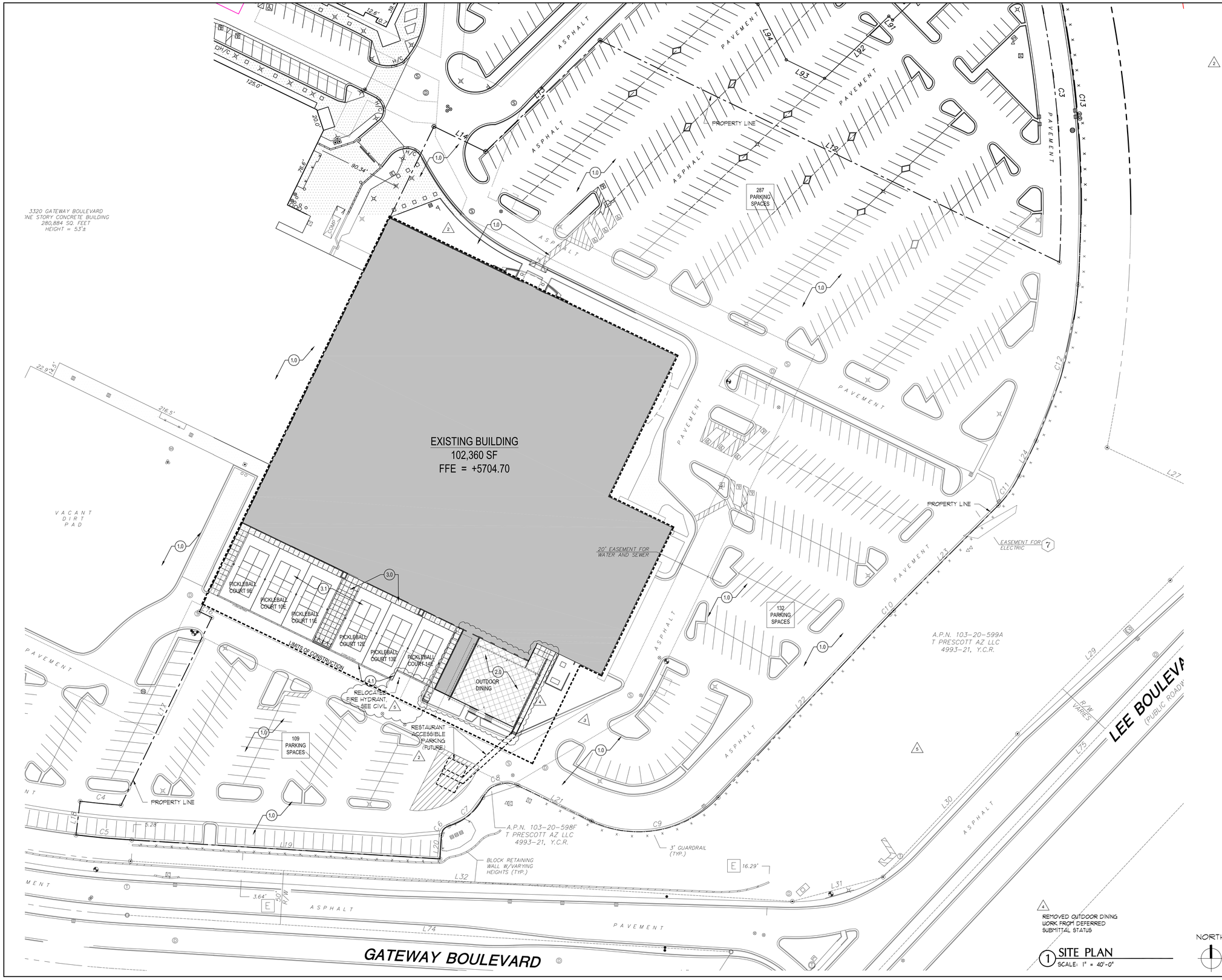
FINANCIAL IMPACT

N/A

Recommended Action: MOVE to recommend forwarding WSA22-042 to Council for approval or denial

ATTACHMENTS

1. A1.0 Site Plan .pdf
2. WSA22-042 Espire Sports Complex Location Map.pdf



REMOVED OUTDOOR DINING WORK FROM DEFERRED SUBMITTAL STATUS

1 SITE PLAN
SCALE: 1" = 40'-0"

KEYNOTES

GENERAL
1.0 EXISTING CONDITIONS TO REMAIN
1.1 REMOVE EXISTING WALL, DOOR, FINISHES

SITE
2.0 NEW 4" CONCRETE SLAB, SEE 2/A1.1
2.1 EXISTING LANDSCAPE AREA TO REMAIN

CONCRETE
3.0 NEW 4" CONCRETE SIDEWALK ON 4" ABC
3.1 NEW POST-TENSIONED CONCRETE SPORT COURT, SEE CIVIL FOR GRADES
3.2 NEW 4" CONCRETE PATIO SLAB ON 4" ABC WITH SCORE JOINTS AT 5'-0" OC, SEE STRUCTURAL

MASONRY
4.0 EXISTING CMU TO REMAIN
4.1 NEW 8" CMU RETAINING WALL, SEE CIVIL FOR PROFILES AND STRUCTURAL FOR DETAILS

METALS
5.0 (E) STEEL COLUMN
5.1 (E) STEEL GIRDER BEAM
5.2 STEEL CHANNEL ROOF BEAM INSTALLED UNDER PREVIOUS PERMIT
5.3 NOT USED

WOOD
6.0 COUNTERTOP/CABINETS

THERMAL / MOISTURE PROTECTION
7.0 (E) INSULATION AT ROOF
7.1 (E) INSULATION AT FURRING
7.2 NEW STANDING SEAM METAL ROOF PANELS

DOORS AND WINDOWS
8.0 NOT USED
8.1 NEW INTERIOR WINDOW
8.2 NOT USED

FINISHES
9.0 NEW 2x2 SUSPENDED GRID CEILING SYSTEM, SEE 6/A3.2
9.1 NEW FULL HEIGHT METAL STUD PARTITION, SEE 6/A3.2
9.2 NEW METAL STUD PARTITION TO STOP AT CEILING, SEE 6/A3.2
9.3 (E) STUD PARTITION / FURRING TO REMAIN
9.4 NOT USED
9.5 NEW TEMPORARY PARTITION TO + 9'-0"
9.6 NEW 6" METAL STUD WALL, SEE 6/A3.2
9.7 NOT USED
9.8 SUSPENDED GYP BD CEILING SYSTEM WITH 2" CR CHANNELS AT 48" OC AND HAT CHANNELS AT 24" OC, SEE 6/A3.2
9.9 COURT PAINTING AND LINES OPOI

EQUIPMENT
11.0 EQUIPMENT OPOI

FURNISHINGS
12.0 FURNITURE, OPOI
12.1 NOT USED

SPECIAL CONSTRUCTION
13.0 6' HIGH CHAIN LINK FENCE AND GATES, OPOI

PLUMBING
22.0 PLUMBING FIXTURE, SEE PLUMBING

MECHANICAL
23.0 (EX) ROOF TOP PACKAGE UNIT, SEE MECHANICAL PLANS

ELECTRICAL
26.0 LIGHT FIXTURE
26.1 ELECTRICAL PANEL

SITE PLAN NOTES:
1. PROVIDE ADDRESS NUMBERS IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 6 INCHES WITH CONTRASTING BACKGROUND. (1)
2. PROVIDE "FIRE LANE NO PARKING SIGNS". IN ACCORDANCE WITH CITY OF PRESCOTT STANDARD DETAILS
3. PAINT FIRE LANE CURBS RED, COORDINATE WITH PRESCOTT FIRE DEPT.FIRE ACCESS DRIVES SHALL BE MAINTAINED DURING CONSTRUCTION , COMPLY WITH IFC CODE.
4. PROVIDE SIGNAGE AT FIRE RISER ROOM EXTERIOR AND INTERIOR DOORS (FIRE SPRINKLER RISER). MINIMUM SIZE OF LETTERS SHALL BE ONE INCH WITH A CONTRASTING BACKGROUND. IFC 509.1: PROVIDE SIGNAGE AT FIRE ALARM ROOM EXTERIOR AND INTERIOR (FIRE ALARM)
5. COMPLY WITH ANY YAVAPAI COUNTY DUST CONTROL REQUIREMENTS.
6. SEE CIVIL PLANS FOR STORM WATER POLLUTION PREVENTION REQUIREMENTS.

PARKING CALCS

PRESCOTT LAND DEVELOPMENT CODE
ARTICLE 6 / GENERAL DEVELOPMENT STANDARD
TABLE 6.2.3

RESTAURANT, STANDARD
1 PER 100 SF
4671 / 100 = 48

HEALTH CLUBS / SPAS
1 PER 200 SF

SPORTS CENTER: 71616 / 200 = 358

FUTURE
FITNESS CENTER: 7907 / 200 = 40

RETAIL, GENERAL
1 PER 200 SF

FUTURE RETAIL
13720 / 200 = 68
TOTAL SPACES REQUIRED: 514

SPACES PROVIDED = 528

REGISTERED ARCHITECT
CERTIFICATE NO. 13991
DOUGLAS DONALD STROH
ARIZONA U.S.A.
EXPIRES 06/30/2022

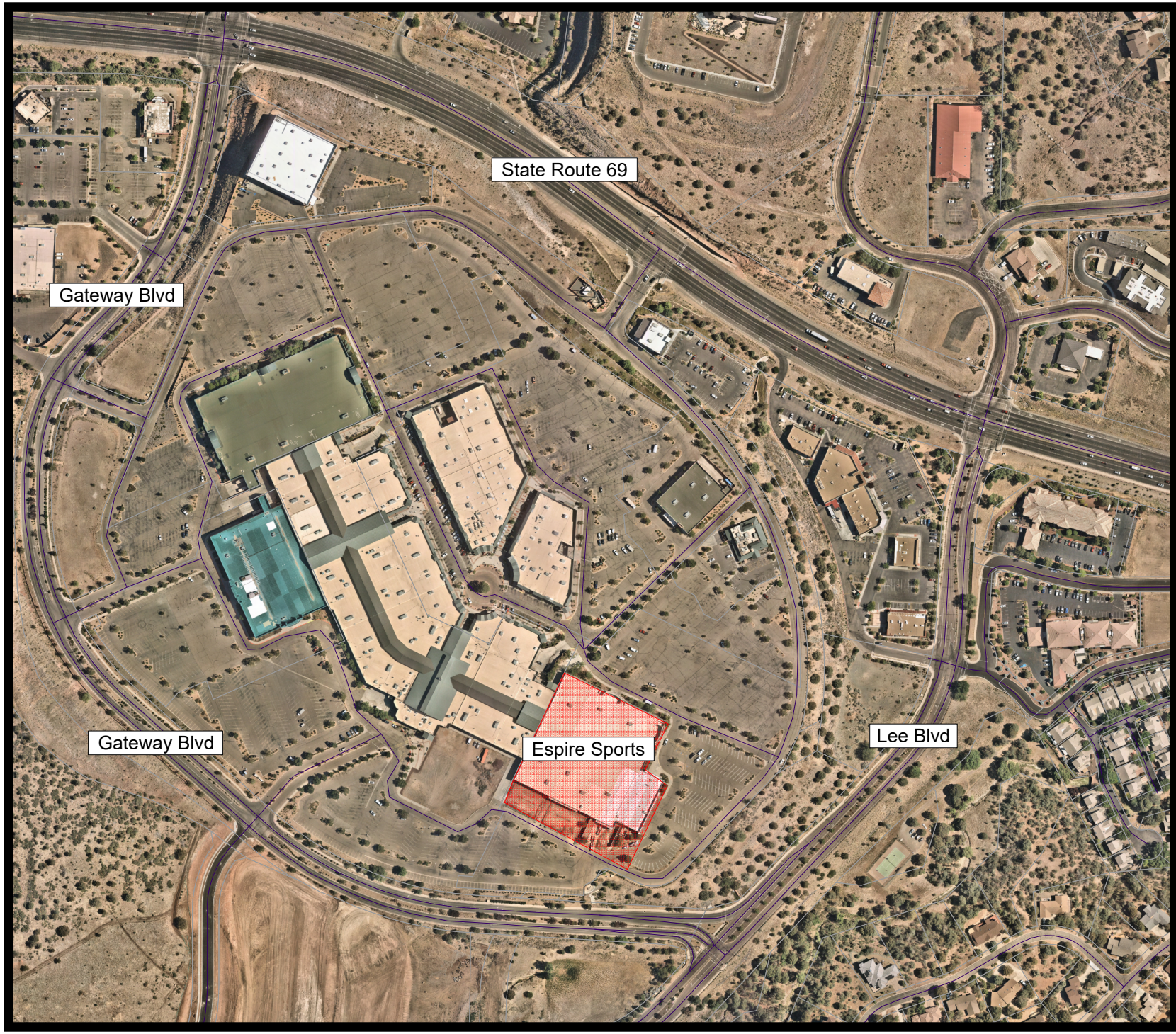
STROH ARCHITECTURE, INC.
1577 Plaza West Drive, Suite B
Prescott, AZ 86303
(928) 771-0548

ESPIRE SPORTS CENTER
at GATEWAY MALL
PRESCOTT, ARIZONA

REVISION
1 CITY COMMENTS 12-14-21
2 OWNER REVISIONS 12-14-21
3 OWNER REVISIONS 1-27-22
4 OWNER REVISIONS 4-29-22
5 OWNER REVISIONS 6-9-22

SHEET
SITE PLAN
A1.0

DRAWN BY: WXW
CHECKED BY: WXW/DDS
DATE: OCT. 5 2021
JOB NO.: 21004



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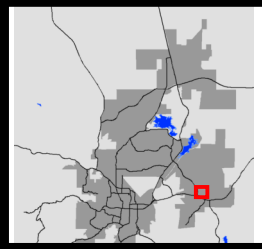

WSA22-042
Espire Sports Complex
3400 Gateway Blvd

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0' 1" = 360'

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5.A

CITY OF PRESCOTT

COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **12- 6-22**

DEPARTMENT: **City Clerk**

AGENDA ITEM: **Approval of the November 1, 2022 Meeting Minutes.**

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the November 1, 2022 meeting.

BACKGROUND

None

FINANCIAL IMPACT

N/A

Recommended Action: **MOVE to approve the November 1, 2022 minutes as presented**

ATTACHMENTS

1. November 1, 2022 Meeting Minutes.docx

COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING MINUTES

TUESDAY, NOVEMBER 1, 2022, 9:30 AM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Mayor Pro Tem Rusing - Chairperson
Councilman Montoya – Member Councilman Sischka - Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL SUBCOMMITTEE ON WATER ISSUES HELD ON NOVEMBER 1, 2022, IN THE 201 S CORTEZ STREET PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

1. **CALL TO ORDER**
   Chairperson Rusing called the meeting to order at 9:31 a.m.

2. **ROLL CALL**

Cathey Rusing	Chairperson
Brandon Montoya	Member
Steve Sischka	Member - Absent

3. **PUBLIC COMMENT**
   Public Comment will be accepted following each agenda item and is limited to three (3) minutes. Please complete a comment card and submit it to the City Clerk. Speakers will be called in the order received.

4. **DISCUSSION & ACTION ITEMS**

   A. Approval of the September 6, 2022 Meeting Minutes.

Motion by Member Montoya to approve the September 6, 2022 Meeting Minutes; seconded by Chairperson Rusing: Passed [2-0]

   B. Focus Topic: Introduction to Big Chino Water Ranch.

Water Resource Project Manager Leslie Graser provided a presentation to the Subcommittee regarding the Big Chino Water Ranch, beginning with an overview of the Big Chino Sub-basin:

- The Big Chino Sub-basin is 1,848 square miles
- Its elevation varies from 4,400' to 7,160'
- Precipitation averages 16" per year
- The groundwater depth varies from 14' to 510' below land surface
- There are approximately 15-million-acre acre feet (AF) in storage

1991 Groundwater Transportation Act

- The Transportation Act generally prohibited the transportation of groundwater across groundwater basin boundaries
- The act authorized the transportation of groundwater from five basins to the initial Active Management Area (AMA):
    - Big Chino Sub-basin
    - Butler Valley
    - Harquahala INA
    - McMullen Valley
    - Yuma Basin

1999 Declaration of Groundwater mining in the Prescott AMA

- Assured water supply rules implemented by the Arizona Department of Water Resources (ADWR) in 1994
- ADWR declared that the Prescott AMA was no longer in a state of "safe yield" (1999)
- Full implementation of assured water supply program requirements on municipal water providers within Prescott Active Management Area (PrAMA)
- Imposed additional conservation practices and required renewable, extinguished or imported water supplies for new subdivision growth throughout the AMA after 1999
    - Severely restricted additional use of groundwater from within the AMA

2010 Big Chino Sub-basin

Senate Bill 1445

- Approved by the 49th legislature, second regular session, and signed by Governor Brewer in April 2010
    - Amends Section 45-555 of ARS, the Groundwater Transportation Act
    - Clarifies conditions for the importation of groundwater from the Big Chino Sub-basin and rights of the City of Prescott under Title 45
- Subsection E states that a city or town in the PrAMA may withdraw and transport 8,068 AF/year of groundwater from the Big Chino Sub-basin
- Subsection F states that a city or town may withdraw additional groundwater for use by and Yavapai Prescott Indian Tribe (YPIT) on its reservation pursuant to a federally approved water rights settlement

Project Elements

The Big Chino Water Ranch (BCWR) would require:

- Nine wells and two one-million-gallon reservoirs
- 23 miles of 36" gravity pipeline from BCWR to the new Highway 89 pump station
- Seven pump stations along Highway 89

- Seven miles of 30” pipeline through the Chino Valley Water Protection Facility (CVWPF)
- Activity along the CVWPF, including an additional five-million-gallon reservoir (already done)
- 15 miles of 24” pressurized pipeline from the city’s water protection facility (WPF) to Prescott Valley
- Need for an intermediate pump station and three one-million-gallon reservoirs

Ms. Graser presented the overall system schematic which shows the lift that must happen to get water from the water ranch to the intermediate pump station to the north reservoirs.

Timeline

1970 - Little Chino sub-basin identified as a critical groundwater basin
1980 - Groundwater Management Act and AMAs
1983 - A CAP allotment was authorized for the city and YPIT
1994 - YPIT water rights settlement and COP relinquished Central Arizona Project (CAP) allotment for replacement with water supplies from the Big Chino Sub-basin
1998 - ADWR declares PrAMA groundwater Mining status and institutes Arizona Assured Water Supplies (AAWS) rules
2004 - Prescott & Prescott Valley purchase a portion of JWK ranch through IGA and renames the BCWR
2005 - Prescott initiates additional Upper Big Chino hydrological investigations
2009 - ADWR issues the city’s Designated Assured Water Supply (DAWS) recognizing 8,067.4 AF of Big Chino groundwater (litigation ensues)
2010 - ARS Title 45 amended, strengthening Prescott’s rights to Big Chino groundwater
    - Agreement in Principle
2012 - Comprehensive Agreement No 1 (CA#1)
2013 - City executes numerous contracts and partnerships to execute CA#1 monitoring
2017 - City executes the CA#1 modeling contract

Big Chino Property

Consists of:

4,582.1 acres of deeded land
1,808.6 acres of AZ State land leases

Environmental Site Assessment in 2004

The city needed to do a lot of environmental work on the Big Chino Water Ranch. SouthWest Groundwater, now Matrix New World, was the consultant.

Property Maintenance in 2010/11

The property was used for agricultural purposes, and the AZ Community Foundation used it for a Boys Camp so there was a lot of trash, structures, and asbestos to remove. The city has put in a lot of work and there is still more work to be done.

Land Management Plan (draft) - 2012

Section 1 - Introduction and Content – one of the key elements to the purchase of the ranch was having

a historical agriculture site because it potentially allowed for additional three-acre feet per acre.

Section 2 - Baseline assessment – was strong as everything was mapped; however, one challenge was that items were named differently i.e., well numbering was flipped.

Section 3 - Management process and alternatives to land management – talks of how this land will be managed is due soon.

Fencing and Gates – per the purchase agreement, the city cannot allow leasing of the land until fully fenced, and the decision to fence the property lines purchased has not been decided.

Agricultural lands – historically irrigated agriculture needs to be determined. When the city purchased the property put forth a resolution stating that they would put aside the historically irrigated lands to be potentially used as mitigation for pumping.

Securing Wells - 2019/2021

Due to the dismantling of the property in 2010, Ms.Graser encouraged the city to secure wells and acquired a consultant who helped catalog what needed to be done. City employees cleaned up, cut grass,secured wells with lids, and added signage. Additionally, the gate to the main entrance was locked, signed, and the lock combination was sent to the ADWR..

Comprehensive Agreement No. 1 - Ninth Annual Report

Comprehensive Agreement no. 1 requires that an annual report is produced, and the ninth annual report was recently completed. Ms. Graser reviewed the table of contents with the Subcommittee and commented that the document will be placed on the city website today.

Chairperson Rusing asked why the city did not purchase water rights rather than ranch, adding that it seems expensive to maintain.

Ms. Graser responded that city had looked at pumping near the Verde headwaters, which was problematic. In the early 2000s, there was an aeromagnetic study that, for the first time, showed the deepest parts of the basin, which led to the purchase. Also, this gave the city the potential opportunity to use the historically irrigated acres.

Chairperson Rusing commented that a section is a square mile and asked if the city purchased three extra square miles from the State Land Department. She asked how the monitoring wells are doing and if they are tested for water quality.

Ms. Graser responded that the land is leased and that water quality testing was done in 2004 however, there has not been regular water testing because they are not a source of drinking water.

Chairperson Rusing commented that considering recent PFAS/PFOS levels, a discussion and testing is appropriate and asked if the wells are dropping.

Ms. Graser responded that she did not bring hydrographs, adding that ADWR and the USGS have taken water level measurements over the years. She will pull the water quality data and levels and send that

information via email to the Subcommittee.

Chairperson Rusing commented that the public needs to realize the Big Chino Water Ranch is outside of the PrAMA and there is nothing the city can do to stop activities such as farming and fracking. The city needs to start working with other entities to protect the Big Chino basin.

Member Montoya asked for a cost estimate of the pipeline placement, adding that the City of Prescott as Well as Prescott Valley taxpayers will need to approve this.

Ms. Graser replied that the estimate was $140 million in the past, but there has been no effort to reassess at today's cost, adding that any major purchase has historically required bonding and public input.

Member Montoya asked what Prescott Valley's interest and responsibility is with the Big Chino Water Ranch.

Ms. Graser responded that the IGA speaks to water and cost-sharing based on a percentage, for example they are sharing in the cost of environmental assessments, cleanup costs, and comprehensive agreement number one.

Member Montoya asked if the perimeter fencing needs to be completed in order to move forward with this project.

Ms. Graser replied that she feels the answer is twofold – identify the perimeter of the property and clearly mark it with signage and fence the perimeter of the infrastructure works, i.e., wells and production facilities.

Chairperson Rusing commented that she would like to see the lease and asked how much the Kieckhefer family pays to lease the land for grazing.

Ms. Graser replied that the Kieckhefers pay $10,000/year to the city.

Member Montoya stated that he would like a copy of the annual report.

Chairperson Rusing requested that staff bring the Big Chino Water Ranch back to the Subcommittee in January or February of 2023 for an update.

Member of the public Howard Mechanic addressed the Subcommittee, stating that the water from the Big Chino Ranch is no longer needed. The public must vote on any project over $40 million, and he feels that the public won't support this pipeline project. A decision needs to be made, and he suggests bailing on this project.

Member of the public Leslie Hoy addressed the Subcommittee and asked if any thought has been given to a shared direct potable reuse plant. It is expensive but does not have as many issues as a pipeline.

Member of the public Ralph Hess addressed the Subcommittee and asked about liability at the Big Chino Water Ranch, given that it is remote and unfenced and how often it is supervised. He asked what

was being done to address any concerns.

Deputy City Attorney Matt Podracky replied that the city has insurance and is unaware of any claims since the city took ownership.

Ms. Graser stated that land protection and maintenance are very important and were scheduled frequently until the city had everything operating to its standards; then the maintenance and safety checks became quarterly.

Chairperson Rusing asked if the city has a water lawyer.

Ms. Graser responded that the city does have someone on retainer and when the time comes to discuss the water ranch in more detail, it will be discussed in an executive session.

5. GENERAL ANNOUNCEMENTS FROM STAFF

Ms. Graser provided the general announcements to the Subcommittee.

Water levels at the City of Prescott Chino wellfield

- Last updated in August 2021
- Well #1 has had limited measurements
- Well #3 has had big swings, and will have a conversation with Water Operations to determine why

Water levels at the Airport area wellfield

- The general trendline is downward
- Well #5 is moving along reasonably flat

Northern Arizona Municipal Water Users Association (NAMWUA)

- Mayor Good was nominated and approved as the new Chair
- Jeff Linwood of the AZ Water Co. provided a presentation on the Colorado River water shortage issues
- Water Utility Leadership forum planning continues

Upper Verde River Watershed Protection Coalition (Coalition)

- Board met on 10/26/2022 and a Special Work Session
    - John Richardson from the AZ Department of Forestry and Fire Management provided a discussion on the Department of Forest Fire Management and grant opportunities
    - Approved contracts with Biozone, Inc and Munderloh Consulting to execute the Coalition's Stormwater Planning grant
    - The coalition budget was discussed
    - Grant projects were reviewed
        - United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Grant
        - ADWR Water Management Assistance Program (WMAP) Grant
        - Funding opportunities with The Nature Conservancy (TNC) in 2023

- Special Work Session to set priorities and direction for 2023 was rescheduled to December due to a lack of quorum and time

Public Works Deputy Director Gwen Rowitsch introduced Ben Easley, the new permit center supervisor, who provided a presentation on the water budget and approved projects from July 1st to October 18th , 2022, to the Subcommittee.

- Residential
  - Total budgeted is 25 AF per year (AFY)
  - Total of three projects approved that equal 11.78 AFY
  - Total remaining is 13.22 AFY
  - 50% of the remaining total is 6.61 AFY
- Non-residential projects
  - Total budgeted is 25 AFY
  - Total of 13 approved projects approved that equal 14.67 AFY
  - Total remaining is 10.33 AFY
  - 50% of the remaining total is 5.17 AFY
- Projects approved under existing contracts – not included in the water budget
  - Total of 25 approved
  - 22 are new single-family homes located primarily within groundwater subdivision
  - Two subdivision plats and one multifamily complex were approved under existing contracts
  - Total number of 472 residential units were approved, totaling 83.7 AFY

Member Montoya commented that he gets feedback from the construction community that the water policy constricts construction; however, with existing contracts like this that allow for 83 AF that doesn't seem to be the case.

Chairperson Rusing asked what happens at the end of the year with the leftover water.

Ms. Rowitsch responded that Council decided not to roll the remaining amount into the next budget cycle, but staff will bring that forward again in December.

Member Montoya asked if the Mayor's Ad Hoc Committee is making progress.

Ms. Rowitsch replied that there is an internal meeting scheduled that will allow everyone to provide their input on how the policy has been working or issues that may have arisen, including information from the Mayor's Ad Hoc Committee. The information from that meeting will be brought to the attention of this Subcommittee in December.

Utility Manager Steve Olfers presented an update on PFOS/PFOA to the Subcommittee stating that staff continues to work towards a blending plan.

- Sundog Wells
  - Influent equals a concentration of 24 ppt of PFOA and 26 ppt PFOS
  - Effluent equals a concentration of 39 ppt of PFOA and 30 ppt PFOS
  - Six other PFAS components were detected at various levels
- Airport Wells

    - Influent equals a concentration of 21 ppt PFOA and 13 ppt of PFOS
    - Effluent equals a concentration of 21 ppt PFOA and 9.6 ppt PFOS
    - Airport 5 continues to be the outlier, with an average PFOA concentration of 12.1 and PFOS of 8.7
    - Six other PFAS components were detected at various levels
- Chino Wells
    - All wells are showing Non-Detect (ND) for PFOS and staying within their standard deviation and the expected average for PFOA

Member Montoya asked if the EPA would change the recommendation levels and if the city would continue with the blending process.

Mr. Olfers responded that all utility managers are awaiting news from the EPA regarding regulation and expectations. He will attend an upcoming seminar with the EPA and ADEQ regarding the maximum contamination level (MCL); he hopes to have an answer by the end of the year. He stated that the city would continue to use the blending process.

Chairperson Rusing stated that she is concerned about Airport Well # 5.

6. ADJOURNMENT

There being no further business to discuss, Chairperson Rusing adjourned the meeting at 11:11 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 November 1, 2022. I further certify the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 2022.

AFFIX
CITY
SEAL

_____
Jennifer Wiita, Deputy City Clerk

5.B

CITY OF PRESCOTT

COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **12- 6-22**

DEPARTMENT: **Public Works**

AGENDA ITEM: Presentation and Discussion Regarding the January to June 2023 Residential & Non-Residential Water Budgets, in Accordance with the 2022 Water Management Policy, Policy No. 11.

ITEM SUMMARY

The 2022 Water Management Policy, Policy 11, requires that the City Council set a Water Budget for both Residential and Non-Residential development at the last meeting in June and December of each year. This item will be for discussion and recommendation of the amount of the water budgets for January to June 2023.

BACKGROUND

The City Council adopted the 2022 Water Management Policy on April 26, 2022. The document sets forth the guidelines for a property owner or developer to receive water service from the City. Policy 11 states, "The Council shall set the water budgets semi-annually at it's last meeting in June and December of each year." Policy 12 sets the residential Water Budget and Policy 13 sets the non-residential Water Budget.

As part of the adoption of the current policy, the City's webpage was modified to include information regarding the current Water Budget(s) as well as the amount of water approved and the amount of water remaining available for both residential and non-residential developments. The information is updated on the first and third Wednesday of each month and includes administratively approved projects as well as projects approved by City Council. Projects do not reduce the amount of water available in the Water Budget until they are administratively approved for permitting or approved at a City Council meeting.

The Council set a residential Water Budget of 25 acre feet (AF) for January to June 2022 and another 25 AF for July to December 2022. A total of 13.66 AF was used from January to June and 12.26 AF was used from July to December, for a total residential use of 25.92 AF for all of 2022. This is approximately 52% of the Water Budget for this time period. (Attachment 1)

The Council set a non-residential Water Budget of 25 AF for January to June and another 25 AF for July to December 2022. A total of 16.556 AF was used from January to June and 16.795 AF was used from July to December, for a total Non-Residential Water budget use of 33.351 AF for all of 2022. This is approximately 67% of the Water Budget for this time period. (Attachment 1)

Staff will provide an overview of the current water service applications in review (Attachment 2) as well as a list of potential projects which may come forward in the next review period as part of the discussion of this item.

FINANCIAL IMPACT

N/A

Recommended Action: MOVE to forward the residential & non-residential water budgets for January to June 2023 to Council as recommended

ATTACHMENTS

1. Attachment 1 - 2022 Water Budget Summary.pdf
2. Attachment 2 - Proposed Water Budget Jan - Jun 2023.pdf

2022 WATER BUDGET SUMMARY

RESIDENTIAL

	Number Applications	January – June AFY	Number Applications	July – December AFY	2022 Total Applications	2022 Total AFY
Water Budget		**25.00**		**25.00**		**50.00**
Administrative Approval	11	3.22	3	1.16		
Council Approval	2	10.44	1	11.10		
SUBTOTAL	**13**	**13.66**	**4**	**12.26**		
			TOTAL RESIDENTIAL APPROVALS 2022		**17**	**25.92**
			TOTAL WATER BUDGET REMAINING 2022			**24.08**

NON-RESIDENTIAL

	Number Applications	January – June AFY	Number Applications	July – December AFY	2022 Total Applications	2022 Total AFY
Water Budget		**25.00**		**25.00**		**50.00**
Administrative Approval	22	16.56	13	8.60		
Council Approval	0	0	3	8.20		
SUBTOTAL	**22**	**16.56**	**16**	**16.80**		
			TOTAL NON-RESIDENTIAL APPROVALS 2022		**38**	**33.36**
			TOTAL WATER BUDGET REMAINING 2022			**16.64**

Attachment 1

January 1, 2022 - June 30, 2022

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

City of Prescott
Public Works Department
928-777-1130

	RESIDENTIAL PROJECTS					
	PERMIT NUMBER	**PROJECT TYPE**	**DESCRIPTION**	**AF**	**DATE APPROVED**	**APPROVAL TYPE**
1	LSC21-018	SINGLE FAMILY	SPLIT (1) PARCEL INTO (3) PARCELS - SFR	0.34	1/7/2022	ADMIN - 2019 - Under 2AFY
2	PLN21-003	SUBDIVISION	NEW SUBDIVISION - 22 LOT	4.08	1/25/2022	CC - City Council - Subdivision
3	B2112-109	SINGLE FAMILY	NEW SFR	0.17	2/1/2022	ADMIN - 2019 - Under 2AFY
4	B2112-088	SINGLE FAMILY	NEW SFR	0.17	2/17/2022	ADMIN - 2019 - Under 2AFY
5	ENG2201-002	MULTIFAMILY	NEW BUILDING - MULTIFAMILY - 4 UNITS	0.48	2/22/2022	ADMIN - 2019 - Under 2AFY
6	LSC22-005	SINGLE FAMILY	SPLIT (1) PARCEL INTO (3) PARCELS - SFR	0.34	3/2/2022	ADMIN - 2019 - Under 2AFY
7	RVP22-005	SINGLE FAMILY	SPLIT (1) PARCEL INTO (2) PARCELS - SFR	0.17	3/2/2022	ADMIN - 2019 - Under 2AFY
8	ANX21-005	SINGLE FAMILY	ANNEXATION - 4 SFR PARCELS	0.68	3/22/2022	ADMIN - 2019 - Under 2AFY
9	B2203-196	SINGLE FAMILY	NEW SFR	0.17	4/25/2022	ADMIN - 2019 - Under 2AFY
10	B2201-058	MULTIFAMILY	NEW BUILDING - MULTIFAMILY - 3 UNITS	0.36	4/29/2022	ADMIN - 2019 - Under 2AFY
11	B2203-201	SINGLE FAMILY	NEW SFR	0.17	5/10/2022	ADMIN - 2019 - Under 2AFY
12	ANX21-004	MULTIFAMILY	ANNEXATION - MOBILE HOME PARK	6.36	5/11/2022	CC - City Council - Multifamily
13	RVP22-006	SINGLE FAMILY	SPLIT (1) PARCEL INTO (2) PARCELS - SFR	0.17	6/21/2022	ADMIN - Single Family Residential

TOTAL APPROVED	**13.66**
TOTAL BUDGETED	**25.00**
TOTAL REMAINING	**11.34**

Please see Page 2 for Non-Residential Projects

January 1, 2022 - June 30, 2022

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

City of Prescott
Public Works Department
928-777-1130

	NON-RESIDENTIAL PROJECTS					
	PERMIT NUMBER	**PROJECT TYPE**	**DESCRIPTION**	**AF**	**DATE APPROVED**	**APPROVAL TYPE**
1	B2110-047	NON-RESIDENTIAL	TI REMODEL - SPORTS COMPLEX AND RESTURANT	1.90	1/5/2022	ADMIN - 2019 - Under 2AFY
2	B2101-069	NON-RESIDENTIAL	NEW BUILDING - WAREHOUSE AND OFFICE	1.50	1/19/2022	ADMIN - 2019 - Under 2AFY
3	B2112-145	NON-RESIDENTIAL	NEW BUILDING - OFFICE	0.05	2/22/2022	ADMIN - 2019 - Under 2AFY
4	B2103-230	NON-RESIDENTIAL	NEW BUILDING - WAREHOUSE AND OFFICES	1.91	2/25/2022	ADMIN - 2019 - Under 2AFY
5	B2108-174	NON-RESIDENTIAL	NEW BUILDING - STORAGE FACILITY	0.08	2/28/2022	ADMIN - 2019 - Under 2AFY
6	B2112-124	NON-RESIDENTIAL	TI REMODEL - RESTURANT	0.40	3/2/2022	ADMIN - 2019 - Under 2AFY
7	ENG2109-027	NON-RESIDENTIAL	NEW CONNECTION - EXISTING CHURCH	1.05	3/11/2022	ADMIN - 2019 - Under 2AFY
8	B2202-085	NON-RESIDENTIAL	NEW BUILDING - OFFICE	0.01	4/4/2022	ADMIN - 2019 - Under 2AFY
9	ENG2111-016	NON-RESIDENTIAL	NEW BUILDING - AUTOMOTIVE REPAIR FACILITY	1.60	4/7/2022	ADMIN - 2019 - Under 2AFY
10	ENG2110-011	NON-RESIDENTIAL	NEW BUILDING - MEDICAL BUILDING	1.89	4/12/2022	ADMIN - 2019 - Under 2AFY
11	SITE22-002	NON-RESIDENTIAL	NEW BUILDING - OFFICE	0.54	4/12/2022	ADMIN - 2019 - Under 2AFY
12	B2203-095	NON-RESIDENTIAL	TI - REMODEL - RETAIL	0.41	4/15/2022	ADMIN - 2019 - Under 2AFY
13	ENG2203-023	NON-RESIDENTIAL	NEW BUILDING - STORAGE FACILITY	0.11	5/6/2022	ADMIN - 2019 - Under 2AFY
14	B2203-124	NON-RESIDENTIAL	TI - REMODEL - BAR	0.19	5/9/2022	ADMIN - 2019 - Under 2AFY
15	SITE22-003	NON-RESIDENTIAL	NEW BUILDING - MANUFACTURING	0.80	5/9/2022	ADMIN - 2019 - Under 2AFY
16	ENG2202-018	NON-RESIDENTIAL	NEW BUILDING - BANK	0.25	5/17/2022	ADMIN - 2019 - Under 2AFY
17	ENG2203-001	NON-RESIDENTIAL	NEW BUILDING - MEDICAL BUILDING	0.985	5/23/2022	ADMIN - 2019 - Under 2AFY
18	ENG2202-009	NON-RESIDENTIAL	NEW BUILDING - STORAGE FACILITY	1.65	5/24/2022	ADMIN - 2019 - Under 2AFY
19	B2205-199	NON-RESIDENTIAL	NEW BUILDING - TEMP AUTO BODY	0.64	6/8/2022	ADMIN - Commercial Under 1AFY
20	B2203-055	NON-RESIDENTIAL	TI - REMODEL - VETERINARY	0.44	6/8/2022	ADMIN - Commercial Under 1AFY
21	B2106-255	NON-RESIDENTIAL	NEW BUILDING - RESTURANT	0.08	6/8/2022	ADMIN - Commercial Under 1AFY
22	B2206-028	NON-RESIDENTIAL	NEW BUILDING - HANGARS	0.07	6/16/2022	ADMIN - Commercial Under 1AFY

TOTAL APPROVED	**16.56**
TOTAL BUDGETED	**25.00**
TOTAL REMAINING	**8.44**

Please see Page 1 for Residential Projects

Last Updated 6/30/2022

July 1, 2022 - December 31, 2022

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

City of Prescott
Public Works Department
928-777-1130

	RESIDENTIAL PROJECTS									
	PERMIT NUMBER	**PROJECT TYPE**	**DESCRIPTION**	**TOTAL AFY AVAILABLE**	**50% AFY AVAILABLE**	**AFY REQUESTED**	**REMAINING AFY**	**EXCEEDS 50% AVAILABLE**	**DATE APPROVED**	**APPROVAL TYPE**
1	SITE22-001	MULTIFAMILY	NEW - 82 APARTMENT UNITS	25.00	12.50	**11.10**	13.90	NO	7/26/2022	CC - City Council - Multifamily
2	B2203-131	SINGLE FAMILY	INFILL SFR IN CITY LIMITS	13.90	6.95	**0.17**	13.73	NO	9/19/2022	ADMIN - Single Family Residential
3	LSC22-009	LANDSPLIT 3 SFR	NEW - LANDSPLIT - 3 SFR	13.90	6.95	**0.51**	13.39	NO	9/19/2022	ADMIN - Single Family Residential
4	REZ22-001	REZONE	SF-9 TO MF-M	13.73	6.87	**0.48**	13.25	NO	9/19/2022	ADMIN - Single Family Residential

TOTAL BUDGETED (AFY)	**25.00**
TOTAL APPROVED (AFY)	**12.26**
TOTAL REMAINING (AFY)	**12.74**
50% OF THE TOTAL REMAINING (AFY)	**6.37**

Please see Page 2 for Non-Residential Projects

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

City of Prescott
Public Works Department
928-777-1130

	NON-RESIDENTIAL PROJECTS									
	PERMIT NUMBER	**PROJECT TYPE**	**DESCRIPTION**	**TOTAL AFY AVAILABLE**	**50% AFY AVAILABLE**	**AFY REQUESTED**	**REMAINING AFY**	**EXCEEDS 50% AVAILABLE**	**DATE APPROVED**	**APPROVAL TYPE**
1	B2206-159	NON-RESIDENTIAL	TI - MIXED USE - WAREHOUSE, CHURCH, RETAIL	25.00	12.50	**0.95**	24.05	NO	7/12/2022	ADMIN - Commercial Under 1 AFY
2	B2206-010	NON-RESIDENTIAL	TI - CHURCH ADDITION	24.05	12.03	**0.24**	23.81	NO	7/20/2022	ADMIN - Commercial Under 1 AFY
3	B2205-074	NON-RESIDENTIAL	NEW - MANUFACTURING	23.81	11.91	**0.80**	23.01	NO	8/15/2022	ADMIN - Commercial Under 1 AFY
4	B2202-068	NON-RESIDENTIAL	NEW - RETAIL	23.01	11.51	**0.14**	22.87	NO	8/16/2022	ADMIN - Commercial Under 1 AFY
5	ENG2202-021	NON-RESIDENTIAL	NEW - HOSPITAL	22.87	11.44	**4.16**	18.71	NO	8/23/2022	CC - City Council - Commercial
6	B2205-180	NON-RESIDENTIAL	NEW - MEDICAL CLINIC	18.71	9.36	**1.44**	17.27	NO	8/23/2022	CC - City Council - Commercial
7	ENG2111-019	NON-RESIDENTIAL	NEW - HOTEL/MOTEL	17.27	8.64	**2.60**	14.67	NO	8/23/2022	CC - City Council - Commercial
8	ENG2011-012	NON-RESIDENTIAL	NEW - RESTURANT - CV IGA	14.67	7.34	**0.81**	13.86	NO	9/6/2022	ADMIN - Commercial Under 1 AFY
9	B2208-207	NON-RESIDENTIAL	NEW - AMPITHEATRE	13.86	6.93	**0.60**	13.26	NO	9/6/2022	ADMIN - Commercial Under 1 AFY
10	WSA22-037	NON-RESIDENTIAL	NEW - CAR DEALERSHIP	13.26	6.63	**0.71**	12.55	NO	9/26/2022	ADMIN - Commercial Under 1 AFY
11	B2207-038	NON-RESIDENTIAL	TI - GROCERY & SMOOTHIE BAR	12.55	6.28	**0.80**	11.75	NO	9/26/2022	ADMIN - Commercial Under 1 AFY
12	B2209-180	NON-RESIDENTIAL	TI - OFFICE, CHURCH	11.75	5.88	**0.95**	10.80	NO	10/11/2022	ADMIN - Commercial Under 1 AFY
13	B2210-032	NON-RESIDENTIAL	NEW - CITY OF PRESCOTT SNOW FACILITY	10.80	5.40	**0.47**	10.33	NO	10/13/2022	ADMIN - Commercial Under 1 AFY
14	WSA22-047	NON-RESIDENTIAL	FLIGHT TRAINING CENTER	10.33	5.17	**0.91**	9.42	NO	10/13/2022	ADMIN - Commercial Under 1 AFY
15	WSA-22-045	NON-RESIDENTIAL	UNISOURCE TRAINING CENTER	9.42	4.71	**0.33**	9.09	NO	11/17/2022	ADMIN - Commercial Under 1 AFY
16	WSA22-049	NON-RESIDENTIAL	GENERATION LANE WAREHOUSE	9.09	4.55	**0.89**	8.20	NO	11/23/2022	ADMIN - Commercial Under 1 AFY

TOTAL BUDGETED (AFY)	**25.00**
TOTAL APPROVED (AFY)	**16.80**
TOTAL REMAINING (AFY)	**8.20**
50% OF THE TOTAL REMAINING (AFY)	**4.10**

Please see Page 1 for Residential Projects

PROPOSED WATER BUDGET JANUARY – JUNE 2023

RESIDENTIAL

Project No.	Project Name	Location	Water Demand AFY
WSA22-033	Palmer Apartments (209 DU)	103-20-596Q	29.00
WSA22-048	Apartments (32 DU)	837 Sunset Ave	4.49
		IN-REVIEW RESIDENTIAL	**33.49**
		UNKNOWN ADMINISTRATIVE REVIEWS	**20.00**
		TOTAL WATER BUDGET JAN – JUNE 2023	**53.49**

NON-RESIDENTIAL

Project No.	Project Name	Location	Water Demand AFY
WSA22-026	Commercial Suites for Lease	2218 Cirrus	1.06
WSA22-039	Willow Hills Baptist Church	6200 Willow Creek Road	4.10
WSA22-045	Training Building	6407 Wilkinson	Unknown
WSA22-047	Flight Training Center	2190 SWE Ginnis F7	Unknown
WSA22-049	New Warehouse	6705 Generation Ln	0.89
WSA22-050	New Office Building	2651 Liberator	1.13
		IN-REVIEW NON-RESIDENTIAL	**7.18**
		UNKNOWN ADMINISTRATIVE REVIEWS	**20.00**
		TOTAL WATER BUDGET JAN – JUNE 2023	**25.00**

Attachment 2

5.C

CITY OF PRESCOTT

COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **REGULAR SUBCOMMITTEE MEETING** **12- 6-22**

DEPARTMENT: **Public Works**

AGENDA ITEM: **Presentation and Discussion Regarding Monthly Update for PFAS Sampling at the City of Prescott's Water Production Wells.**

ITEM SUMMARY

Sites	PFOS 11/15	PFOA 11/15	Avg PFOS	Avg PFOA
Chino 2	<2.00	**3.26**	ND	**3.2**
Chino 4	<2.00	<2.00	ND	ND
Chino 5	<2.00	**3.3**	ND	**3.1**
Airport 2	<2.00	<2.00	ND	ND
Airport 3	<2.00	**3.1**	ND	ND
EPDS 11 (Comb Chino Wells)	<2.00	<2.00	ND	ND

BACKGROUND

The City has continued collecting samples of all of its potable water wells to determine the concentration of PFAS within each well and other critical sites in the system. These samples are collected in the 3rd week of each month and are sent to Legend Laboratories in Phoenix. Sample results are returned within 2-3 weeks. Only wells that are currently in operation were sampled due to a sample bottle shortage that Legend is experiencing. Chino 3 will be under rehabilitation until mid-2023.

ADEQ and COP are awaiting the announcement of the proposed Maximum Contaminant Level (MCL) by the Environmental Protection Agency (EPA). EPA has developed a timeline for implementation of the final MCL. The proposed MCL is due by December 20, 2022. This will be the initial rule-making level that will undergo scrutiny by stakeholders during an approximately 90-day long comment period, commencing sometime after the beginning of 2023. After the comment period, EPA will consider all the comments and additional data to set a permanent, enforceable MCL of PFAS concentration in potable drinking water, in December of 2023. Then there will be a 3-year compliance period for stakeholders to make changes to their system to comply with the MCL. Therefore, by the EPA's timeline, the City would have to comply with the final PFAS rule beginning January 2027. This is a

draft timeline, but it gives a starting point for planning once we get final direction from EPA and ADEQ.

FINANCIAL IMPACT

N/A

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