



## **COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING**

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### **REGULAR SUBCOMMITTEE MEETING MINUTES**

**TUESDAY, MARCH 2, 2021, 9:30 AM**

201 S. Cortez Street  
Prescott, AZ 86303  
Council Chambers

Steve Blair, Chairman

Phil Goode, Member

Steve Sischka, Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL SUBCOMMITTEE ON WATER ISSUES HELD ON MARCH 2, 2021, IN THE 201 S. CORTEZ STREET PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

**1. CALL TO ORDER**

Chairman Blair called the meeting to order at 9:35 a.m.

**2. ROLL CALL**

|               |          |
|---------------|----------|
| Steve Blair   | Chairman |
| Steve Sischka | Member   |
| Phil Goode    | Member   |

**3. PUBLIC COMMENT**

**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.**

#### **4. DISCUSSION & ACTION ITEMS**

A. Approval of the February 2, 2021 Meeting Minutes.

Member Sischka noted that he did not ask about safe yield numbers at the prior meeting. He may have said we don't have a safe yield number. Needs to be corrected.

**MOTION BY MEMBER SISCHKA TO APPROVE THE FEBRUARY 2, 2021 MINUTES PENDING NOTED CORRECTION; SECONDED BY MEMBER BLAIR: PASSED [3-0].**

#### **5. WATER REQUESTS MORE THAN 2 AF/YEAR**

A. Water Service Application No. WSA20-008, submitted by Jon Rocha on Behalf of Property Owner Southwest Homes LLC, for a 10 lot Subdivision on Yavapai County Assessor Parcel Nos. 306-31-006 Q, R, and S. The Three Contiguous Parcels are Located in the SE1/4, SE1/4, SE1/4 of Section 28, T16N, R02W, GSRB&M at the Northwest Corner of Road 2 South and Road 1 West in Chino Valley.

Water Resource Project Manager Kay Sydow provided a presentation to the Subcommittee regarding WSA20-008. The application was evaluated under the Chino Valley Irrigation District (CVID) IGA of 1998 wherein they were provided water to the city. The total acreage is 5.66 acres, and the city will provide potable water for one dwelling unit per acre of land for 5 of the 10 lots requested. In addition, Mr. Rocha needs to bring unpledged extinguishment credits in order to have 10 units on 5.66 acres, this requires an additional 108.25 acre feet of unpledged extinguishment credits. Because there will not be any return of effluent, Mr. Rocha is required to bring additional unpledged extinguishment credits of 43.30 acre feet. He plans to secure the credits, but has not done so yet because they are expensive and is awaiting Council's approval.

Member Goode commented that CVID has, by right, the ability to require or have delivered potable water to that district. In this instance we are calculating .25 per residential unit with a .1 calculation for commercial development, and added that there is no commercial development in this area. He asked staff if the extinguishment credits are being taken in lieu of connection with sewer district to receive effluent to be treated and recharged.

Member Sischka stated he thought we were adding a .1 because it was not going back into the sewer, so the extinguishment credits are so that we can provide water to those lots, not necessarily because we are not getting those back in sewer.

Ms. Sydow confirmed.

Member Goode asked if the 30% upcharge will be charged for the water, and if the extinguishment credit will cover all of those calculations.

Ms. Sydow confirmed that is the case.

Chairman Blair, asked if this is to move on to Council after the gentleman completes his negotiations and the credits are brought to the City.

Ms. Sydow confirmed.

**MOTION BY MEMBER SISCHKA TO RECOMMEND WSA20-008 TO COUNCIL FOR PRELIMINARY APPROVAL PENDING APPLICANTS ACQUISITION OF UNPLEDGED EXTINGUISHMENT CREDITS; SECONDED BY MEMBER GOODE: PASSED [3-0].**

- B. Water Service Agreement Application No. WSA21-001, Submitted by Dana Fonseca on Behalf of Property Owner NCC Prescott LLC, on Assessor Parcel Numbers 114-01-025A, 001-01-35E, 114-01-036B, 114-01-038A, 114-01-038B, 114-02-085, and 114-02-092A Containing a Total of 3.45 Acres. Located at 401 North Pleasant Street, Prescott.

Ms. Sydow provided a presentation to the Subcommittee regarding WSA21-001 for water on multiple parcels. The applicant is seeking potable water supplies to serve the commercial renovation on a commercial property that will contain 16 units for multi-tenant industrial uses. City water and sewer services have already been installed. The Water Demand Analysis submitted by Prefling Engineering on Dec, 8 2020, estimated at build out the daily demand is 2802 gallons per day, or 3.14 acre feet per year. The applicants attended a pre-application conference on Sept 17, 2020 all documents were received by February 4, 2021.

Chairman Blair noted that he is glad to see reuse of an old building, and asked what they may be putting in the building.

Engineering Public Works Support Services Manager Gwen Rowitsch, replied that they are currently seeking tenants.

Member Goode commented that he participated and observed the PAC, and agrees with Chairman Blair that this is good use of the building, despite challenges like fire requirements. He likes how it

is subdivided to provide for small startup businesses and asked how they came up with the 3.14 for the amount of acre feet that will be supplied.

Ms. Rowitsch explained that the applicant submitted a demand analysis prepared by Michael Prefling, a registered engineer. The number is based on assumptions, which are placed into the water resource management model and watched for 5 years and adjusted according to actual uses.

Member Sischka asked if this is an allocation that comes out of a pool.

Ms. Rowitsch replied it does not, we are approving the use at this particular location and the estimated demand. If we had an individual user that exceeds this demand, we would bring it back to the Water Issues Committee for consideration.

**MOTION BY MEMBER GOODE TO RECOMMEND WSA21-001 TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER BLAIR: PASSED [3-0].**

- C. Water Service Agreement Application No. WSA21-002, Submitted by Dorn Homes, Inc., on behalf of Property Owner Chamberlain Development Prescott, LLC, on Yavapai County Assessor Parcel Numbers 102-19-001C (2.97 Acres), 102-19-001D (26.83 Acres) and 102-04-001T (8.89 Acres) for a Total of 38.69 Acres. Located North of Deep Well Ranch Parcel 1.47 and Immediately West of Willow Creek Road in the SW1/4 of Section 26, T15N, R02W, GSRB&M.

Public Works Director Craig Dotseth provided background on WSA21-002 to the Subcommittee as it is the first request that has come forward for the Deep Well area since the adoption of Amendment # 3 in October of 2020. For the Deep Well Master Plan area as well as additional property there is a procedural pre-annexation development agreement from 2009 which lays out increments associated with water usage for that area; 1<sup>st</sup> increment of 450 acre feet that was available in 2009, 2<sup>nd</sup> increment was an additional 500 acre feet that came available later, and a 3<sup>rd</sup> increment of 900 acre feet to be considered well in to the future. In October, Mr. Dotseth brought forward Amendment # 3 altering Section 10B of the Pre-Annexation Development Agreement to combine increments 2 and 3 making all water available immediately, as well as water being used for residential purposes within the boundaries of the agreement and the Deep Well Master Plan shown in Exhibits A and B. Member Sischka asked if all these areas are within the City of Prescott

Mr. Dotseth confirmed and added that they recognize that using Yavapai County Assessor Parcel numbers created some confusion and will only label them as parcel numbers in the future.

Chairman Blair asked Mr. Dotseth to point out where the City of Prescott boundaries are.

Mr. Dotseth showed the boundaries on the map and confirmed they are all in City of Prescott.

Property Owner, Mr. Chamberlain commented that they have submitted an annexation request for 230 acres that has not been annexed to this point, but the water service application is correct in terms of property, and this application is for the additional ground north of Westwood.

Mr. Dotseth pointed out this area to the Subcommittee.

Chairman Blair asked if the annexation is part of the whole Ranch House.

Mr. Dotseth stated that they are getting off topic but it is part of the approved Master Plan.

Deputy City Clerk Jennifer Wiita read the following comment from member of the public Lorraine West: In reviewing the documents submitted by developers for water service agreement applications I see that their calculations use city requirements (assumptions) of a household size of 2.34 people and water usage of 156 gallons per person per day are these the assumptions that the city is using for new developments requesting water service from the city of Prescott? What are they based on? Is the 2.34 household size from the latest US Census Bureau Data? Seems a bit high. Where does the 156 gallons of water use come from? Definitely seems high given new developments are to use water efficient fixtures and appliances and drought tolerant landscape.

Chairman Blair asked Ms. Rowitsch, if the numbers come from the analyzation from our water pumped and recharged plus a buffer.

Ms. Rowitsch confirmed and added that staff uses the WRMM which shows actual water use consumption. The person per household is based on last US Census.

Member Sischka commented that the 150 per day is about 4680 gallons per month, which is a lot for a brand new subdivision.

Ms. Rowitsch stated they will take a look at the engineers assumption for water demand and confirm the details, however, she reiterated that water is not being allocated for a development but for a maximum number of dwelling units.

Member Goode asked staff to clarify if a plat request is being approved or potential water use per lot.

Ms. Rowitsch responded that the allocation is for a maximum number of lots. Under the Master Plan, Deep Well is entitled to no more than 10,500 rooftops or dwelling units, and per the current water policy approvals are by dwelling units and not a specific allocation. Water use is monitored over time to get a correct usage amount.

Ms. Sydow continued the discussion regarding WSA21-002 seeking potable water supplies to serve the Westwood Subdivision, Phases 6 and 7 containing 108 new single family lots. The water demand analysis submitted by Lyon Engineering in November estimates at build out the daily demand will be 39,424 gallons per day equal to 44.2 acre feet per year. The applicant attended a pre-application conference in August of 2020, the application was received on November 9, 2020, and all documents were submitted on February 9, 2021.

Member Goode asked if the supply will be .41 acre feet per lot, based on 44.2 acre feet divided by 108.

Ms. Rowitsch stated that estimated demands were submitted by the engineer of record who performed a Water Demand Analysis, with that staff estimates that 44.2 acre feet per year.

Member Goode expressed his concerns with the discrepancy in numbers.

Ms. Rowitsch reviewed the document and concurred that there is a discrepancy in the numbers.

Chairman Blair asked if this needs to go back to the engineer of record for correction.

Ms. Rowitsch said the demand analysis can be amended when submitted with engineering plans so it is permanently in the record.

Member Goode stated he is not willing to consider that and feels that the item needs to be tabled or he will not recommend forwarding to Council for approval.

Chairman Blair stated that any information that leaves here needs to be accurate and concurred with Member Goode that it should be resubmitted for consideration by the Subcommittee.



Member Sischka agreed.

**MOTION BY MEMBER GOODE TO TABLE ITEM C UNTIL THE NEXT WATER ISSUES MEETING; SECONDED BY CHAIRMAN BLAIR: PASSED [3-0].**

- D. Water Service Agreement Application No. WSA21-003 Submitted by Chamberlain Development Prescott, LLC on Behalf of Property Owner JCI Investments LLC, on Yavapai County Assessor Parcel Numbers 106-04-001N and 106-04-001L, Containing 160.08 Acres in the South Half and 160.01 Acres in the North Half for a Total of 320.17 Acres. Located in the N1/2 of Section 04, T14N, R02, W, GSRB&M.

Ms. Rowitsch stated that the Water Demand Analysis for WSA21-003 was performed by the same Engineer of Record as the previous Item and therefore the calculations may be inaccurate and recommended the Subcommittee postpone Item D as well.

**MOTION BY MEMBER SISCHKA TO TABLE ITEM D UNTIL THE NEXT WATER ISSUES MEETING; SECONDED BY CHAIRMAN BLAIR PASSED: [3-0].**

*Meeting Recessed at 10:15 am due to technical difficulties.*

*Meeting Reconvened at 10:23 AM*

**6. Discussion Topics**

**A. Infrastructure Topic - Static Water Levels Measurements at City Water Production Wells**

Water Resource Project Manager Leslie Graser provided a presentation to the Subcommittee regarding static water level measurements at water production wells. Levels were taken at seven (7) production wells and will continue to be provided at future meetings per Chairman Blair's January request. . Each year the City collects monthly information on static water levels, which is intended to represent aquifer level when the pump has been off. The data is a component of AZ Department of Water Resources Annual Water Withdraw and Use Report, which is due no later than March 31<sup>st</sup> each year.

The City has seven (7) active water production wells located in little Chino sub basin, some within the town of Chino Valley and 2 near Prescott Regional Airport. Each well has varying depths, but some are similar in general geology. Procedures used by Arizona Department of Water and others like the US Geological Survey Levels are to take measurement once the pump has been inactive for eight (8) hours or more which allows local aquifer to return to a static condition, or not under the influence of a pump. Nearby pumping can affect static water levels. If the state knows there is a nearby well pumping, they note that in their record.

Chairman Blair asked if there is one well that is predominant out of the five in in Chino Valley.

Ms. Graser responded that well #4 has highest capacity at about 3300 gallons per minute.

Member Goode asked why Chino Valley Well #1 has a lack of data from 2018-2020.

Ms. Graser commented that staff will address that.

Chairman Blair asked why each well may be different in depth.

Mr. Dotseth responded in general water levels and geological layers are the reason.

Ms. Graser continued the presentation with an overview of well locations and Chino Valley wells ranging in depth from 535 to 690 feet and 920-1100 feet at the Airport wells. The drill dates for the Chino Valley range from 1947 up to 1962. Airport Well # 3 was drilled in 2012 and #2 in 2006. Timing of drilling of the wells can make differences in the numbers seen at each.

Mr. Dotseth clarified that Airport Well # 3 was originally at 1100 feet but collapsed in lower elevation so is now at approximately 900 feet.

Ms. Graser recommended this information be presented to the state for their records.

Member Goode asked if the collapse of Airport Well #3 was due to the casing.

Mr. Dotseth responded that it collapsed in an open hole section, and it is normal for the wells to not be cased all of the way.

Member Sischka commented that the Subcommittee has previously commented on the fact that well depths vary through drought and rain and they wanted to see how that impacted levels. He added that it seems they vary without rhyme or reason by about 20 feet as well.

Mr. Dotseth explained that it is normal to go up and down like that, but when we break the chart down into smaller time frame you are able to see the different influences of wet and dry years.

Member Sischka asked about an article he read that we should be concerned if drops 1000 ft below surface.



Mr. Dotseth said he is not familiar with that number.

Ms. Graser continued with water levels in Chino Valley and Airport well fields and explained the changes in water levels. Records go all the back to the 50's and 40's with the Department of Water Resources.

Mr. Dotseth explained the issue with Well # 1 and the lack of information Member Goode addressed. There was an issue in 2017 and 2019 with the sounder which can get stuck periodically and then has trouble reaching the water level. Staff is trying new ideas to measure water levels so this isn't an issue going forward.

Member Goode commented that it looks like the wells are trending down about a foot/year; Chino Valley #1, Airport Well #3 look like quite flat and asked what that indicates.

Ms. Graser added that when you pump in the same location for potentially decades, levels can go down. Even with recharge the aquifer systems don't come up overnight.

Member Goode asked if there is recharge to the aquifer from stations by airport, and assuming moving north to Big Chino, would we expect them to flatten out relative to previous decades where we were not recharging much.

Ms. Graser responded that it is the contribution and regulatory framework that is in place to help work with water levels in the aquifer system. Whether there is recharge facility or not, the Chino Valley aquifer is influenced by the head that moves underground through the aquifer system that is pushed by our precipitation patterns, there is always going to be that flux using scientific principles of gravity and gradient. Artificial recharge has been an active part of the city's management strategies and the regulatory framework that this area works within.

Member Goode stated it is hard to see significant trend levels in such a short period of time, with these trend levels we are looking at increased pumping whether from us or exempt wells and somewhat compensated by increased recharge to the aquifer looking at a net water level change relative to those two concerns; doesn't seem like it is increasing at a very significant detrimental rate but hard to conclude from some of these static numbers.

Ms. Graser stated this an introduction to this topic and it will be explored further.

Member Sischka asked how often would be beneficial for the Subcommittee to receive this report in the future.

Ms. Graser responded that every six months or so would be appropriate.

Member Sischka added that there is a lot of public listening and this is part of the educational process. This a great addition to what the city is already doing.

Member of the Public Leslie Hoy commented that she has read and heard Prescott and Chino Valley have good wells, but some are going dry, and asked if there is a way to put the trend lines into context in that way so citizens know what to expect in the future.

Ms. Graser responded that the information is location specific to where pumping is taking place, a follow up can be put together to cover the information that Ms. Hoy has requested. Levels should be spatially presented which is the overall job of the Water Resources.

Chairman Blair asked if property owners in the Chino Valley, Paulden and unincorporated areas are able to access these maps if they want to drill a well.

Ms. Graser responded they do have access through their Wells 55 database, but the city and state do not get involved with property owners.

#### B. Pumping Vs Recharge 2021 Update

Ms. Graser provided a presentation to the Subcommittee regarding pumping versus recharge since the beginning of the year. Water and Wastewater collects data to respond to the Annual Water and Withdraw Use Report.

Preliminary Numbers:

- Total Pumped since Jan. 31<sup>st</sup> – 439 acre feet (423 in 2020)
- Total Delivery to Recharge Facility for CY2021 – 298 acre feet (357 in 2020)
- In both 2020 and 2021 no surface water was sent in January.

The chart was built for the entire year and will be filled in month by month and returned to the Council Subcommittee. Is important to add that pumping consists of Chino Valley Wells # 1-5, and Airport Wells # 2 and 3, need to understand which data sets are used to compile this chart.

Chairman Blair requested that the percentage of effluent recharge be added to the chart.

Ms. Graser confirmed that she will. She added that it is important to note know the production wells are also permitted for recovery.

Chairman Goode stated he likes the idea of adding the percentage calculation and would also like to add a cumulative recharge percentage. He likes that staff compared to previous year and suggested adding another bar relative to the previous year as a standard part of the chart review.

Chairman Blair commented that comparing year to year is a good idea.

Member Sischka asked Mr. Dotseth about the meter malfunction of the new subdivision of the North Area Plan.

Mr. Dotseth replied that there is a meter on the sewer system to measure wastewater flow from the Prop 400 subdivision which malfunctioned in 2020, so no specific wastewater flow measurement, will have to go back and do a calculation.

Member Sischka asked if they are working now.

Mr. Dotseth responded that they have been recalibrated.

Member Sischka asked when we will start to get reports on that so efficiencies can be shown.

Chairman Blair stated that having those number coming out of the new subdivision that would be good to see.

Mr. Dotseth added that since the wells were developed in the airport area close to the recharge facility at request of ADWR, more demand has been diverted to those wells; the amount of water currently being pumped is less than in 1992 in the Chino Valley area, that is how things have progressed in regards to where the water is coming from.

Chairman Blair mentioned that it is important to show the difference in what is being used from the city's well system which relaxes pumping in Chino Valley and allows levels to stay more static in the County.

Ms. Graser provided a presentation to the Subcommittee regarding the NAMWUA which represents a group of Northern Arizona municipalities that cooperate as a collective voice for water policy whose goal is to work together to develop a sustainable regional water supply. Was created in 2002 and managed by an executive board of elected officials from 7 Northern Arizona municipalities. The board held a quarterly meeting in January 2021 and membership dues are \$4,425.85 for Fiscal Year 2022. The next board meeting is April 16, 2021 Legislative committee related to this group came together to decide which House Bills, Senate Bills or HCM's to support or not and determined that ten (10) should be supported, and one opposed. The positions are presented prior to formalizing and members had until end of day Friday February 26, 2021 to record their responses, no response indicates concurrence. Looking at legislation that might affect Northern AZ. is very important for this group.

Chairman Blair commented that he wants to share conversations about water bills coming to the state with Members Goode and Sischka, and will share those with the others in the future.

Ms. Graser continued with Coalition updates and review, is a joint effort among the City of Prescott, Chino Valley, Prescott Valley, Yavapai County and the Prescott Yavapai Native American Tribe. The coalition is committed to the protection of the Upper Verde River base flow while balancing the water needs of residents who live and businesses that operate within the watershed boundaries. FY 22 City Membership dues are \$60,000 and is being proposed to the Council. The next board meeting is April 27, 2021 with method to be determined. The next TAC to meet on the February 3<sup>rd</sup> and will be accepting the grant from AZ Dept of Water Resources related to expanded rain water harvesting projects, and assessing rodeo grounds as an active site for one of these projects. This group is very different than NAMWUA in that they moved to a project-based stance, they seek grants and are at 7.6 million dollars in grants received, and does not have its own project manager.

## **5. ADJOURNMENT**

There being no further business to discuss, Chairman Blair adjourned the meeting at 11:19 a.m.

  
STEVE BLAIR, Chairman

ATTEST:

  
SARAH M. SIEP, 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 3, 2020. I further certify the meeting was duly called and held and that a quorum was present.

Dated this 6 day of April, 2020.

AFFIX  
CITY  
SEAL



  
Sarah M. Siep, City Clerk