



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE

MEETING MINUTES

TUESDAY, JULY 6, 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 JULY 6, 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. DISCUSSION & 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 June 1, 2021 Meeting Minutes.

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

5. Water Service Agreement Applications

A. Consideration of Water Service Agreement Application No. WSA21-007

Water Resource Project Manager Kay Sydow provided a presentation to the Subcommittee regarding Water Service Agreement Application No. WSA21-007, submitted by Stroh Architecture, Inc on behalf of Platinum Equities. This application is for Gateway Apartments located behind Gateway Mall on four (4) acres, and will have 144 units within two separate buildings, a 1200 square foot clubhouse and will use drought tolerant landscaping. Total estimated demand is 18.28 acre feet per year.

Member Sischka asked if there will be a pool.

Ms. Sydow responded no.

Chairman Blair inquired about a landscape architectural plan and asked if the developer is following City Code in respect to plants and shrubbery.

Ms. Sydow stated yes and added that she worked with each of the applicants on low water use plants and the 1.5 acre feet per acre, per year demand requirement.

Member Goode asked how many stories the buildings will be.

Deputy Public Works Director Gwen Rowitsch responded that even though the meeting is to consider water, Planning Director George Worley is present to answer any questions the Subcommittee may have regarding specifics of the development.

Mr. Worley indicated that staff has not received building construction plans, however this has been through pre-application review with indication of three stories buildings. The Business Regional Zoning would allow up to 4 stories for residential type buildings.

Chairman Blair asked if residential units based upon code are allowed by law, and does that mean the plans will not have to go back through Planning and Zoning.

Mr. Worley confirmed.

Chairman Blair inquired about parking spaces.

Mr. Worley stated that it seems they will meet the requirements, however, staff will not know for sure until the plans are submitted. If upon review they do not meet the requirement for parking spaces, they will have to amend their plan.

Member Goode stated that he supports this type of infill development and he supports the ongoing viability of the mall and will provide more rental opportunities.

Member of the public Leslie Hoy asked if the apartments will have individual water meters and added that this question applies to all of the water service applications presented at this meeting.

Ms. Rowitsch stated that staff will not know the intention of the applicant until the plans come in, however it is stated in the City Building Code these types of buildings must have a common master meter per building, even if the developer wants to master meter the site.

Member Sischka commented that each unit should be able to have its own meter based on the water resource management model's (WRMM) calculation of .12.

Ms. Rowitsch responded that water usage will be monitored through the WRMM and numbers will be adjusted accordingly. Low water usage is anticipated due to minimal outdoor watering, no pool, and occasional use of the clubhouse.

Member of the public Leslie Hoy commented that research shows that individual water meter placement encourages indoor water conservation efforts because consumers can see what their own water usage is.

Chairman Blair asked what the cost of the impact fee is for each water meter, and commented that these apartments won't use much water given low-flow appliances will be installed and there is little landscaping.

Ms. Rowitsch answered about \$2,000 each.

MOTION BY MEMBER SISCHKA TO FORWARD ITEM 5.A TO COUNCIL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

B. Consideration of Water Service Agreement Application No. WSA21-008

Ms. Sydow provided a presentation to the Subcommittee regarding Water Agreement Service Application No. WSA21-008 submitted by Chris Hundelt on behalf of Keystone Homes and owner MJF Properties, LLC. Predator Ridge at Prescott Lakes. The development will include a clubhouse, pool and site amenities. Most of the surrounding landscape will remain low water use vegetation. Total estimated demand is 23.40 acre feet per year. There is approximately 32,000 square feet of common area at 1.5 acre feet per acre per year.

Chairman Blair asked if this meets zoning criteria and asked what the zoning is for the property.

Ms. Sydow confirmed and added that the zoning is Business Regional, Business General (BRBG).

Member Goode stated that this will be connected to a future extension of Smoke Tree Lane and asked when and who will pay for that.

Mr. Worley answered that the construction of initial infrastructure is the developers responsibility; the initial extension of that roadway will either be this developer or in concert with adjacent parcels that will benefit from that extension.

Member Goode noted that the development has one way in and one way out, and asked if the building will have sprinklers and if there will be one master meter for all of the homes.

Mr. Worley responded yes, sprinklers were called out during the PAC review and although it is unknown at this time, the development is more conducive to having individual meters because they are laid out like individual single family homes, however master meters are the usual approach by developers of multi-family projects for cost-saving measures.

Member Sischka asked if the rental homes will be a master association or individually owned.

Mr. Worley responded that it will be a single parcel with a single development and single owner.

Member Goode stated that he believes the homes should be individually metered; too many homes to have a master meter and no incentive to use water efficiently. He believes this is a rush to development.

Chairman Blair agreed that each home should be individually metered.

City Attorney Jon Paladini stated that city code allows for a single meter as it is considered a single unit.

MOTION BY MEMBER SISCHKA TO FOWARD ITEM 5.B TO COUNCIL; SECONDED BY CHAIRMAN BLAIR; MEMBER GOODE DISSENTING: PASSED [2-1].

C. Consideration of Water Service Agreement Application No. WSA21-009

Ms. Sydow provided a presentation to the Subcommittee regarding Water Service Agreement Application No. WSA21-009, submitted by Chris Hundelt on behalf of Keystone Properties and owner Granite Dells Estates Properties, Inc. This development is a 200 single family residential rental complex on 17.7 acres and will have a swimming pool and a clubhouse. Total estimated demand is at 35 acre feet per year.

Chairman Blair asked about the current zoning.

Ms. Sydow responded it is BRBG.

Chairman Blair asked if the neighbors are aware that the zoning allows rentals right next to them.

Mr. Worley respond that on three sides of the complex there are no neighbors and residential multi-family or commercial was part of the master plan.

Member of the public Leslie Hoy addressed the Subcommittee asking at what point the actual water use will be available through the WRMM and what will be done if usage is more than predicted.

Ms. Rowitsch responded that the city updates the WRMM annually and usage monitoring will begin from the start of water use. Staff classifies different types of development within the WRMM and compares them to get an average water usage for that type of development.

Member Sischka commented that not all of the units will be continuously rented.

Member of the public Peter Krupnik commented that there is no open space in the site plan.

MOTION BY MEMBER SISCHKA TO FOWARD ITEM 5.B TO COUNCIL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

D. Consideration of Water Service Agreement Application No. WSA21-010

Ms. Sydow provided a presentation to the Subcommittee regarding Water Service Agreement Application submitted by Herb Hersker for Capital Development Group and owner 1800 Iron Springs Land, LLC. 28 acres. This development is a 203 unit mixed-use rental project located on Iron Springs Road on 28 acres of land. There is a clubhouse and some minor landscaping demand. Total estimated demand is 35.51 acre feet per year.

Member Sischka commented that he believes people forget that when water is pumped into an area where there is minimal landscaping, most of it comes back to the city through the sewer system.

Ms. Rowitsch agreed and explained that because the water would be coming from a dwelling unit that has high efficiency fixtures the majority of the water returned would be coming back to the city and the minimal usage for landscaping would evaporate.

Member Goode stated that he is concerned with delivery of public safety requirements, and that the amount of traffic in that area is continuing to escalate.

Chairman Blair noted there are plenty of exits and asked staff to depict on the plat map what is in the county and what is in the city before it is sent for Council review.

MOTION BY MEMBER SISCHKA TO FOWARD ITEM 5.C TO COUNCIL; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].

6. Discussion Items

A. Infrastructure Topic – Pumping vs. Recharge 2021 Update

Water Resource Project Manager Leslie Graser presented pumping vs. recharge through May 2021:

- Effluent Deliveries – 46 acre feet
- Surface Water Deliveries – 89 acre feet
- Total Water Pumped – 816 acre feet
- YTD (2021) Total Pumped – 2804 acre feet
- YTD (2021) Recharge – 1267 acre feet
- Percent of water pumped (2021) vs. delivered to recharge – 52%

Without summer rains and not much snowpack, the effluent side will generally remain the same unless is being moved to direct delivery contracts.

Ms. Graser continued with a review of permanent recharge, informing the Subcommittee that utility staff is still working on the report and it will be delivered when they feel the information delivered is accurate. Chairman Blair commented that though the Subcommittee would like a monthly report, they would prefer to get one that has meaningful data.

Member Sischka asked how long staff will need to complete the report.

Ms. Graser responded that Public Works Director Craig Dotseth will determine that and added that they will move as quickly as possible to bring forward a solid data set.

Ms. Rowitsch confirmed that staff is making headway on the report however with such a large amount of data staff is cross checking to be sure it is accurate.

Member of the public Peter Krupnik addressed the Subcommittee stating he would like Chairman Blair to use the numbers depicted on the Pumping vs. Recharge chart when speaking of water being returned to the city.

Chairman Blair noted that he said the new developments are returning above 90%, not the city as a whole.

Member Sischka asked if the effluent information displayed refers to the city recharging 17% and sending the rest of the effluent out to contracts.

Ms. Graser responded that it is a comparison of recharge vs. what is pumped at the well.

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

B. Prescott Rodeo Grounds Rainwater Harvesting Project

Ms. Sydow reviewed the history behind the rainwater projects grant funding by ADWR, with one of the projects will taking place in Prescott at the Rodeo Grounds. The Rodeo Grounds Project is a below ground surface project for aquifer recharge that works by using four 50-70 feet long perforated pipes which will capture an estimated 2788 square feet of rainfall from some of the fairgrounds rooftops. There are four tasks related to the grant:

1. Engineering and permitting (completed)
2. Construction
3. Semi-annual monitoring
4. Outreach and final report

Public Works Environmental Coordinator Matt Killeen presented a slide show presenting the process of rainwater harvesting at the Rodeo Grounds.

Chairman Blair asked if the presentation has been shared with the rodeo group.

Mr. Killeen responded that it has not yet.

Chairman Blair commented that it would be a good idea so they know what the city is doing.

Mr. Killeen agreed and added that there are design features developed into the plan as to not impair the rodeo grounds' ability to maintain that area as a parking lot.

Chairman Blair stated that he is glad to see this as it shows that the Upper Verde Watershed Coalition is more than just a name, it is a group that meets and gets stuff done.

Member Goode commented that he feels this is a good project as long as it can be coordinated with Prescott Frontier Days to make sure that their plans for future capital and development do not interfere with the ability of this project to deliver.

Member of the Public Leslie Hoy addressed the Subcommittee stating she is happy to see the coalition investigating storm water recharge, it is one of our few augmentation opportunities. She also asked the Subcommittee for a presentation on issues regarding capturing effluent, in terms of what is in the effluent.

Member of the Public Peter Krupnik addressed the Subcommittee asking how much water has been returned from the past two reclamation projects.

Mr. Killeen responded that from a water quality perspective, Whipple Basin and in most events there is a 50% reduction in E Coli. There were similar readings at the Rodeo Biobase and the Adult Center. Current monitoring is not at the same level since ADEQ has removed themselves from the partnership effort.

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

7. General Announcements from Staff

Ms. Graser reviewed Bark Beetle information located on the city website, ADWR Prescott AMA Groundwater Flow Model Update, and the Governor's Water Augmentation, Innovation and Conservation Council annual report.

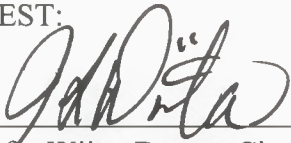
8. ADJOURNMENT

There being no further business to discuss, Chairman Blair adjourned the meeting at 10:54 a.m.



Steve Blair, Chairman

ATTEST:



Jennifer Wiita, Deputy City Clerk

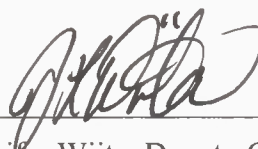
CERTIFICATION

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 July 6, 2021. I further certify the meeting was duly called and held and that a quorum was present.

Dated this 10th day of August, 2021

AFFIX

CITY SEAL



Jennifer Wiita, Deputy City Clerk