

City of Prescott
**Council Subcommittee on
Water Issues**



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

MINUTES

1. CALL TO ORDER

Chairperson Rusing called the meeting to order at 9:33 a.m.

2. ROLL CALL

Cathey Rusing - Chairperson
Brandon Montoya - Member
Steve Sischka - Member

3. PUBLIC COMMENT

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

4. DISCUSSION & ACTION ITEMS

A. Approval of the March 7, 2023 Meeting Minutes

MOTION BY MEMBER SISCHKA TO APPROVE THE MARCH 7, 2023 MEETING MINUTES; SECONDED BY MEMBER MONTOYA: PASSED (3 - 0)

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

Water Resource and Environmental Services Manager Brian Ruiz provided a presentation to the Subcommittee regarding the January 1, 2023, to March 27, 2023, residential and non-residential water budget.

Residential

Between January 1st and March 27th there have been four (4) residential projects approved totaling 11.76 acre-feet (AF). Two (2) projects were administratively approved and two (2) were approved by the Water Issues Subcommittee.

Total AF Budgeted - 25

Total AF Approved - 11.76

Total AF Remaining - 13.24

Non-Residential

Between January 1st and March 27th there have been nine (9) non-residential projects approved totaling 12.45 AF. Eight (8) were administratively approved, and one (1) was approved by the Water Issues Subcommittee.

Total AF Budgeted - 25

Total AF Approved - 12.45

Total Remaining - 12.55

Projects Under Existing Contracts

As of March 27, 2023 a total of 16 projects were approved under existing contracts. Most of these projects fall under groundwater subdivisions; however, there is one subdivision plat and one multi-family complex. The 16 projects are comprised of 474 residential units, totaling 66.62 AF and do not come out of the January 1st - June 30th, 2023, residential or non-residential budget.

Member Montoya asked for more clarification on the uncommitted demand related to the overall water policy. He would like to know the total balance, adding that this is his second or third request for this information.

Mr. Ruiz replied that staff would try to incorporate the non-committed demand to provide to the Subcommittee. Staff plans to have an update on the Water Resource Monitoring Management Model (WRMM) at the next Water Issues Subcommittee meeting and will try to link the non-committed demand into that information.

Chairperson Rusing stated that the public needs to realize that the water budget only budgets for new entitlements and asked about commercial usage.

Mr. Ruiz replied that on the non-residential side, Prescott Commons was incorporated and four (4) administratively approved items totaling 12.45 AF.

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

Mr. Ruiz provided a presentation to the Subcommittee regarding WSA 23-005, an 18-unit apartment building located on one acre off of Valley Street, just north of Fair Street. Kelley Wise Engineering performed the demand analysis utilizing the WRMM multiplier of 0.12 per apartment, which totaled 2.16 AF/year. The site will incorporate 0.9 acres of landscaping and using the Arizona Department of Water Resources (ADWR) multiplier of 1.5 AF/year per acre, the total anticipated landscape usage is .14 AF. The total usage is determined to be 2.3 AF/year. The existing building on the property has a net usage of 0.64 AF/year, bringing the net usage for this property to 1.66 AF/year. If this project is approved to go forward, approximately 11.6 AF would be left in the budget until June 30, 2023.

Chairperson Rusing commented that she wants to be sure the project is sub metered and likes the concept of detention basins, which can function as rain gardens to collect stormwater runoff.

Deputy Public Works Director Gwen Rowitsch responded that the way the code is written, submetering depends on the way the building is plumbed. For example, if it is plumbed as one unit there would be one connection to each building. However, there is potential for submetering and that will be looked at when the plans are submitted.

Member of the Public Peter Kroopnick addressed the Subcommittee stating that there is groundwater contamination in this area and there are remedial efforts underway.

Architect Doug Stroh addressed the Subcommittee stating the project meets all criteria and he feels this is a quality project.

Chairperson Rusing asked if this project would alleviate some of the city's workforce housing shortage issues.

Mr. Stroh replied that these apartments are going at market rate.

Member Montoya commented that anytime supply is increased, the demand is driven down.

**MOTION BY MEMBER MONTOYA TO RECOMMEND FORWARDING
WSA23-005 TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER
SISCHKA: PASSED (3 - 0)**

D. Presentation from Staff Regarding Monthly PFAS Update.

Utilities Manager Steve Olfers provided a presentation to the Subcommittee regarding the monthly PFAS update. He announced that staff had received the Environmental Protection Agency (EPA) proposed maximum contaminant level (MCL) of four (4) parts per trillion (ppt) for PFOA and PFOS. There are other caveats and staff are working through the details. With the announcement of the proposed MCLs, staff are evaluating how wells fit into the framework. All wells are under the proposed MCL except for Airport Well No.5.

Member Montoya asked if there is a short term or intermediate plan regarding Airport Well No.5.

Mr. Olfers responded that staff had been discussing ideas and potential sites to drill in new wells with the Water Works consultant. They are also considering different types of media to remove PFOS from the water system.

Member Montoya asked if the water would be sampled as the drilling occurs.

Mr. Olfers replied that staff has a report that shows where the best recovery might be around the airport, and they will be drilling testing holes to determine what contaminants are there. He added that staff is also concerned about arsenic levels, and with the limited ability to blend, staff will have to treat each well independently.

Member Montoya asked for confirmation that the consultant would be utilizing a blending system.

Mr. Olfers stated that there is a myriad of ideas, but the challenge is infrastructure, with no tank at the airport and other equipment near the airport.

Chairperson Rusing commented that the airport well which pumps the most is

downstream from the airport and the wastewater treatment plant. She hopes new sites will be located upstream and asked if staff had explored funding sources for the mitigation.

Mr. Olfers responded that staff has applied to the Water Infrastructure Finance Authority of Arizona (WIFA) and will be considering other ways to receive funding.

Member Sischka asked how much pressure the wells at the airport took off the Chino Valley wells.

Mr. Olfers stated that the Chino Valley Wells are responsible for a great majority of the city's water and the airport is more of a support system for the area around the airport and around Granite Dells Estates. Once the intermediate pump station is complete, staff will have flexibility to move water in both directions.

Member Montoya asked if blending would occur at the intermittent pump station when it comes online.

Mr. Olfers responded that blending would have to occur in the airport area because of the distribution system.

Member of the public Peter Kroopnick addressed the Subcommittee and asked if the recharge basins are a source of PFOS.

Mr. Olfers replied that although some geological work has been done, he has no proof either way, adding that samples taken have been focused on the public drinking water system.

Chairperson Rusing thanked Mr. Olfers and the Water Resource Department for keeping the city's water safe.

Mr. Olfers stated that the public comment period is open until May 30, 2023, and that the PFOS page is available through the EPA website.

Member Montoya asked how Public Works feels about the MCL standards.

Mr. Olfers replied that it is fortunate that the standards landed where they are.

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

Water Resources Project Manager Kay Sydow provided a presentation to the Subcommittee regarding the Arizona Department of Water Resources (ADWR) 2022 Annual Filing reports. The Annual Report is required to be filed with ADWR annually and shows how much ground water is pumped from wells, how it is used and where it is sent. This year, the city pumped 7,020 AF which is less than the high in 2020 and 2021. The estimated lost and unaccounted water is 5.64 % and is consistent with last year. The largest category of use was single-

family (SF) and multi-family (MF) at 4,254 AF. The second largest category was commercial at 1,187 AF, followed by government usage at 398 AF. A combined total of 593 AF applies to turf, construction, metered and unmetered, and industrial.

Chairperson Rusing asked what the government category encompasses.

Ms. Sydow replied that is what the city uses and will check if it encompasses the VA and the county. She continued, stating that there were three (3) types of water recharged: surface water from Watson and Willow Lakes at 3,846 AF, reclaimed water from customers connected to city wastewater collection and treatment facilities at 3,141.8 AF, and Prop 400 water at 70.9 AF. The city recovers renewable supplies to offset groundwater production and the total recovered in 2022 was 5,347 AF.

Chairperson Rusing asked about groundwater pumping in 2020 and if the higher amount was related to COVID.

Ms. Sydow said that COVID could explain some of the increase, however 2020 was also a very dry year. She continued with an overview of the city's gallons per capita per day (GPCD) explaining that staff won't know the 2022 GPCD until sometime in the fall of 2023.

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

Ms. Sydow provided a presentation to the Subcommittee regarding Water Awareness Month and upcoming events.

- A timeline of Prescott's water history from 1864 to 2023 is up in the library viewerie
- A new water conservation website, prescottwater.com, is available and provides tips on how to save water indoors and outdoors and a calendar of events
- April 22nd is Earth Day and will be celebrated on Cortez St. from 9:00 a.m. to 2 p.m.
- The Highland Center for Natural History will host a grow native plant sale. Online ordering begins April 19th, pick-up is on May 5th-6th from 8 a.m. to 2 p.m.
- The Yavapai County Home and Garden show is May 19th -21st at the Findlay Toyota Center

5. GENERAL ANNOUNCEMENTS FROM STAFF

None

6. ADJOURNMENT

There being no further business to discuss, Chairperson Rusing adjourned the meeting at 10:24 a.m.


Cathey Rusing, Chairperson

5-2-23

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 Voting Meeting of the City Council Voting Meeting of the City of Prescott, Arizona held on April 4, 2023. I further certify the meeting was duly called and held and that a quorum was present.



Jennifer Wiita, Deputy City Clerk