



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE

MEETING MINUTES

TUESDAY, SEPTEMBER 7, 2021, 9:30 AM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Steve Blair, Councilman - Chairman

Phil Goode, Councilman – Member

Steve Sischka, Councilman - Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL
SUBCOMMITTEE ON WATER ISSUES HELD ON AUGUST 3, 2021, IN THE 201 S CORTEZ STREET
PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

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.

1. CALL TO ORDER

Chairman Blair called the meeting to order at 9:30 a.m.

2. ROLL CALL

Chairman Steve Blair
Member Steve Sischka
Member Goode

3. PUBLIC COMMENT

4. ACTION ITEMS

Public Comment will be accepted following each agenda item and 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.

A. Approval of the August 3, 2021 Meeting Minutes.

**MOTION BY MEMBER SISCHKA TO APPROVE ITEM 4.A; SECONDED BY
MEMBER GOODE: PASSED [3-0].**

B. Recommendation for WSA21-011, a Water Service Agreement Application Submitted by Kimley-Horn of Prescott, on Behalf of Owner Shipping Yard, LLC, Prescott. Located at Parcel INos. 113-15-059 and 113-15-061, in Township 14 North, Range 2 West, Section 33, SE1/4, SW1/4, NE1/4.

Water Resource Project Manager Kay Sydow provided a presentation to the Subcommittee regarding the application from Kimley-Horn of Prescott, for a food truck area with seven (7) food trucks situated on a lot at the Northwest corner of Montezuma and Willis Streets. The two parcels are in the flood plain, however the trucks are mobile. There will be water and sewer hookups for each truck and an agreement has been made with Yavapai County Health Department that discharge bins will be emptied daily. The water demand estimate with 2 employees per truck, serving about 40 meals per day, is 2.6 acre feet (AF) per year.

Member Sischka asked if there will be restroom facilities on site.

Ms. Sydow responded that there will be two (2) porta-potties that are ADA compliant.

Member Goode noted that this is a good use of this area and asked if the water demand analysis is based on seven days per week, 365 days per year.

Chairman Blair asked if the lot will be paved and who will maintain the lot.

Ms. Sydow confirmed the demand is based on 7 days per week, 365 days per year.

Planning Manager George Worley responded that at the pre-application meeting, a hard surface that meets city requirements was discussed; will have to meet Fire Department requirements for weight capacity.

MOTION BY MEMBER SISCHKA TO RECOMMEND FORWARDING WSA21-011 to COUNCIL FOR APPROVAL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

C. Recommendation for WSA21-012, a Water Service Agreement Application Submitted by Michael Lafferty on Behalf of Property Owner Dells View Apartments, and City Contract No. 2017-009A3 an Amendment to City Contract No. 2017-009. Location: 2051 Willow Lake, LLC; Assessor's Parcel Number: 106-13-031H, Comprising 7.47 Acres in T14N, R2W, Section 13, SW1/4, NW1/4, SW1/4

Ms. Sydow provided a presentation to the Subcommittee regarding the application for Dells View Apartments on Willow Lake Rd., submitted by Mike Lafferty. There are 3 contracts associated with this subdivision. The original contract was to allow ninety-nine (99) lots, the first amendment was to allow service to one-hundred and one (101) more units for total of two-hundred (200) units, the second amendment allowed a time extension of one year to obtain building permits which they were unable to accomplish thus a third amendment was created to extend the time to obtain the building permits, to split the lot into three separate lots, and to allow for the water demand. The estimated water demand is 26.24 AF/year to include 1.4 AF for the club house .84 AF for landscaping.

Member Goode asked what the justification for the lot split is.

Deputy Public Works Director Gwen Rowitsch stated that it is a condition of financing that Phase II not be connected to Phase I.

Applicant Michael Lafferty added some clarity by explaining that the lot split is a financing need not a water need. In order to achieve financing for Phase I, they required a lot split.

Member Goode commented that 1.4 AF for a clubhouse seems large and asked for some clarification.

Mr. Lafferty commented that the clubhouse has six (6) water meters; one for the clubhouse which includes the pool, four (4) for the buildings and one (1) for irrigation. The Clubhouse uses little to no water, but pool definitely will; they plan on covering the pool at night to mitigate as much over usage of water as possible.

Chairman Blair stated that the Subcommittee was unaware that there will be a pool and thanked Mr. Lafferty for the clarification.

Chairman Blair asked Ms. Sydow when this application will go to Council.

Ms. Sydow stated staff plans to present this for Council's approval on September 28th.

MOTION BY MEMBER SISCHKA TO RECOMMEND FORWARDING WSA21-012 to COUNCIL FOR APPROVAL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

5. DISCUSSION ITEMS

A. Infrastructure Topic – Pumping vs Recharge 2021 Update

Water Resource Project Manager Leslie Graser provided a presentation to the Subcommittee regarding the pumping vs recharge update:

Preliminary total pumped in Calendar Year 2021 – 4916.14 AF

Preliminary total delivered to recharge facility in Calendar Year 2021 – 2141.68 AF of which 1,608.37 AF was reclaimed effluent and 533.31 AF was surface water.

Percent pumped vs delivered to the recharge facility for August is 79% bringing the average to 49%.

Chairman Blair asked if water is being moved off of the reservoirs and what the window to recharge is.

Public Works Director Craig Dotseth responded that for about the last two weeks five million gallons of water per day has been sent to the recharge facility from Watson Lake. The judgment allows release of water from April 1st to Nov 30th unless the Verde chain of lakes fills and SRP is releasing water at the Granite Reef Dam. Monsoons have helped fill the chain, but snowpack will be more impactful.

Chairman Blair asked how much water is anticipated to move be moved out of the lake.

Mr. Dotseth responded that a conservation level of 7.5 ft below spill has been set.

Chairman Blair asked for an estimate in AF on that amount of water.

Mr. Dotseth stated he will go back and check the numbers and present that at the next meeting.

Member Sischka stated that five-million gallons per day being released is about 15.3 AF per day.

Member Goode noted that with the effluent deliveries being up over 2020, surface water numbers up recently, and water pumped staying fairly even compared to 2020, the city should be able to catch up.

Member of the Public Leslie Hoy asked for an estimate of what percentage is recharged from surface water and if the effluent that goes to the golf course is included.

Ms. Graser responded that it depends on ADEQ calculations for allowed evaporation loss- everything lost to evaporation is assumed to not have recharged, everything else is assumed to have recharged. It is typically a loss of about 20 AF for both supply types. Any direct deliveries, such as to the golf course, are not included.

Member Sischka asked if the 20 AF of surface water going to recharge and effluent lost is per year, and noted that 15 AF of surface water is being recharged per day.

Ms. Graser agreed that there aren't huge losses, and noted the losses are accounted for.

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

B. Infrastructure Topic – Static Water Levels Measurements at City Water Production Wells.

Ms. Graser provided a presentation to the Subcommittee as requested related to the static water level measurements at city water production wells and has included Airport Well 5 (AP5) as well. Static levels are taken once a pump is halted for eight hours or more. Every year the city collects monthly information on the static water levels and rolls that into the monthly report. Trend lines have been added to all wells on the Water Levels Well Field charts, except for Chino Valley 1 (CV1) and AP5 due to limited data.

Member Sischka noted these charts represent data from 2007 on and that people think that since there is a drought the well levels are dropping by hundreds of feet, rather than a few feet as indicated.

Ms. Graser agreed and stated public perception can be challenging.

Chairman Blair asked how long it will take to see an increase in well field levels in Chino given the rain events this year.

Ms. Graser responded that it depends on geology, what vegetation is overlying the material, how the well is constructed and the gradient, if the water has chance to slow down and infiltrate there might an increase from recharge.

Member Goode asked Ms. Graser to comment on CV3 seemingly having the most dramatic decline. In 2007 it was 195 ft below and is now around 220 ft below.

Ms. Graser responded that she is not sure and will look into that.

Member Goode asked for confirmation that CV1 has been inoperable for quite some time.

Chairman Blair asked if CV1 is completely out of commission.

Mr. Dotseth Craig stated that CV1, although usable, has not been used extensively because it is high in arsenic. By using the blending plan it is the last well pumped from; wants to deliver highest water quality.

Member Sischka commented that when wells go dry or the levels drop lower, people have to consider what has

moved in around them. If homes suddenly go up, it is natural for that to happen.

Mr. Dotseth noted that around CV 5 most people use City water.

Member Goode commented that at the periphery of the aquifer, any wells that lose a few feet of water will cease production; there are five-hundred wells there have degraded so significantly that the homes are importing water from the city water tank and storing it. Need to have a better understanding of water efficiency practices.

Chairman Blair asked if Yavapai County would be forced to install a water facility if the City of Prescott stopped serving water outside city limits.

Member Goode responded that it would probably force the State Legislature to have to deal with some of these exempt wells.

Chairman Blair asked if anything is being done with the Dugan and the Webber water wells in Paulden and asked how the 3,000 exempt wells have affected them. Stated he would like to see a ten year trend.

Mr. Dotseth responded they are not being used.

Ms. Graser stated that those wells were considered additional water supplies for the city at one time and added that she will have to bring in the hydrographs to know how the Dugan and Webber wells have been affected.

Member Sischka commented that one well pumping at 35 gallon per minute 24/7, 365 days per year is 56 AF.

Member of the public Howard Mechanic commented that public does not understand what an acceptable drop in groundwater is and asked what is acceptable per AMA. Stated that discussions about regional water issues with other jurisdictions should take place and topics such as eliminating or reducing the overdraft and when to do so need to be addressed.

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

C. Overview of the Conservation Incentive Program in Fiscal Year 2021 (July 1, 2020 to June 30, 2021)

Ms. Sydow provided a presentation to the Subcommittee regarding the septic system mailers, the change to Prescott City Code 3.10.8 and water audits.

Water Audits

Sinks, toilets, and urinals were tested at each of the following locations: Prescott High, Discovery Garden Preschool and the Administrative office, Taylor Hicks, Lincoln Elementary, Abia Judd, Mile High Middle School and Granite Mountain Elementary. Recommendations were made for each facility and most have been done.

Water Rebates for FY 2021

\$47,000 was allocated to the rebate program. There have been 187 applications, and have saved an estimated 2.162 million gallons of water through the program.

Septic System Mail-Out Data

Recently over 3,000 postcards were sent to homeowners on septic systems. Since then, many of those customers have purchased low flow toilets, replaced older washing machines, replaced turf, and started rain water harvesting.

Change to City Code 3.10.8

Council recently approved change to the conservation code to allow 1.28 single flush toilets. Twenty-eight (28) homeowners who were previously denied a rebate for 1.28 single flush toilets have been approved.

Member Goode stated that this type of outreach is important and the public is responsive. Suggested increasing the budget allocation for rebates.

Member of the public Howard Mechanic suggested that the rebates are not incentive enough to buy a new water efficient appliance. The policy need to be reviewed and targeted to people who buy a home over 10-15 years old by sending a postcard informing them of the rebate program.

Member Goode asked about the appliances that rebates are offered for and suggested incentivizing spending a bit more on water efficient appliances.

Member Sischka stated that it is easier to work together on a staff level rather than a political level.

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

D. Discussion Regarding Possible Amendments to City Code 2-1-9 Utilities Division; Abbreviations and Definitions and 2-1-24 Utilities Division; Water Meters to Add Submetering.

Ms. Rowitsch provided a presentation to the Subcommittee regarding proposed amendments to City Code 2.1.9 for sub-metering on projects that use master meters. Public Works staff has been working with Assistant City Attorney Dana Walsh and conducting research related to submetering. Some provisions under ARS 33-1314.01 do allow landlords to charge separately through a Ratio Utility Billing System (RUB), a formula that divides the bill among tenants based on certain criteria, although a landlord can use any methodology that is fair and equitable.

Several communities in Arizona that use RUB were found as well as other communities outside of AZ that that require sub-metering, which gave some guidance for a drafting of a change to city code.

City Code amendment recommendations:

City Code 2.1.9 Utilities Division; Abbreviations and Definitions

Multi-Family Consumer definition – adding “single family rental unit development and other residential developments that share a common master meter” to existing definition.

Master Meter definition – there is no current definition, recommend defining as: “A meter which measures the water usage of Multi-Family Consumer developments from the same meter. The meter is the responsibility of the landlord owner, who then receives the bill as measured through one water meter.”

Private Water Meter definition – there is no current definition, recommend defining as: “A sub-meter or flow monitoring device owned by a party other than the city, placed behind a master meter to measure water consumption of each individual dwelling unit within a Multi-Family Consumer development, in order to monitor

water consumption. A private water meter is not owned, used or maintained by the city for billing purposes nor subject of Development Impact Fees.”

City Code 2-1-24 Utilities Division; Water Meters

There is existing language for this city code; staff is proposing the integration of a Master Meter definition, clarifying that continuous or contiguous lots under the same ownership can be master metered, and added new language: “The installation of private water meter is required for each individual dwelling unit sharing a common Master Meter for monitoring of individual water usage and to encourage water conservation in Multi-Family Consumer residential development. However a private water meter is not required for apartment buildings with one common plumbing system.”

Member Goode commented that these changes address primary concerns with this new housing type becoming popular. Sub-metering would help find where the water loss is and allow prompt attention to it, and would incentivize the renter to use less water. He would like this proposal to be available for public comment.

Member Sischka asked if the master meter and the infrastructure leading up to the master meter would be the only City maintenance responsibility.

Ms. Rowitsch confirmed.

Member of public Leslie Hoy stated that the county is now going to discuss considering water adequacy when approving subdivisions at one of their upcoming Planning & Zoning meeting and hopes people will contact their Supervisors to encourage them to vote. She supports Master Metering and recommends some changes. Ms. Hoy asked if the homes were sold as individual homes in the future, would private meters be able to be switched to regular meters.

Ms. Rowitsch responded that Ms. Hoy’s suggested change is appreciated and staff will take a look. As to private meters being changed to regular meters, it depends on what is installed, and also on how far into the future something like that might happen.

Member Sischka stated he hopes what Ms. Hoy said about the county considering water adequacy is true; in the past, County has said they would like to but can’t due to State restrictions.

Member of public Howard Mechanic would like to see justification for the extra expense, i.e how much water would this conserve vs. saving an AF, this type of information is important if going to be presented to the public. Should be presented for study session and public comment.

Ms. Rowitsch stated that it is scheduled for a Study Session on September 28th, and tentatively scheduled to be voted on at the October 12th Voting Meeting. Staff will place a public notice on the city’s website.

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

6. GENERAL ANNOUNCEMENTS FROM STAFF

Ms. Graser announced that there was a Groundwater Users Advisory Meeting on August 18th and provided a link to the presentation and the agenda. At the meeting it was decided to keep the Groundwater Withdrawal fee at \$2 per AF. The fifth management plan was discussed and will be ready in early 2022.

Ms. Graser addressed Member Goode's question on Production Data from 2008-2020 and explained that the data set was pulling apart Chino vs. Airport numbers resulting in an incorrect number.

Ms. Graser will attend the Water Management Certificate program which runs for 8 months. Will provide Ms. Graser contact time with other people to explore topics such as management, legal and regulatory compliance, and technology and history.

Chairman Blair asked if the presentation on the Water Resource Management Model (WRMM) is open to the public.

Ms. Rowitsch responded that it is not.

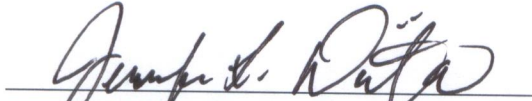
7. ADJOURNMENT

There being no further business to discuss, Chairman Blair adjourned the meeting at 11:08 a.m.



Steve Blair, Chairman

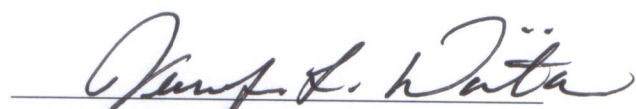
ATTEST:


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 September 7, 2021. I further certify the meeting was duly called and held and that a quorum was present.

Dated this 13th day of October, 2021


Jennifer Wiita, Deputy City Clerk