



City of Prescott

Council Subcommittee on Water Issues

June 4, 2024 | 9:30 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Prescott Council Subcommittee on Water Issues at a 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: [City of Prescott Public Portal](#)

Public comments for Council 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. DISCUSSION & ACTION ITEMS

A. Approval of the May 7, 2024 Water Issues Subcommittee Meeting Minutes.

Recommended Action: MOVE to approve the minutes as presented

B. Presentation & Discussion Regarding the Amended 2022 Water Management Policy Discussion - Current Residential & Non-Residential Water Budget Overview for January 1, 2024 through May 22, 2024.

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

C. Presentation & Discussion Regarding the July 2024 - December 2024 Residential & Non-Residential Water Budgets, in Accordance with the Amended 2022 Water Management Policy, Policy No. 11.

Recommended Action: MOVE to forward the residential & non-residential water budgets for July through December 2024 to Council as recommended

D. WSA23-054, A Water Service Application Submitted by Lyon Engineering, on Behalf of Owner, RCJ IRREVOCABLE TRUST. Location: APN 110-06-002F,

Comprising 11.46 Acres, in T13N, R02W, Section 03, SW ¼.

Recommended Action: MOVE to recommend forwarding WSA23-054 to Council for approval or denial

- E. WSA24-010, A Water Service Application Submitted by Michael Taylor Architects, on Behalf of Owner YHD 69/OBCH LLC. Location: APN 103-20-004X, Comprising 4.89 Acres, in T14N, R01W, Section 32, NE ¼.

Recommended Action: MOVE to recommend forwarding WSA24-010 to Council for approval or denial

- F. Presentation & Discussion Regarding the 2023 Annual Water Withdrawal & Use Report.

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

- G. Presentation & Discussion Regarding the 2025 General Plan Water Resources Element - Part 3.

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

5. GENERAL ANNOUNCEMENTS FROM STAFF

6. ADJOURNMENT

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)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 5/31/24 at 12:00 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

A handwritten signature in cursive script, reading "Sarah M. Siep".

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: June 4 WIS Meeting
DATE: June 4, 2024
DEPT: City Clerk
ITEM #: 4.A
SUBJECT: Approval of the May 7, 2024 Water Issues Subcommittee Meeting Minutes.

ITEM SUMMARY

Attached for approval are the Council Subcommittee on Water Issues minutes for the April 2, 2024. Attached for approval are the Council Subcommittee on Water Issues minutes for the May 7th, 2024 meeting.

BACKGROUND

None.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. May 5, 2024 WIS Meeting Minutes



City of Prescott

Council Subcommittee on Water Issues

May 7, 2024 | 9:30 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Rusing called the meeting to order at 9:30 a.m.

2. ROLL CALL

Chairperson Rusing
Member Fruhwirth
Member Gambogi - Excused

3. PUBLIC COMMENT

None.

4. DISCUSSION & ACTION ITEMS

A. Approval of the April 2, 2024 Water Issues Subcommittee Meeting Minutes.

MOTION BY MEMBER FRUHWIRTH TO APPROVE THE APRIL 2, 2024, WATER ISSUES SUBCOMMITTEE MEETING MINUTES; SECONDED BY CHAIR RUSING: PASSED (2 - 0).

F. Water Service Application No. WSA23-063 Submitted by Kimley Horn and Associates, on Behalf of Owner Sarti Properties Limited Partnership. Location: APN 112-05-058B, Comprising 5.04 Acres, in T14N, R02W, Section 36, NW ¼.

Water Resource and Environmental Services Manager Brian Ruiz presented the water service application (WSA) details including the site and landscape plan. He presented comparable gas stations to show various water usage amounts.

Chair Rusing thanked the applicant and added that the QuikTrip stations are a quality business.

QuikTrip representative Daniel Chambers introduced himself.

Chair Rusing asked about the wash between Lowe's and the gas station property as it leads to the Watson Woods Riparian area and if there will be any preventions in place for possible leaks.

Mr. Chambers responded QuikTrip uses triple wall, above the minimum requirements. He explained the installation and monitor systems in place to protect from a leak into the soil.

Chair Rusing asked if workers can turn off and ignore alarms from leak monitoring system.

Mr. Chambers responded there is not an override available to employees on location.

Chair Rusing asked if there has been discussion of placing the gas storage tanks away from the wash area.

Mr. Chambers responded they can look into the fuel tank locations.

Member Fruhwirth asked if they have experience placing the gas tanks into granite.

Mr. Chambers responded they do build the needed space larger and surround by pea gravel to prevent any rubbing or friction. They have placed tanks in locations where solid rock was cut through and they use fiberglass cells as another layer of protection and screen the backfill material.

Member Fruhwirth asked about the amount of water that's been requested in the WSA.

Mr. Chambers responded they compared the size to other QuikTrip locations in the Phoenix area, usage depends on how busy the store is. They wanted to ask for a large number as a worst case scenario.

Member Fruhwirth asked what water conservation features they use at the stores.

Mr. Chambers responded they use automatic water faucets in the bathroom sinks, smart water meters, and educate store clerks about water conservation as well.

Chair Rusing asked about the landscape plan and access to the Lowe's parking lot.

Mr. Chambers responded it will likely be a culvert with vegetation and planned by a professional.

Chair Rusing asked if they will leave the vegetation native or cover it up.

Mr. Chambers responded they will not go outside the site plan and will create minimal disruption as possible to the native landscape on the north side.

Chair Rusing asked about runoff, how is that handled.

Mr. Chambers responded it is illegal to have runoff from a gas station, they have a filter system that is serviced quarterly that captures any product if there happens to be any runoff.

Chair Rusing adding that her research of the QuikTrip company showed they are family owned.

Member Fruhwirth stated that she likes the idea of construction fence around the construction zone.

Member Fruhwirth asked Mr. Ruiz if he is comfortable with the amount of water asked for in the application.

Mr. Ruiz responded he does not have any concerns or issues with how the numbers were generated.

Member of the public Karen Monks commented on the demographics of the nearby neighborhood of Prescott Canyon Estates. She is against the gas station and believes the amount of water asked for by the gas station is high and concerned about the city's ability to accommodate a high water use and the mature landscape expected to be used to shield the neighborhood. What about the pipes if there is movement with the land. Concerned with water pollution through the wash.

Member of the public Leigh McKinsey commented that she is concerned with water pollution from the gas station with a wash being located so close to the station that runs down to the Watson area. Leaks from service stations are the most common polluters per the EPA due to spills and overfills, Granite Creek is an important water way.

Member of the public Michael Calder addressed the Subcommittee as someone with a biochemical scientist background he has environmental concerns, gasoline is chemically a dirty product containing carcinogens. Every gas station leaks, urge the location be reconsidered.

Member of the public Craig Skiera commented that he comes from a 30 year background as an environmental engineer and spoke about PFAS being detected in Prescott water. PFAS are used in oils. This location is one of the worst for a gas station due to the direct location near a water flow source.

Chair Rusing asked if there is an option to move the tank locations and asked for a condition to be added to keep the north portion of the property to protect the neighborhood and keep the native landscape intact.

Member Fruhwirth asked for a description of how QuikTrip installs their underground gas pipes.

MOTION BY CHAIR RUSING TO APPROVE WSA23-063 WITH CONDITIONS: 1) APPLICANT LOOKS AT SAFELY MOVING UNDERGROUND STORAGE TANKS FURTHER AWAY FROM THE WASH AND 2) TO PROTECT NORTH PORTION OF PROPERTY FROM FURTHER DEVELOPMENT OR DISTURBANCE; SECONDED BY MEMBER FRUHWIRTH: PASSED (2 - 0).

- B. Presentation & Discussion Regarding the 2025 General Plan Water Resources Element - Part 2

Mr. Ruiz presented the item for discussion and stated that water elements will be

embedded in the Resiliency and Sustainability Section.

Chair Rusing asked for a description of Resiliency and Sustainability.

Mr. Ruiz explained the importance of adaptability and resilience in managing water resources, especially in the face of various challenges such as population growth, infrastructure demands, emergent contaminants, and unknown future threats. The focus is on being prepared and ensuring the sustainability of finite water supplies through responsible use and conservation efforts. This approach aims to prolong the availability of water resources and enhance the quality of life. The resilience and sustainability section of their plan includes elements like the fire department, environmental planning, water quality, lakes, water resources, and climate and energy, highlighting the interconnectedness of these components.

Member Fruhwirth asked what we allow upstream from our water flows. The community is concerned about this topic of water quality.

Mr. Ruiz will make sure the topic will be included in the text of the General Plan.

Member Fruhwirth asked what are we trying to do when talking about exempt wells.

Mr. Ruiz responded that the aspect of water conservation is a collaboration and exempt wells are part of the solution.

Member Fruhwirth added that citizens expect the Prescott AMA to take a more proactive role in collaboration with all municipalities and the county to enhance protections. She asked that these considerations to be included in the opening remarks of this section of the General Plan.

Member Fruhwirth commented she would like to add the wording of “complete and maintain” for Strategy 1.1 to show they are looking into the future also.

Mr. Ruiz moved to the next section of Local Supplies & Infrastructure covering the current alternative water supply, focusing on the Big Chino Water Ranch as the primary source. He discussed the status of this supply and regional water supply planning efforts, emphasizing the importance of collaboration among all water users within the active management area. This cooperative approach is essential for achieving water goals and potentially establishing policies and programs aimed at reaching safe yield in the future.

Member Fruhwirth recommended stronger language with code changes requiring specific pipe types. She would also like to add information regarding the effluent mitigation and recharge aspect of the Big Chino Water Ranch project. She added this may be the place to add a point for developing potential solutions for importing water to offset costs of the Big Chino Water Ranch.

Mr. Ruiz confirmed they will make sure the long-term water planning section explicitly states their commitment to exploring all available alternative water

supplies and processes to address future needs.

Mr. Ruiz moved to the next section of Planning for the Future that includes Water Resources Management Model, Water Policy, Water Conservation, Advanced Metering Infrastructure, PFOS & PFAS, and Water Resources Long-Term Management Plan.

Chair Rusing commented she would like to see mention of the Salt River Project and their ownership of water rights for education purposes for the citizens.

Mr. Ruiz said he will build that topic in there.

Member Fruhwirth commented on the paragraph mentioning PFAS and PFOS and would like to add that the city has already budgeted for and is exploring treatment options.

This item was for discussion only, no formal action was taken.

- D. Water Service Application No. WSA24-017 Submitted by Owner, Leah Beck - KL HB, LLC. Location: APN 115-06-112E, Comprising 2.14 Acres, in T14N, R02W, Section 29, NW ¼.

Mr. Ruiz presented the details of the water service application (WSA). The owners are planning to use the existing native landscaping so will have low landscape water usage.

Chair Rusing asked why the applicants are not honoring the 1965 Iron Springs Water Contract, she has not seen it and would like to.

Mr. Ruiz responded that in order for the project to move forward with the requested number of connections, the Subcommittee will allocate an additional 2.1 acre-feet from the water portfolio and combined with the 1.5 acre-feet provided through contract, the project will receive a total of 3.6 acre-feet, meeting its requested specific water needs if approved.

Chair Rusing expressed concern with setting a precedent because of the Iron Springs agreement.

Assistant City Attorney Chris Resare confirmed that the Subcommittee will not be setting a precedent, these are on a case by case basis.

Member Fruhwirth asked to hear from the applicant and asked if the park will be more permanent or temporary usage for RV's.

Applicants Leah and Kevin Beck responded they are open to needed usages, they will be living on site as well. Planning to rent the RV sites to travelers, snowbirds, seasonal visitors, or people moving to the area that are working here but have not yet found a home or property.

Chair Rusing asked about a common area and the road material used within the park.

Ms. Beck responded they will have a gazebo area, dog area and common area.

Mr. Beck added that the main road material will be AB, very compactible for people to drive and walk on.

Chair Rusing commented that she supports the project because it will provide workforce housing, potentially serving as short-term accommodation for people coming to work in the community.

Member Fruhwirth added that she likes that the owners will also be the operators and part of the community and the flexibility for use as workforce housing and tourist flexibility are good.

MOTION BY CHAIR RUSING TO FORWARD WSA24-017 TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER FRUHWIRTH: PASSED (2 - 0).

- E. Water Service Application No. WSA24-010 & SITE24-002 Submitted by Michael Taylor Architects, on Behalf of Owner YHD 69/OBCH LLC. Location: APN 103-20-004X, Comprising 4.89 Acres, in T14N, R01W, Section 32, NE ¼.

Chair Rusing asked if the applicant was present and stated that she had questions regarding the application and project.

Member Fruhwirth commented that it is their responsibility to evaluate the project using the databased criteria outlined in our city water policy. The current appeal letter is weak and lacks an economic or business plan. Anyone investing millions in a hotel should provide this information. If the applicant returns in a month, they need to present clear, tangible, and measurable benefits to the city as per our policy for us to consider moving the appeal forward.

MOTION BY CHAIR RUSING TO POSTPONE WSA24-010 & SITE24-002; SECONDED BY MEMBER FRUHWIRTH: PASSED (2 - 0).

- C. Presentation & Discussion Regarding Amended 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for January 1, 2024 through April 17, 2024.

Mr. Ruiz presented the topic for discussion.

Chair Rusing asked for clarification on the 5.9 AFY amount of water for a new commercial project on the water policy tracking table.

Mr. Ruiz responded there was a development agreement previously in place for that project.

Member Fruhwirth commented to keep things consistent, use term "non-residential" instead of "commercial".

Mr. Ruiz confirmed he can make that update.

Member Fruhwirth asked about details of water rollover allocation for the point of

economic development.

Mr. Resare commented that the policy that applies is a Council set policy therefore it is up to the Council how the policy is applied.

Member Fruhwirth asked that the topic be added to a future agenda.

Mr. Ruiz asked if this would be an item to vote on or just for discussion. This is the first time coming across this situation with the policy.

This item was for discussion only, no formal action was taken.

5. GENERAL ANNOUNCEMENTS FROM STAFF

Mr. Ruiz announced the Yavapai County Contractors Association 2024 Home Show will take place May 17th and 18th. Water and Community Development will have booths at the event.

Chair Rusing commented CWAG (Citizens Water Advocacy Group) will have a meeting May 11th at 9:30 a.m.

6. ADJOURNMENT

There being no further business to discuss, Chair Rusing adjourned the meeting at 11:47 a.m.

Cathey Rusing, Chair

ATTEST:

Staff Liaison



TO: MAYOR AND CITY COUNCIL
AGENDA: June 4 WIS Meeting
DATE: June 4, 2024
DEPT: Public Works
ITEM #: 4.B
SUBJECT: Presentation & Discussion Regarding the Amended 2022 Water Management Policy Discussion - Current Residential & Non-Residential Water Budget Overview for January 1, 2024 through May 22, 2024.

ITEM SUMMARY

Review and discussion regarding the current residential and non-residential water budgets, including projects that have received approval for water between January 1, 2024 and May 22, 2024.

BACKGROUND

The Amended 2022 Water Policy, Policy 11-13, established a semi-annual water budget for residential and non-residential projects. The budget set for January 1, 2024 through June 30, 2024 for residential projects was 25 acre-ft/year and the budget set for non-residential projects was also 25 acre-ft/year.

Between January 1, 2024 and May 22, 2024, a total of 8 residential projects were approved. Each of these projects requested less than 1 acre-ft/yr and was administratively approved. This equated to 1.36 acre-ft/year being approved. The total remaining residential budget is 23.64 acre-ft/year.

Between January 1, 2024 and May 22, 2024 a total of 9 non-residential projects were approved. This equated to 3.75 acre-ft/year being approved. Of those 7 non-residential projects, 3 exceeded the administrative approval threshold and were subsequently reviewed and approved by the Water Issues Subcommittee and City Council. All of these projects requested less than 1 acre-ft/year and were administratively approved. The total remaining non-residential budget is 21.25 acre-ft/year.

Between January 1, 2024 and May 22, 2024 a total of 24 projects were approved under existing contracts. 23 of these are new single-family homes located primarily within Groundwater Subdivisions. Additionally, there was 1 non-residential project approved under existing contracts. The total number of residential dwelling units approved under existing contracts was 23, totaling 9.81 acre-ft/year. Projects under existing contract are not included in the water budget (Policy 9).

FINANCIAL IMPACT

N/A.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Water Approval Tracking 5-22-2024

WATER POLICY TRACKING TABLE
APPROVED PROJECTS - UNDER EXISTING CONTRACTS

RESIDENTIAL PROJECTS							
	PERMIT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	WATER SERVICE AGREEMENT	DATE APPROVED
1	RESIDENTIAL	NEW SINGLE FAMILY	B2312-095	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-011	2/6/2024
2	RESIDENTIAL	NEW SINGLE FAMILY	B2401-002	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-020	3/14/2024
3	RESIDENTIAL	NEW SINGLE FAMILY	B2308-014	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-027	4/12/2024
4	RESIDENTIAL	NEW SINGLE FAMILY	B2404-164	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SU	4/30/2024
5	RESIDENTIAL	DUPLEX	B2405-010	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SU	5/7/2024
6	RESIDENTIAL	NEW SINGLE FAMILY	B2311-006	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SU	5/7/2024
7	RESIDENTIAL	NEW SINGLE FAMILY	B2405-017	0.17	N/A EXISTING CONTRACT/AGREEMENT	PRESCOTT ORIGINA	5/9/2024
8	RESIDENTIAL	NEW SINGLE FAMILY	B2312-006	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-029	5/13/2024
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							

TOTAL APPROVED	1.36
TOTAL BUDGET	25.00
TOTAL REMAINING	23.64

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

NON-RESIDENTIAL PROJECTS						
	PROJECT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	DATE APPROVED
1	NON-RESIDENTIAL	ERAU Complex	ENG2312-017	0.70	ADMIN - Commercial Under 1 AFY	1/23/2024
2	NON-RESIDENTIAL	Add new bar @ basement of Bashford Courts	B2309-005	0.33	ADMIN - Commercial Under 1 AFY	1/29/2024
3	NON-RESIDENTIAL	Coffee @ 1st floor of Bashford Courts	PENDING	0.14	ADMIN - Commercial Under 1 AFY	1/30/2024
4	NON-RESIDENTIAL	Restaurant TI	PENDING	0.34	ADMIN - Commercial Under 1 AFY	1/30/2024
5	NON-RESIDENTIAL	Smoke Shop	PENDING	0.19	ADMIN - Commercial Under 1 AFY	2/13/2024
6	NON-RESIDENTIAL	Metal Building Warehouse	B2402-044	0.52	ADMIN - Commercial Under 1 AFY	2/26/2024
7	NON-RESIDENTIAL	Coffee Shop	PENDING	0.53	ADMIN - Commercial Under 1 AFY	3/1/2024
8	NON-RESIDENTIAL	Willow Lake Office	PENDING	0.85	ADMIN - Commercial Under 1 AFY	3/11/2024
9	NON-RESIDENTIAL	Tennant Improvement	B2312-067	0.16	ADMIN - Commercial Under 1 AFY	4/26/2024
10						
11						
12						
13						
14						
15						
16						
17						
18						

TOTAL APPROVED	3.75
TOTAL BUDGET	25.00
TOTAL REMAINING	21.25

WATER POLICY TRACKING TABLE
APPROVED PROJECTS - UNDER EXISTING CONTRACTS

	PERMIT TYPE		# OF RES UNITS	PERMIT NUMBER	AFY	APPROVAL TYPE	EXISTING ENTITLEMENT	DATE APPROVED	DEMAND METHOD
1	RESIDENTIAL	NEW SINGLE FAMILY	1	B2312-132	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	1/2/2024	WRMM MULTIPLIER
2	RESIDENTIAL	NEW SINGLE FAMILY	1	ENG2312-024	0.17	N/A EXISTING CONTRACT/AGREEMENT	MOLLIE RAE ESTATES	1/3/2024	WRMM MULTIPLIER
3	RESIDENTIAL	NEW SINGLE FAMILY	1	B2207-151	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	1/10/2024	WRMM MULTIPLIER
4	RESIDENTIAL	NEW SINGLE FAMILY	1	ENG2401-006	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	1/11/2024	WRMM MULTIPLIER
5	RESIDENTIAL	NEW SINGLE FAMILY	1	ENG2401-017	0.17	N/A EXISTING CONTRACT/AGREEMENT	MESA VIEW SOUTH	1/18/2024	WRMM MULTIPLIER
6	RESIDENTIAL	NEW SINGLE FAMILY	1	ENG2401-018	0.17	N/A EXISTING CONTRACT/AGREEMENT	MESA VIEW SOUTH	1/18/2024	WRMM MULTIPLIER
7	RESIDENTIAL	NEW SINGLE FAMILY	1	B2312-032	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	1/30/2024	WRMM MULTIPLIER
8	RESIDENTIAL	NEW SINGLE FAMILY	1	B2311-025	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	2/1/2024	WRMM MULTIPLIER
9	RESIDENTIAL	NEW SINGLE FAMILY	1	B2402-020	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	2/6/2024	WRMM MULTIPLIER
10	RESIDENTIAL	NEW SINGLE FAMILY	1	B2401-104	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	2/6/2024	WRMM MULTIPLIER
11	RESIDENTIAL	NEW SINGLE FAMILY	1	B2401-154	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	2/6/2024	WRMM MULTIPLIER
12	RESIDENTIAL	NEW SINGLE FAMILY	1	B2402-050	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	2/15/2024	WRMM MULTIPLIER
13	RESIDENTIAL	NEW SINGLE FAMILY	1	B2402-063	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	2/20/2024	WRMM MULTIPLIER
14	RESIDENTIAL	NEW SINGLE FAMILY	1	B2402-027	0.17	N/A EXISTING CONTRACT/AGREEMENT	ESTANCIA DE PRESCOTT	3/6/2024	WRMM MULTIPLIER
15	RESIDENTIAL	NEW SINGLE FAMILY	1	B2403-036	0.17	N/A EXISTING CONTRACT/AGREEMENT	02-018	3/11/2024	WRMM MULTIPLIER
16	RESIDENTIAL	NEW SINGLE FAMILY	1	B2402-079	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	3/12/2024	WRMM MULTIPLIER
17	NON-RESIDENTIAL	NEW COMMERCIAL	0	ENG1901-013	5.90	N/A EXISTING CONTRACT/AGREEMENT	WSA18-00002, 1997-183-A1	4/5/2024	Other
18	RESIDENTIAL	NEW SINGLE FAMILY	1	B2404-029	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	4/15/2024	WRMM Multiplier
19	RESIDENTIAL	NEW SINGLE FAMILY	1	B2404-052	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	4/15/2024	WRMM Multiplier
20	RESIDENTIAL	NEW SINGLE FAMILY	1	ENG2404-008	0.17	N/A EXISTING CONTRACT/AGREEMENT	HIGH VALLEY RANCH	4/23/2024	WRMM Multiplier
21	RESIDENTIAL	NEW SINGLE FAMILY	1	ENG2404-015	0.17	N/A EXISTING CONTRACT/AGREEMENT	CVID	4/24/2024	WRMM Multiplier
22	RESIDENTIAL	NEW SINGLE FAMILY	1	B2404-082	0.17	N/A EXISTING CONTRACT/AGREEMENT	CLIFF ROSE/GROUNDWATER SUB	4/24/2024	WRMM Multiplier
23	RESIDENTIAL	NEW SINGLE FAMILY	1	B2404-129	0.17	N/A EXISTING CONTRACT/AGREEMENT	YAVAPI HILLS/GROUNDWATER SUB	4/24/2024	WRMM Multiplier
24	RESIDENTIAL	NEW SINGLE FAMILY	1	B2404-131	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	4/24/2024	WRMM Multiplier

	Number of Projects	Res Units	AF
Total Residential	24	23	9.81
Total Commercial	0	0	0.00

Existing Entitlement for water can be in the following forms:

Groundwater Subdivision - Committed demand to platted areas as of 1998

Contract - Recorded agreement with the City for an allocated amount of water for a project of project area.



TO: MAYOR AND CITY COUNCIL
AGENDA: June 4 WIS Meeting
DATE: June 4, 2024
DEPT: Public Works
ITEM #: 4.C
SUBJECT: Presentation & Discussion Regarding the July 2024 - December 2024 Residential & Non-Residential Water Budgets, in Accordance with the Amended 2022 Water Management Policy, Policy No. 11.

ITEM SUMMARY

The Amended 2022 Water Management Policy, Policy 11, requires that the City Council set Water Budgets for both Residential and Non-Residential development at the last meeting in June and December of each year. Unallocated residential and non-residential budgets from the previous six-month period may be rolled into the following six-month budget; however, each must stay in their original classification. A roll-over of the budget from the previous six-month period may occur from the 4 budget periods (2 years) from the time of policy adoption. This item will be for discussion and recommendation of the amount of the water budgets for July 1, 2024 through December 31, 2024.

BACKGROUND

The City Council adopted the Amended 2022 Water Management Policy on March 26, 2024. 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.

The Council set a residential Water Budget of 25 acre feet per year (AFY) for January 1, 2024, through June 30, 2024. As of May 23, 2024, the time of completion of this memo, a total of 1.36 AFY was used to date with 23.64 AFY remaining. This represents approximately 5% of the Water Budget used for this time period (Attachment 1-Residential Projects Table).

The Council set a non-residential Water Budget of 25 AF for January 1, 2024, through June 30, 2024. A total of 11.05 AFY was approved to date with 13.95 AFY remaining. This represents approximately 44% of the Water Budget used for this time period. (Attachment 1- Non-Residential Projects Table).

A summary table for the residential and non-residential water budgets from January 1, 2024, through June 30, 2024, is provided in Attachment 2.

An overview of the current water service applications in review as well as a list of potential projects which may come forward in the next review period is provided in Attachment 3- Potential Projects. This is provided to show potential upcoming projects in the next 6-month period.

The remaining water from January 1, 2024, through June 30, 2024, residential and non-residential water budgets are summarized below:

Residential Budget	Non-Residential Budget
23.64 AFY	13.95 AFY

Per Water Management Policy Guideline 11:

The Council shall set the Water Budget semi-annually at its last meeting in June and December of each year. Un-allocated residential and non-residential budgets from the previous six-month period may be rolled into the following six-month budget; however, each must stay in their original classification. A roll-over of the budget from the previous six-month period may occur for the 4 budget periods (2 years) from the time of policy adoption.

Based on the values in the table above, there are two options for setting the upcoming budgets:

1) Set the July – December 2024 budget cycle at an amount that the WIS considers adequate for the next period (Previously, it had been set at 25 AFY/25 AFY for residential and non-residential respectively). Do not roll-over the remaining residential and non-residential budgets.

2) Set the July - December 2024 budget cycle at an amount that the WIS considers adequate for the next period (Previously, it had been set at 25 AFY/25 AFY for residential and non-residential respectively). Roll-over all or a portion of the remaining budget for either or both the residential and non-residential budgets. The maximum roll-over from January - June 2024 is 23.64 AFY for residential and 13.95 AFY for non-residential.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to forward the residential & non-residential water budgets for July through December 2024 to Council as recommended

ATTACHMENTS

1. Attachment 1 - Water Policy Tracking Tables
2. Attachment 2 - 2024 Water Budget Summary
3. Attachment 3 - Potential Projects
4. Water Budget Tables

January 1, 2024 - June 30, 2024

WATER POLICY TRACKING TABLE
APPROVED PROJECTS - UNDER EXISTING CONTRACTS

City of Prescott
Public Works Department
928-777-1130

RESIDENTIAL PROJECTS							
	PERMIT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	WATER SERVICE AGREEMENT	DATE APPROVED
1	RESIDENTIAL	NEW SINGLE FAMILY	B2312-095	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-011	2/6/2024
2	RESIDENTIAL	NEW SINGLE FAMILY	B2401-002	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-020	3/14/2024
3	RESIDENTIAL	NEW SINGLE FAMILY	B2308-014	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-027	4/12/2024
4	RESIDENTIAL	NEW SINGLE FAMILY	B2404-164	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SU	4/30/2024
5	RESIDENTIAL	DUPLEX	B2405-010	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SU	5/7/2024
6	RESIDENTIAL	NEW SINGLE FAMILY	B2311-006	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SU	5/7/2024
7	RESIDENTIAL	NEW SINGLE FAMILY	B2405-017	0.17	N/A EXISTING CONTRACT/AGREEMENT	PRESCOTT ORIGINAL	5/9/2024
8	RESIDENTIAL	NEW SINGLE FAMILY	B2312-006	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-029	5/13/2024
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							

TOTAL APPROVED	1.36
TOTAL BUDGET	25.00
TOTAL REMAINING	23.64

WATER POLICY TRACKING TABLE
APPROVED PROJECTS

NON-RESIDENTIAL PROJECTS						
	PROJECT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	DATE APPROVED
1	NON-RESIDENTIAL	ERAU Complex	ENG2312-017	0.70	ADMIN - Commercial Under 1 AFY	1/23/2024
2	NON-RESIDENTIAL	Add new bar @ basement of Bashford Courts	B2309-005	0.33	ADMIN - Commercial Under 1 AFY	1/29/2024
3	NON-RESIDENTIAL	Coffee @ 1st floor of Bashford Courts	PENDING	0.14	ADMIN - Commercial Under 1 AFY	1/30/2024
4	NON-RESIDENTIAL	Restaurant TI	PENDING	0.34	ADMIN - Commercial Under 1 AFY	1/30/2024
5	NON-RESIDENTIAL	Smoke Shop	PENDING	0.19	ADMIN - Commercial Under 1 AFY	2/13/2024
6	NON-RESIDENTIAL	Metal Building Warehouse	B2402-044	0.52	ADMIN - Commercial Under 1 AFY	2/26/2024
7	NON-RESIDENTIAL	Coffee Shop	PENDING	0.53	ADMIN - Commercial Under 1 AFY	3/1/2024
8	NON-RESIDENTIAL	Willow Lake Office	PENDING	0.85	ADMIN - Commercial Under 1 AFY	3/11/2024
9	NON-RESIDENTIAL	Tennant Improvement	B2312-067	0.16	ADMIN - Commercial Under 1 AFY	4/26/2024
10						
11						
12						
13						
14						
15						
16						
17						
18						

TOTAL APPROVED	3.75
TOTAL BUDGET	25.00
TOTAL REMAINING	21.25

2024 WATER BUDGET SUMMARY		
<u>RESIDENTIAL</u>		
	Number Applications	January -June 2024 AFY
Water Budget		25.00
Administrative Approval	8	1.36
Council Approval	0	0
TOTAL RESIDENTIAL APPROVALS	8	1.36
TOTAL WATER BUDGET REMAINING		23.64
<u>NON-RESIDENTIAL</u>		
	Number Applications	January -June 2024 AFY
Water Budget		25.00
Administrative Approval	9	3.75
Council Approval	2*	7.3
TOTAL RESIDENTIAL APPROVALS	0	11.05
TOTAL WATER BUDGET REMAINING		13.95

* Assumes WSA's on 5/28/24 Voting Meeting are Approved

POTENTIAL PROJECTS				
POTENTIAL RESIDENTIAL				
Project No.	Project Name	Description	Location	Approximate Water Demand AFY
REZ24-003	500 Marina St Apartments	90 Unit Apartment Complex	500 Marina Street	11.8
WSA24-001	Lafferty Apartments	82 Unit Apartment Complex	3610 E Route 69	10.7
CUP24-003	Rincon Ridge	30 - Mobile Home Park	906 Rock Lane	3.6
ENG-2404-005	Embry Riddle Residence Hall	200 Dorm Rooms	3700 Unit M400 Willow Creek Rd	30
PAC23-133	New Townhomes	6 Unit Townhome Units	544 Dameron Rd	1
PAC23-124	Multi-family Complex	6 Units Replace 7 SF Houses	614 E Willis St	1
PAC23-004	Townhomes at the Ranch	15 Townhome Units (1800-2200 SF)	3351 Gateway Blvd	2
PAC23-051	L'Reserve Apt & Townhomes	67 Total Apt & Townhome Units	3910 E State Route 69	10.00
		RESIDENTIAL WATER BUDGET JULY-DECEMBER 2024		25-75
POTENTIAL NON-RESIDENTIAL				
Project No.	Project Name		Location	Approximate Water Demand AFY
REZ24-002	Willow Creek Commons	Office and Retail	Willow Creek Road	3
PAC23-151	Business Park	42 Units	6739 Generation Ln	3
PAC23-140	Surgery Center	Surgery Center	1511 W Gurley St	2
B2310-013	Historical Building Mix Use	New Apartments and Retail	130 N Cortez	2.00
PAC23-040	New Office Building	2-Story Office Bldg	1545 Plaza West Dr	<1 AFY
PAC23-039	Plaza Hotel	55 Rooms with Wine Bar	140 S. Montezuma St	8
		NON-RESIDENTIAL WATER BUDGET JANUARY-JULY 2024		5-20

2024 WATER BUDGET SUMMARY		
<u>RESIDENTIAL</u>		
	Number Applications	January -June 2024 AFY
Water Budget		25.00
Administrative Approval	8	1.36
Council Approval	0	0
TOTAL RESIDENTIAL APPROVALS	8	1.36
TOTAL WATER BUDGET REMAINING		23.64
<u>NON-RESIDENTIAL</u>		
	Number Applications	January -June 2024 AFY
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Administrative Approval	9	3.75
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TOTAL RESIDENTIAL APPROVALS	0	11.05
TOTAL WATER BUDGET REMAINING		13.95

* Assumes WSA's on 5/28/24 Voting Meeting are Approved

PROPOSED WATER BUDGET: JANUARY-JULY 2024				
POTENTIAL RESIDENTIAL				
Project No.	Project Name	Description	Location	Approximate Water Demand AFY
REZ24-003	500 Marina St Apartments	90 Unit Apartment Complex	500 Marina Street	11.8
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PAC23-040	New Office Building	2-Story Office Bldg	1545 Plaza West Dr	<1 AFY
		NON-RESIDENTIAL WATER BUDGET JANUARY-JULY 2024		25-60

WATER POLICY TRACKING TABLE
APPROVED PROJECTS - UNDER EXISTING CONTRACTS

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18						

TOTAL APPROVED	3.75
TOTAL BUDGET	25.00
TOTAL REMAINING	21.25



TO: MAYOR AND CITY COUNCIL
AGENDA: June 4 WIS Meeting
DATE: June 4, 2024
DEPT: Public Works
ITEM #: 4.D
SUBJECT: WSA23-054, A Water Service Application Submitted by Lyon Engineering, on Behalf of Owner, RCJ IRREVOCABLE TRUST. Location: APN 110-06-002F, Comprising 11.46 Acres, in T13N, R02W, Section 03, SW ¼.

ITEM SUMMARY

This water service application is for a 37-unit single family subdivision. The site is located on Senator Highway opposite Summit Pointe Dr, and was formerly the Senator Drive-In. The site is currently undeveloped but has undergone grading and drainage improvements.

BACKGROUND

Per the Amended 2022 Water Management Policy, a Water Service Agreement (WSA) application shall be submitted in conjunction with the project's formal planning application to be reviewed by either the Planning and Zoning Commission, or the Board of Adjustment. In the event the project scope does not require planning application per the Land Development Code, then the WSA application submittal package shall include a basic site-plan if exterior improvements are included in the project scope, or a basic floorplan to be reviewed by City staff. The intent of the basic site plan or floorplan is to provide enough information for staff to evaluate water demand and to assess the basic improvements associated with the site to evaluate the water request.

A demand analysis was prepared using Water Resources Management Model (WRMM) multiplier of 0.17 acre-feet/yr for each single-family residential lot. The anticipated water usage for the project includes 37 domestic service connections with a total anticipated usage estimated at 7.84 acre-feet/yr. Based on conversation with the project engineer, there is no anticipated landscape water usage for the open space shown as Track A on the attached plat map. For open space labeled Track B, the ADWR recommended value of 1.5 acre-ft/acre was used to determine an estimated landscape water use of 0.77 acre-feet/year. The total anticipated water use for the project is 8.61 acre-feet/yr.

Applicant has completed the following:
Application Received: October 10, 2023
Submitted All Documents: October 10, 2023
Planning and Zoning Commission: May 9, 2024
Water Issues Subcommittee: June 4, 2024
City Council: June 25, 2024

FINANCIAL IMPACT

N/A

RECOMMENDED ACTION

MOVE to recommend forwarding WSA23-054 to Council for approval or denial

ATTACHMENTS

1. Senator Cottages Map
2. Senator Cottages Preliminary Plat

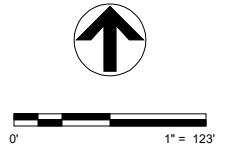




CITY OF PRESCOTT
ARIZONA
Everybody's Hometown

Senator Cottages
11.46 Acres
APN 110-06-002F

This map is a product of
The City of Prescott



0' 123'

PRELIMINARY PLAT FOR
SENATOR COTTAGES P.A.D. 11.00 ACRE PARCEL

NOTES:
PROJECT IS LOCATED IN FEMA ZONE 'X',
FIRM 04025C2062H & 04025C2064H
DATED MARCH 6, 2018

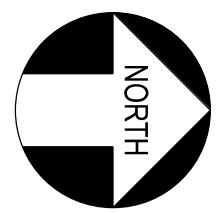
MASS GRADING IS PROPOSED FOR THIS
PROJECT, EARTHWORK:
CUT: 23,431 CY
FILL: 21,684 CY

SOURCE OF TOPOGRAPHY:
AERIAL DRONE FLIGHT BY LYON
ENGINEERING ON MAY 16, 2023
VERTICAL DATUM: NAVD88

ALTERATION/MODIFICATION REQUEST:
1. SECTION 7.4.2 ENGINEERING AND
CONSTRUCTION STANDARDS:
MINIMUM CURVE RADIUS 60 FT

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	OVERALL MAP, BOUNDARY ANNOTATION, & PROJECT DATA
2	PRELIMINARY PLAT SHEET 1 (WATER, SEWER, & GRADING)

ROW & TRACT AREAS			
AREA ID	LAND USE	AREA (SF)	AREA (AC)
TRACT A	DRAINAGE, UTILITIES, OPEN SPACE	234,698	5.388
TRACT B	DRAINAGE, UTILITIES, OPEN SPACE	22,444	0.515
TOTAL TRACTS=		257,188	5.904
ROAD 1	RIGHT-OF-WAY	77,032	1.768



DRAWING SCALE
1" = 50 ft, Horizontal
(This scale is valid for
22"x34" sheets only)

VERIFY SCALE

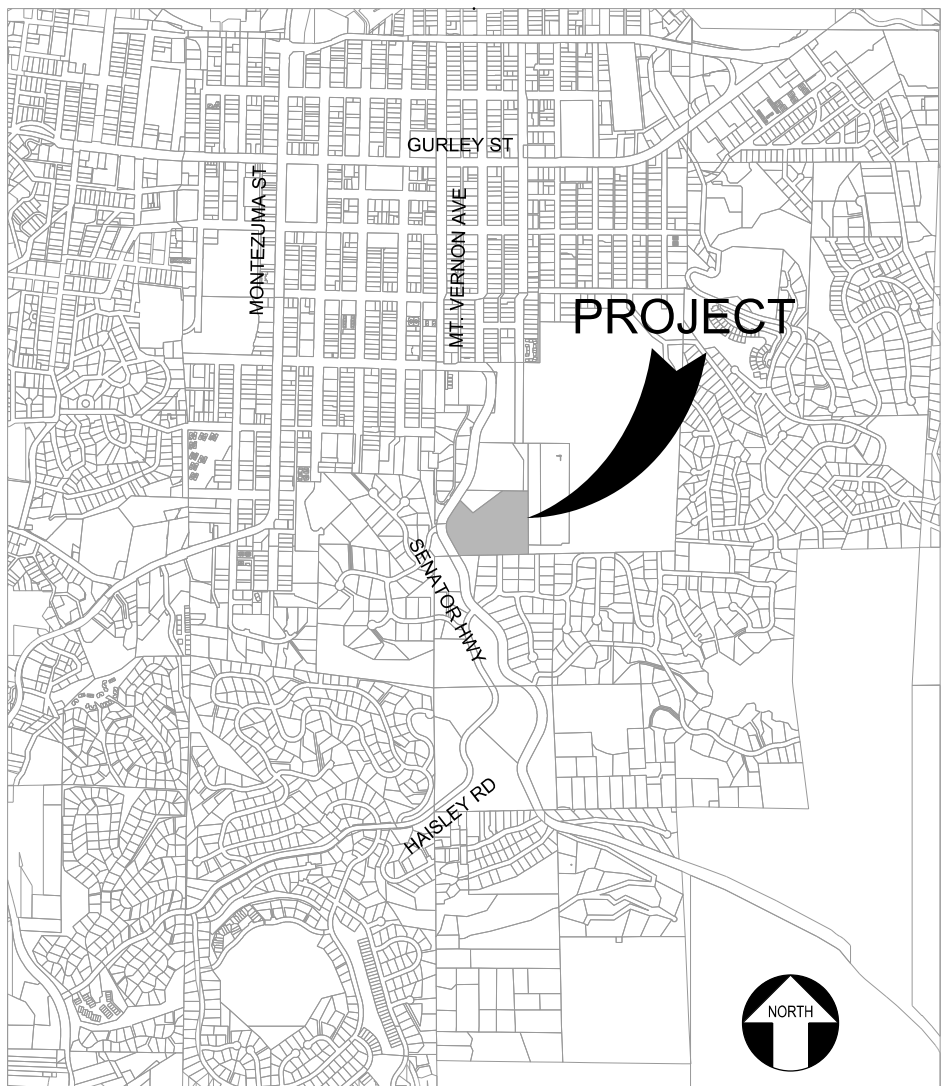
BAR IS ONE INCH ON
ORIGINAL DRAWING.

0  1"

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

LOCATION MAP

NOT TO SCALE



DESCRIPTION OF PROJECT

PROPOSED SUBDIVISION WITH 37 LOTS ON 11.00 ACRES

SITE DATA

ASSESSOR PARCELS NUMBERS:
110-06-002F

PROPOSED USE:
37 RESIDENTIAL LOTS

ZONING

EXISTING ZONING: SF-9 (SINGLE FAMILY)
PROPOSED ZONING: N/A, NO CHANGE

UTILITIES

ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: UNISOURCE ENERGY SERVICES
TELEPHONE: CENTURYLINK/SPARKLIGHT
CABLE T.V.: SPARKLIGHT
WATER: CITY OF PRESCOTT
SEWER: CITY OF PRESCOTT
GARBAGE: CITY OF PRESCOTT

LEGAL DESCRIPTION

PORTION OF SECTION 3, TOWNSHIP
13 NORTH, RANGE 02 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

SITEPLAN SYMBOL LEGEND

	EXISTING 5' CONTOUR
	PROPERTY BOUNDARY LINE
	EXISTING LOT/ROW LINE
110-06-002F	YAVAPAI COUNTY PARCEL #
	EASEMENT LINE
	46' x 76' MIN. LOT SIZE
	TRACT

OWNER

RJC IRREVOCABLE TRUST
957 BLACK DR.
PRESCOTT, ARIZONA 86305

PHONE: (928) 925-1267
PROJECT CONTACT:
TIM EMBERLIN

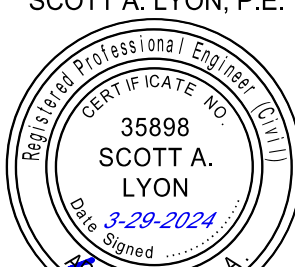
ENGINEERS/SURVEYORS

DRAWN: RGP DESIGN: RGP JOB#: 1186-15

DATE OF PREPARATION: 8-3-2023
DATE OF REVISIONS: 3-8-2024 / 3-29-2024



650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776-1750
FAX: (928) 776-0605



SHEET: 1 OF 2

SCOTT A. LYON, P.E

Professional Engineer

CERTIFICATE

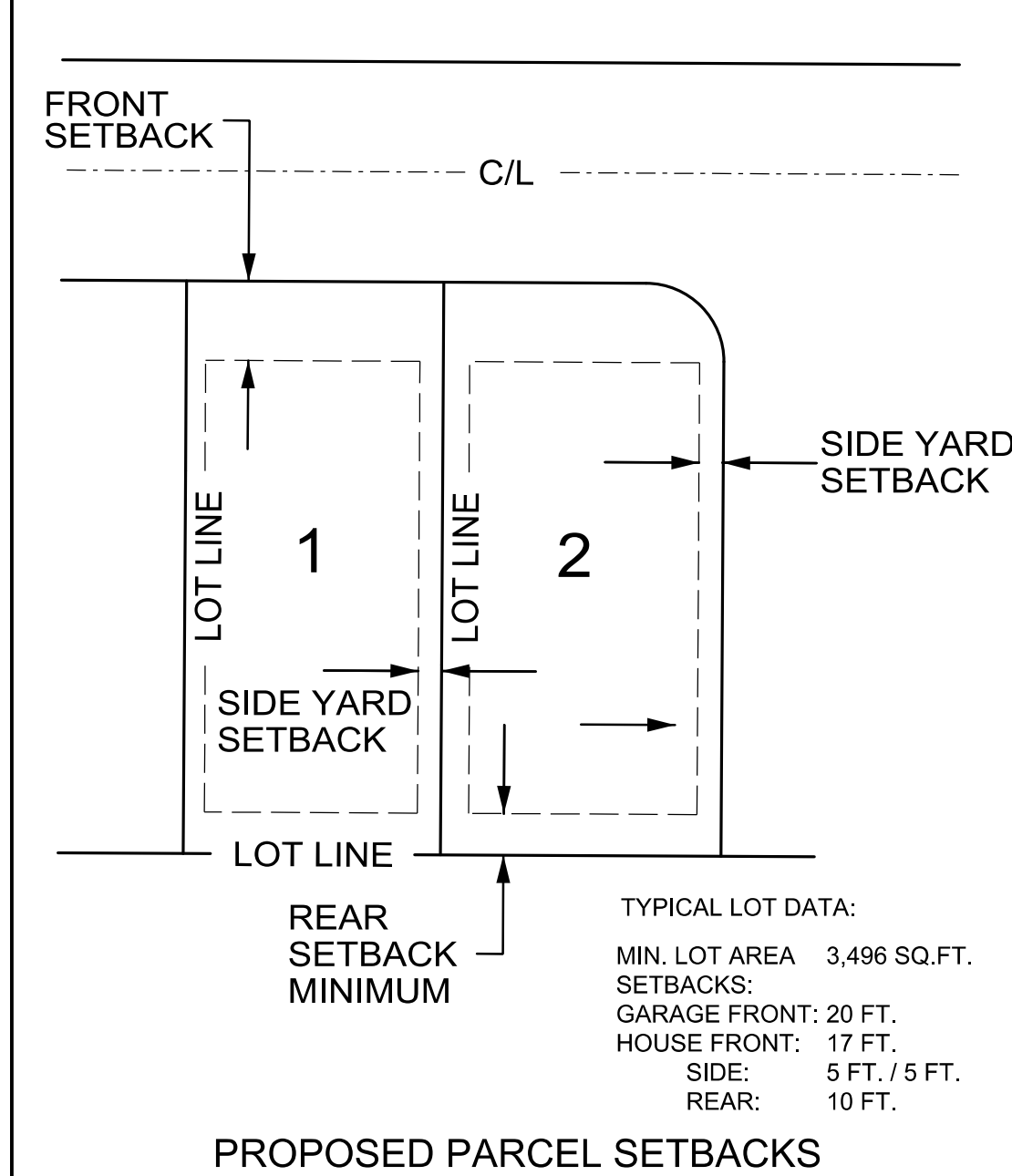
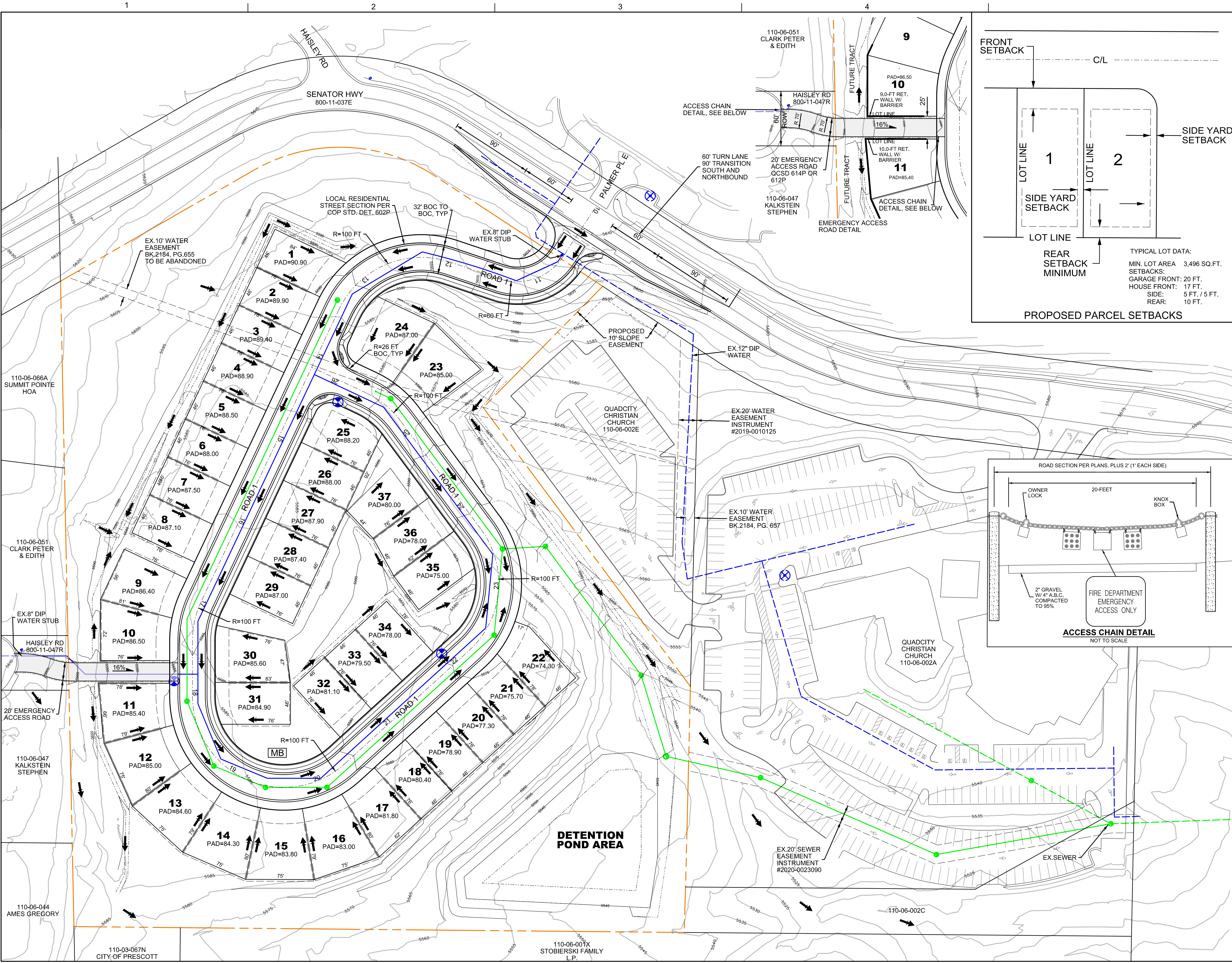
35898
SCOTT A

LYON

Justin Agan

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LYON ENGINEERING & SURVEYING, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LYON ENGINEERING & SURVEYING, INC.

FILENAME: G:\PROJECTS\1186_Copper Tree\1186-15 Senator Drive-In\CADD\IGN\Maps&Exhibits\Pre-Plat\Senator Hwy Pre-Plat REVISED.dgn
MODELNAME: 01 - Preliminary Plat Senator Hwy
PDF CREATED ON: 3/29/2024



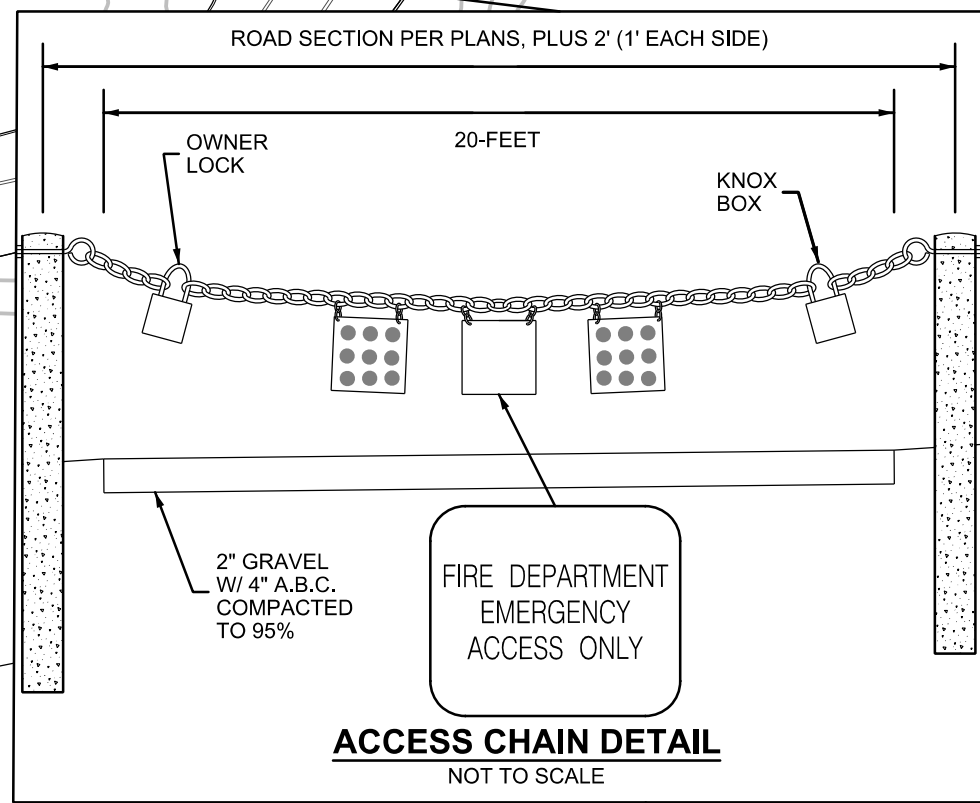
050

DRAWING SCALE
1" = 50 ft. Horizontal
(This scale is valid for
22"x34" sheets only)

01"

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROPOSED RESIDENTIAL LOT DIMENSIONS			
LOT NUMBER	MINIMUM WIDTH (FT)	MINIMUM DEPTH (FT)	AREA (SQ FT)
1	46	76	3665
2	46	76	3496
3	46	76	3496
4	46	76	3496
5	46	76	3496
6	46	76	3496
7	46	76	3496
8	46	76	3496
9	46	76	4129
10	46	76	4363
11	46	76	4307
12	46	76	4674
13	46	76	4674
14	46	76	4674
15	46	76	4674
16	46	76	4674
17	46	76	4147
18	46	76	3496
19	46	76	3496
20	46	76	3496
21	46	76	3508
22	46	76	3822
23	46	76	4576
24	46	76	5174
25	46	76	3976
26	46	76	3496
27	46	76	3496
28	46	76	3496
29	46	76	3496
30	46	76	4300
31	46	76	3733
32	46	76	3496
33	46	76	3496
34	46	76	3496
35	46	76	3728
36	46	76	3644
37	46	76	5158
TOTAL LOT AREA (SQ FT)=			145,034
TOTAL LOT AREA (ACRE)=			3.330



SITEPLAN SYMBOL LEGEND	
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED SEWER MAIN
	EXISTING SEWER MAIN
	EXISTING EASEMENT LINE
	DRAINAGE FLOW PATH
	PROPOSED DRAINAGE CHANNEL
	PROPOSED MAIL BOX LOCATION
	EXISTING 5' CONTOUR
	EXISTING 5' CONTOUR LABEL
	PROPOSED 5' CONTOUR
	PROPOSED 5' CONTOUR LABEL
	PROPERTY BOUNDARY LINE

SENATOR COTTAGES P.A.D.
11.00 ACRE PARCEL
PRELIMINARY PLAT
GRADING, DRAINAGE & UTILITIES

ENGINEERS/SURVEYORS

DRAWN: RGP DESIGN: RGP JOB#: 1186-15

DATE OF PREPARATION: 8-3-2023
DATE OF REVISIONS: 3-8-2024 / 3-29-2024

1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776-1750
FAX: (928) 776-0605

SHEET: 2 OF 2



TO: MAYOR AND CITY COUNCIL
AGENDA: June 4 WIS Meeting
DATE: June 4, 2024
DEPT: Public Works
ITEM #: 4.E
SUBJECT: WSA24-010, A Water Service Application Submitted by Michael Taylor Architects, on Behalf of Owner YHD 69/OBCH LLC. Location: APN 103-20-004X, Comprising 4.89 Acres, in T14N, R01W, Section 32, NE ¼.

ITEM SUMMARY

This water service application is for a 238-room hotel. The site is located on E State Route 69 and E Old Black Canyon Highway. The site is currently undeveloped but has recently undergone grading and drainage improvements.

BACKGROUND

Per the Amended 2022 Water Management Policy, a Water Service Agreement (WSA) application shall be submitted in conjunction with the project's formal planning application to be reviewed by either the Planning and Zoning Commission, or the Board of Adjustment. In the event the project scope does not require planning application per the Land Development Code, then the WSA application submittal package shall include a basic site-plan if exterior improvements are included in the project scope, or a basic floorplan to be reviewed by City staff. The intent of the basic site plan or floorplan is to provide enough information for staff to evaluate water demand and to assess the basic improvements associated with the site to evaluate the water request.

A demand analysis was prepared by the applicant, using billing records. The anticipated water usage for the project includes the hotel with pool and landscaping. The Arizona Department of Water Resources recommends a multiplier of 1.5-acre feet per year for landscaping. The proposed indoor usage is 25.4-acre feet per year, and the proposed landscaping usage is 1.03-acre feet per year. The total anticipated usage estimate is 26.43-acre feet per year. Per Water Application Guideline 14, no single WSA application will be approved for water usage estimates greater than 50% of the remaining semi-annual Water Budget. Projects that request more than 50% of the remaining semi-annual water budget may:

- a. File a WSA application to be considered when the next Water Budget is available.
 - b. Appeal the 50% rule. The applicant shall demonstrate the benefits to the City such as job creation, wages, sales tax, economic impacts, or other benefits to the City.
- All such requests shall be reviewed by the Water Issues Subcommittee and the Council. If City Council grants an appeal, the amount of water granted in the appeal would be included in the annual water assessment to City Council.

The applicant has requested an appeal of the 50% rule. Attachment 3 includes the appeal letter and benefit analysis prepared by the applicant.

Applicant has completed the following:
Application Received: January 25, 2024
Submitted All Documents: January 25, 2024
Planning and Zoning Commission: April 11, 2024

Water Issues Subcommittee: May 7, 2024 - Rescheduled for June 4, 2024
City Council: June 18, 2023 (Tentative)

FINANCIAL IMPACT

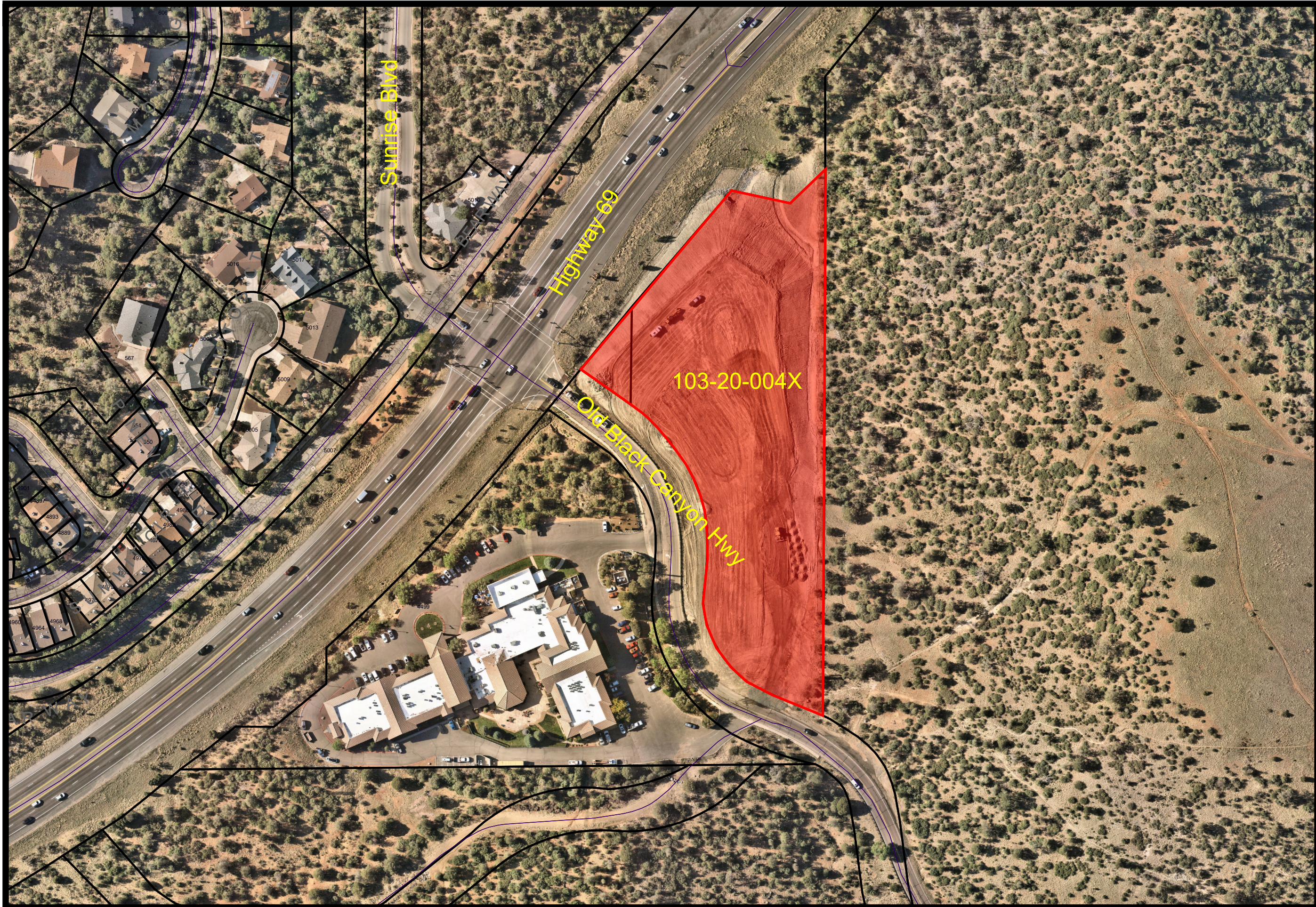
None at this time.

RECOMMENDED ACTION

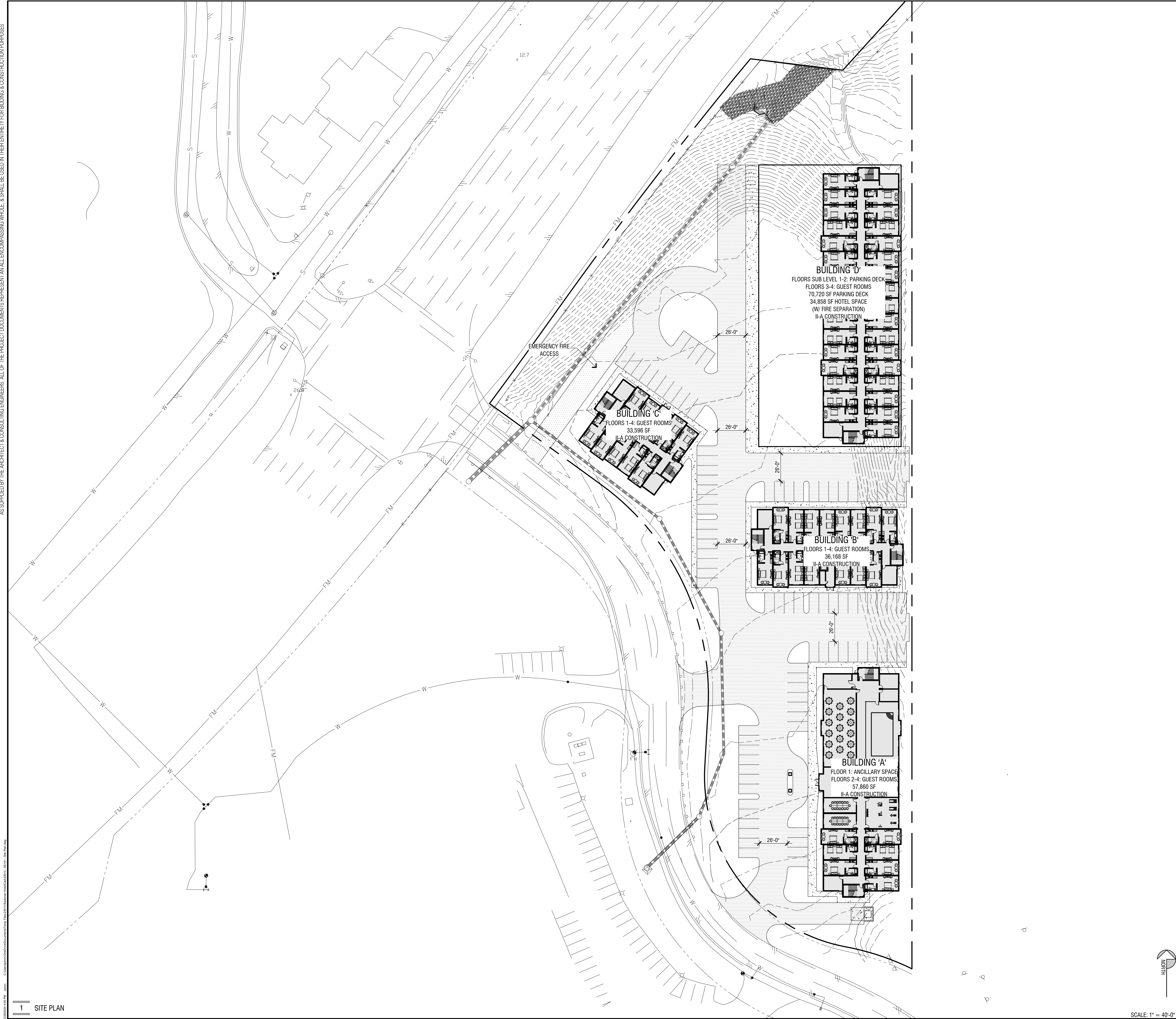
MOVE to recommend forwarding WSA24-010 to Council for approval or denial

ATTACHMENTS

1. Hwy 69 Hotel Map
2. SitePlanSubmittal_V3
3. WSA Appeal letter 10-25, 2003



THE CONSTRUCTION DOCUMENT SET FOR THIS PROJECT SHALL INCLUDE THIS DRAWING SHEET, & ALL OTHER SHEETS & ASSOCIATED DOCUMENTS LISTED ON THE DRAWING INDEX ON COVER SHEET, & ANY OTHER DOCUMENTATION AS SUPPLIED BY THE ARCHITECT & CONSULTING ENGINEERS. ALL OF THE PROJECT DOCUMENTS REPRESENT AN ALL ENCOMPASSING WHOLE, & SHALL BE USED IN THEIR ENTIRETY FOR BIDDING & CONSTRUCTION PURPOSES.



1 SITE PLAN



SCALE: 1" = 40'-0"

OWNER
YHD 69 / OBCH LLC
4700 NORTH STILLWELL PARKWAY, SUITE B
PRESCOTT VALLEY, ARIZONA 86314
(702) 241-5025

ARCHITECT
MICHAEL TAYLOR ARCHITECTS, INC.
118 SOUTH PLEASANT STREET
PRESCOTT, ARIZONA 86303
(928) 445-0626

PROJECT TEAM

PARCEL #:	103-20-003E & 103-20-004X
SUBDIVISION & LOT #:	N/A
JURISDICTION:	CITY OF PRESCOTT
ZONING:	BUSINESS REGIONAL (BR) AND PAD ZONING
SETBACKS:	10'-0" FRONT / REAR 7'-0" SIDES
ASSESSOR ACRES:	5.24 ACRES
PROJECT ADDRESS:	TBD
PARKING REQUIRED:	1 PER GUEST ROOM = 238 SPACES 1 PER EMPLOYEE ON SHIFT = 15 SPACES TOTAL PARKING REQUIRED = 253 SPACES
PARKING PROVIDED:	253 PARKING SPACES 90 STREET SPACES / 163 PARKING DECK

PROJECT DATA

GOVERNING BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

APPLICABLE CODES

- CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

GOVERNING CODES

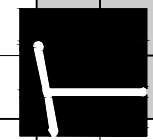
THIS PROJECT WILL DEVELOP THIS PROPERTY FOR A 254 UNIT HOTEL. THERE WILL BE A TOTAL OF FOUR BUILDINGS FOR ALL OF THE GUEST ROOMS. BUILDING 'A' WILL BE FOUR STORIES WITH ANCILLARY SPACE AND GUEST ROOMS ON THE FIRST STORY AND THE REMAINING THREE STORIES CONSISTING OF GUEST ROOMS. BUILDINGS 'B' AND 'C' WILL BE FOUR STORIES OF GUEST ROOMS. BUILDING 'D' WILL BE TWO LEVELS OF A PARKING GARAGE WITH ONE OF THE LEVELS BEING SUBTERRANEAN, AND TWO STORIES OF GUEST ROOMS ON TOP OF THE PARKING GARAGE.

PROJECT NARRATIVE

PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION

MICHAEL TAYLOR
ARCHITECTS, INC.

118 SOUTH PLEASANT STREET
PRESCOTT, ARIZONA 86303
PHONE: 928. 445. 0626
WWW.MTAI.NET
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GRNOBL PRESCOTT HIGHWAY 69, LLC
& NORTHPOINT AZ, LLC

PRESCOTT, ARIZONA 86301

SUBDIVISION N/A
APN: 103-20-003E & 103-20-004X
S22-114A-R1W
BR (PAD) ZONING

ADDRESS TBD

A SCHEMATIC SITE PLAN FOR

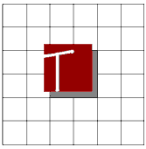
PLOT DATE: 12/14/23

MTAI PROJECT NUMBER: 23013

DATE: DESCRIPTION:

SITE PLAN

AS101



Michael Taylor Architects, Inc.

May 20, 2024

Gwen Rowitsch, Director
City of Prescott Public Works
433 N. Virginia Street
Prescott, Arizona 86301

RE: WSA24-010
APN: 103-20-003E & 103-20-004X

Gwen,

We are aware that the Water Demand for the project on the above-mentioned parcel will exceed the remaining 50% available water budget. Aside from that, we have met all other city criteria for our project. Given that, we believe that an allowance for our water budget from the city would greatly benefit both parties.

Some of these benefits for the city include:

- Tax from 15 full-time jobs.
- \$140,000 Additional city sales tax.
- \$469,000 yearly bed tax from the planned 238 rooms.

A letter from the owner has been attached to this letter detailing the exact breakdown of the tax benefits and need for additional hotel rooms in the City of Prescott.

The site is zoned for Business Regional (BR) and the hotel is allowed by right. Business Regional zoning is described in the Prescott Land Development Code as a "high-intensity business district". Most projects that could be completed on this parcel that would fit into the BR category would likely need an additional water allocation as well. This project both compliments the zoning as well as the surrounding area.

Please let me know if you need any additional information.

Thank you,

Johnny Stewart, AIA
Michael Taylor Architects, Inc.

ESTIMATED PRESCOTT CITY TAX REVENUE GENERATED BY THE 238 ROOM HOTEL PROPERTY AT STATE ROUTE 69 AND THE OLD BLACK CANYON HIGHWAY

Prepared by Dave Backman, Owner/Manager of Northpoint AZ LLC, one of the two companies in contract to purchase the subject property. Dave Backman can be reached at email: davebackman53@gmail.com or phone: 702-241-5025. This letter drafted on May 20, 2024.

SUMMARY

Using the current bed tax rate of 3% and the current City sales tax rate of 2% and utilizing an estimated nightly room rate of \$180. (see note below as to the determination of the \$180 rate) the total tax to the City is approximately nine dollars per night. Escapees from the heat of Phoenix drive the occupancy rate in Prescott in the summer to more than 90% of potential, with lower occupancies during certain winter months. To be conservative, I have used a year-round average occupancy rate of 60% which produces daily tax dollars flowing to the City for this 238 room property of approximately \$1,285. Annual revenue then based on the total tax rate of 5% and 60% annual occupancy, is approximately \$469,000. As the City tax income is a percentage of rents, the income flowing to the City should keep pace with future inflation.

In addition to the hotel cost, a visitor to Prescott would typically purchase restaurant meals and other items. An estimate of those expenses could approach \$100 per day for an individual: the City sales tax at 2% would produce additional revenue of two dollars. If 65% of the rooms were occupied by two visitors, then an estimate of funds spent, other than the hotel room cost, might approach \$150 per day. Again using only a 60% annual hotel room occupancy rate, the calculations suggest another \$140,000 per year in tax revenue benefiting Prescott City.

EVIDENCE THAT HOTEL DEMAND EXCEEDS SUPPLY

During the week of May 13 I made calls to four of the leading hotels in Prescott seeking rate quotes for two dates: the night of June 12 and the night of July 10. The rates quoted by hotel "A" were \$199 for June 12 and \$366 for July 10. At hotel "B" the quoted rates were \$265 for June 12 and \$292 for July 10. Then at hotel "C" the quoted rates were \$180 for June 12 and \$195 for July 10. The quote at hotel "D" was \$167 for the night of June 12 and \$302 for July 10. All quoted rates include all taxes. All four hotels acknowledged that they are currently using the system identified as "Demand Pricing" which is designed to maximize hotel income for any given time period. The individuals I spoke with uniformly acknowledged that current rates had increased substantially since the summer of 2023.

NOTES

During the last two years, staying at the Prescott location of a national mid priced hotel chain, the typical nightly room rate before taxes that I have paid is \$180. I have paid rates in the summertime as high as \$267 before room tax. In these calculations I have used the lower rate.

John Heiney, Community Outreach Manager, was kind enough to confirm the 3% bed tax rate and the 2% city sales tax rate, however all calculations in this letter are mine alone and I am solely responsible for mistakes in math or assumptions.

Additional City sales tax revenue would be generated by the construction activity at the property. No attempt was made to estimate what those revenues might be.

The property will also generate about 15 full-time jobs.



TO: MAYOR AND CITY COUNCIL
AGENDA: June 4 WIS Meeting
DATE: June 4, 2024
DEPT: Public Works
ITEM #: 4.F
SUBJECT: Presentation & Discussion Regarding the 2023 Annual Water Withdrawal & Use Report.

ITEM SUMMARY

Presentation of key information from the City's 2023 Annual Water Withdrawal and Use Report, submitted to the Arizona Department of Water Resources on March 29, 2023.

BACKGROUND

The City of Prescott is located within the Prescott Active Management Area which includes, the Town of Chino Valley, Town of Prescott Valley, parts of Unincorporated Yavapai County, the Town of Dewey-Humbolt, and the Yavapai-Prescott Indian Reservation. Numerous schedules are provided by the Arizona Department of Water Resources (ADWR) and are required to be completed by the City regarding groundwater pumped and reclaimed and recharged effluent and surface water. Annual withdrawal fees are assessed for groundwater withdrawn at \$2 per acre-foot. Recovery of Long-Term Storage Credits is assessed at a fee of \$1 per acre-foot. Fees are used to offset the cost of resource management and to fund conservation projects. Staff will provide a presentation regarding reporting requirements to ADWR and a summary of the 2023 report.

FINANCIAL IMPACT

In 2023, the fees assessed by ADWR were \$3,301.26.

RECOMMENDED ACTION

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

ATTACHMENTS

1. 4.22.2024 2023 Annual Water and Use Report



2023 ANNUAL WATER WITHDRAWAL AND USE REPORT SUMMARY

In accordance with the State of Arizona Groundwater Code, the Director of the Department of Water Resources is required to levy and collect an annual groundwater withdrawal fee from each municipality that owns the right to withdraw groundwater within the Prescott Active Management Area.

The 2023 City of Prescott Water Use is Summarized below.

1 acre-foot (AF) = 325,851 gallons

Total Water Pumped to Supply Customers: 7,223 AF	Water to serve City customers is pumped from eight (8) wells. Five (5) wells are in Chino Valley and three are near the airport. Airport Well No. 5 has been offline since May 2022. Pumped supplies are in accordance with the City's service area right No. 53-003017.0000 established in the early 1980s.
--	--

Total Water Use by Customers: 6,568 AF	Water is provided to homes and businesses both inside and outside the City limits. The largest category of use is Residential, comprising 66.3% of the total volume. The second largest is Commercial, using 18.5% of volume billed each year.
--	--

Total Water Recharged: 7,261 AF	Two types of water are recharged in accordance with the City's Recharge Facility, USF Permit No. 71-519567.0002. After deducting for evaporation, Surface Water from Watson and Willow Lake Reservoirs = 3,883.66 AF. Reclaimed water from customers connected to City wastewater collection and treatment facilities = 3,377 AF.
---------------------------------	---

Total Recovered for Use: 7,368 AF	The City recovers recharged supplies in accordance with Recovery Well Permit Nos. 74-561500.0000 and 74-569302.0003. In 2023, 3,894.60 AF of Surface Water and 3,473.02 AF of Reclaimed Supplies (effluent) were recovered. Reclaimed supplies not recovered in 2023 were placed into Long-Term Storage Account No. 70-421123.0000
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TO: MAYOR AND CITY COUNCIL
AGENDA: June 4 WIS Meeting
DATE: June 4, 2024
DEPT: Public Works
ITEM #: 4.G
SUBJECT: Presentation & Discussion Regarding the 2025 General Plan Water Resources Element - Part 3.

ITEM SUMMARY

Staff will present the latest version of the Water Resources element of the General Plan in order to seek feedback and comment in regard to the Water Resources element. Comments from the WIS Subcommittee regarding the draft outline and presentation provided during the WIS meetings on April 2, 2024 and May 6, 2024, have been incorporated into the draft document.

BACKGROUND

According to A.R.S. 9-461.05, water resources is a required element of the General Plan and must address the following:

- (a) The known legally and physically available surface water, groundwater and effluent supplies.
- (b) The demand for water that will result from future growth projected in the general plan, added to existing uses.
- (c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

The water resources element draft document has been prepared with the intent of meeting the standards of A.R.S. 9-461.05 and also addresses local requirements regarding conservation, water policy, and long-term water management. The water resources element will be located in the Resiliency and Sustainability Chapter of the 2025 General Plan. Attachment 1 provides the most current Water Resources element draft document including recommendations from the previous WIS meetings. Changes to the document from the previously provided document are shown in red.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Water Resources Element_5-23-24



Resiliency and Sustainability

WATER RESOURCES

INTRODUCTION & WATER REGULATIONS

Water availability is crucial to maintaining a healthy economy and high quality of life. Groundwater pumped from the aquifer at two wellfield locations are the primary water source for the City's water customers. ~~Precipitation is the n~~Natural mechanisms, such as precipitation, ~~that~~ supplies the water in the aquifer but the City augments replenishment of the aquifer through recharge of treated effluent and surface waters from two of the City's reservoirs. ~~Being in the Prescott Active Management Area and also having a Designation of Assured Water Supplies,~~The City is regulated by the Arizona Department of Water Resources (ADWR).

1980 Groundwater Management Act

Under the Arizona Groundwater Management Code of 1980, the State of Arizona established five active ~~water~~ management areas. The City of Prescott water service area is located within the Prescott Active Management Area (PrAMA), along with Prescott Valley, Chino Valley, Dewey-Humboldt, portions of unincorporated County, and the Yavapai-Prescott Indian Tribe Reservation~~the County~~. (Figure 1).

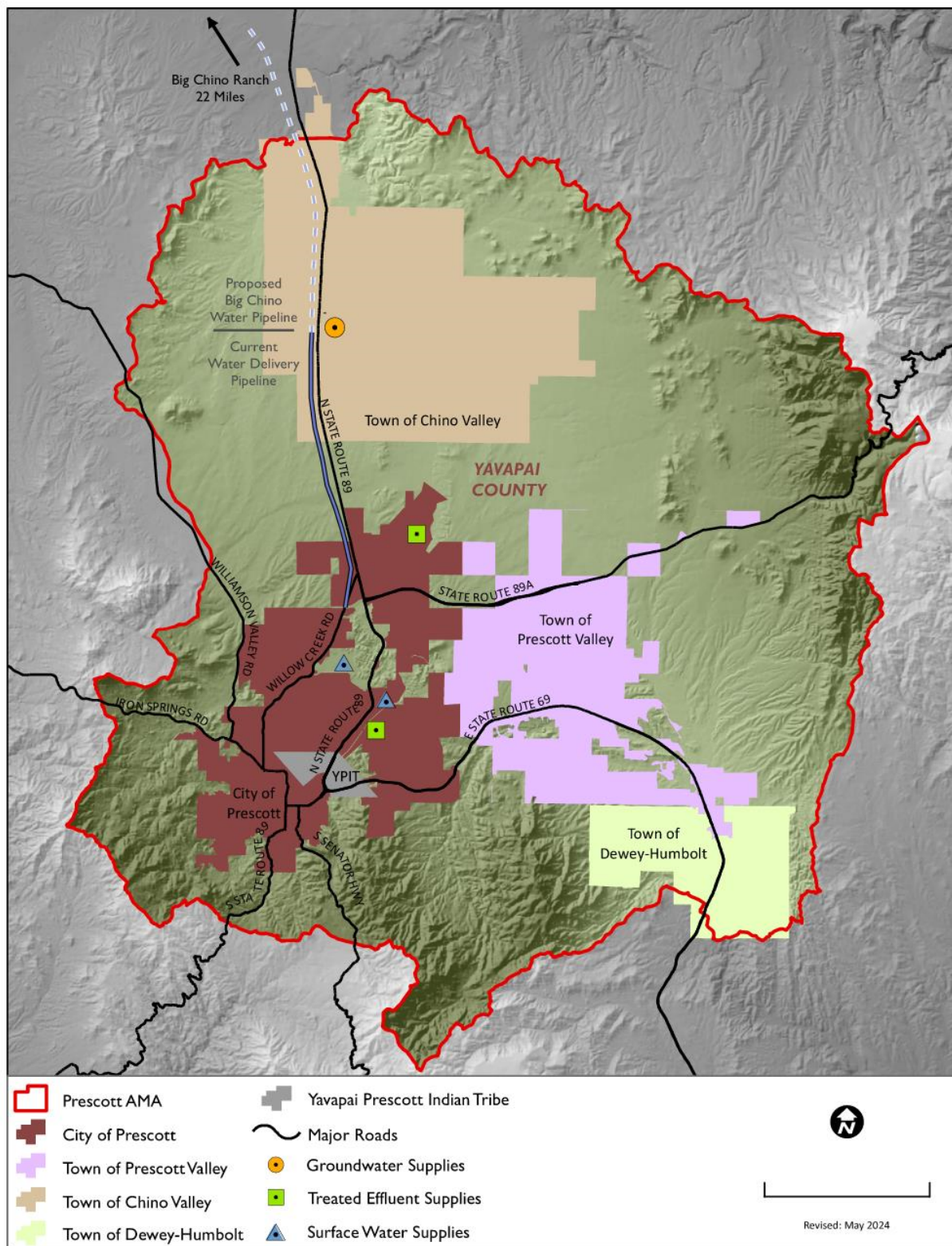


Figure 1 - Prescott AMA

Communities within active management areas withdraw groundwater based on legal rights, goals and policies established by law and must demonstrate a 100-year assured water supply (AWS) through a program directed at new development. Management plans administered by the ADWR establish a water management strategy emphasizing conservation, replacement of existing groundwater use with renewable supplies, recharge, and water quality management by all providers.

In 1998, ADWR determined that the PrAMA was no longer at safe-yield. Safe-yield is defined as a water management goal which attempts to achieve and thereafter maintain a long-term balance between the annual amount of groundwater withdrawn in an AMA and the annual amount of natural and artificial recharged in an AMA. (A.R.S. §45-561.12) Based on ADWR projections, the current rate of net drawdown is not sustainable over the long term. The ~~Fourth Management Plan~~primary management goal for the PrAMA ~~set the goal of is~~ safe-yield by 2025.

~~Private domestic~~The PrAMA has both large non-exempt wells (e.g. municipal) and small exempt wells (e.g. private domestic). ~~which pump less than 35 gallons per minute (gpm) are exempt from the 1980 Groundwater Code.~~ According to ADWR's Prescott AMA Assessment, exempt wells have increased steadily from 4,560 in 1985 to 12,900 in 2020. A majority of exempt wells are located in unincorporated portions of Yavapai County and the Town of Chino Valley. ~~A plan to reach To obtain the goal of safe-yield and protect PrAMA outflows, will require efforts by all water users the proliferation of exempt wells will need to be addressed through a collaborative effort~~ within the PrAMA.

Due to the restrictions imposed by the 1980 Groundwater Management Code and the 1998 ADWR declaration of Groundwater Mining (being out of safe yield), communities within AMAs must demonstrate a 100-year assured water supply (AWS) in order to approve a new subdivision. The City can provide water within its service area due to its Designation of Assured Water Supplies.

ADWR Assured Water Supplies

Since 1999, the City has had a Designation of Assured Water Supply (AWS) from ADWR. To achieve this designation the City had to prove it has a secure water supply now and in the future. The Decision and Order (D&O) sets the water portfolio for the City based on ~~existing~~current, committed, and projected demands within the City Service Area shown in *Figure 2* below.

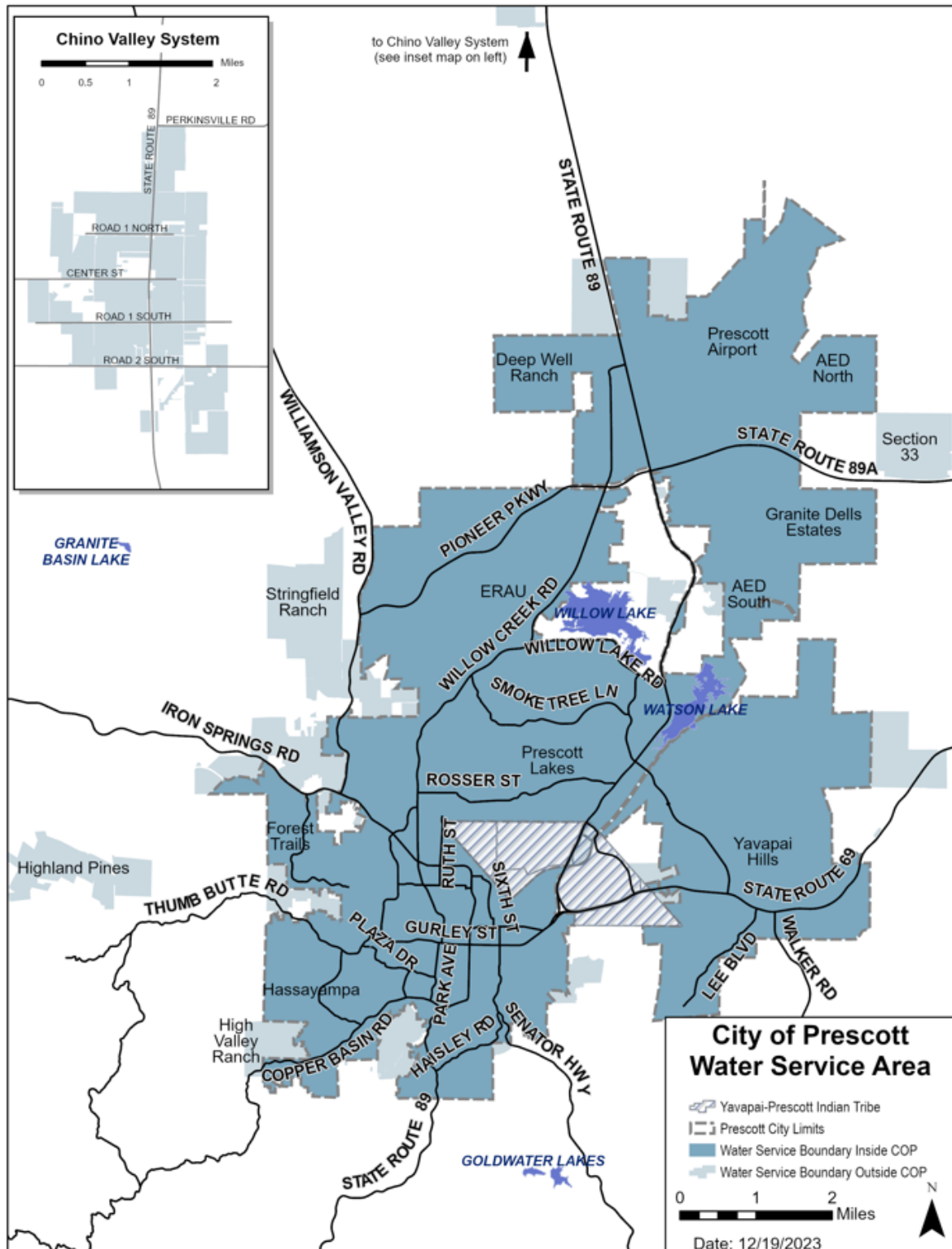


Figure 2 - Water Service Area

ADWR has seven AWS criteria:

1. The water supply must be physically available for 100 years.
2. The water supply must be legally available for 100 years.
3. The proposed supply must be continuously available for 100 years.
4. The water must be of adequate quality for the proposed use (regulated by ADEQ).
5. The water use must be consistent with the management goal of the AMA.
6. The water use must be consistent with the management plan of the AMA.
7. The applicant must demonstrate the financial capability to construct any necessary water storage, treatment, and delivery systems.

AWS Rules require the use of primarily renewable supplies, such as reclaimed water. However, AWS Rules do allow for a certain volume of groundwater to be used as a mechanism to help municipal providers transition from groundwater to renewable supplies.

The City's current D&O is from 2009. In December 2021, the City filed its required update which is currently under review. Figure 3 below shows the water demands included in the 2021 D&O application.

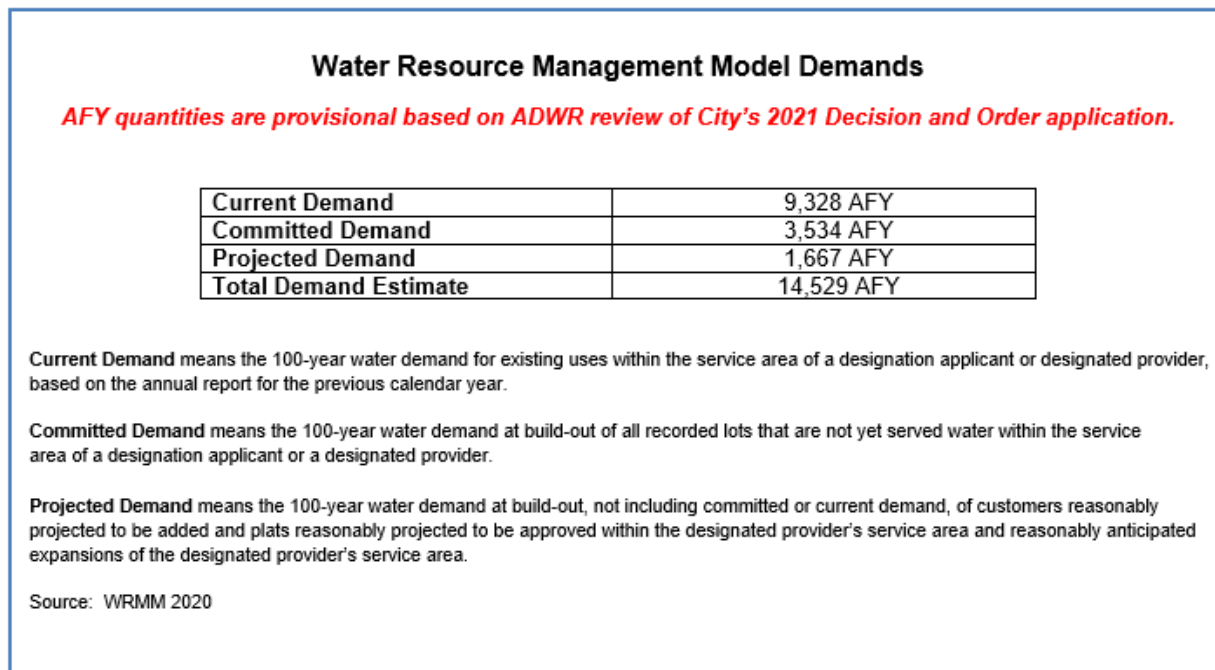


Figure 3 - 2021 D&O Demands

As discussed above, ADWR requires that water supplies are shown as continuously and legally available for 100-years to be included in the D&O. Per the 2021 D&O application, the City is currently showing 16,912 AFY of continuously and legally available groundwater, and stored and recovered (surface water and treated effluent) supplies. There are a number of subdivisions that the City has contracted water to, either through a Water Service Agreement or a Development Agreement. These commitments fall in either the committed or projected demand category, depending on whether each development has obtained a

plat or not. *Figure 4* below shows several of the larger subdivisions and master plan areas where the City has water obligations with high numbers of single-family or multi-family units that have not yet been constructed. Commercial and other supporting developments such as schools and hospitals will also be needed in these areas to support future population growth which are known as “non-residential” uses.

Subdivision/Master Plan	Total Potential Accounts	Number Existing Accounts	Number Future Accounts
Deep Well Ranch	10010	502	9508
AED	4124	0	4124
Granite Dells Estates	1272	593	679
ASLD Unplatted	912	0	912
The Peaks Unit 1&2	562	0	562
Eastwood Preliminary Plat	390	0	390
Stringfield Ranch	340	0	340
South Ranch Preliminary Plat	202	0	202
<i>Source 2023 Water Resource Management Model</i>			
Note: List shows the largest potential future demand areas but is not comprehensive of all future development			

Figure 4 - Future Development

The Water Resource Management Model (WRMM) has accounted for all of these future demands in the table shown on Figure 3. However, the City will need to plan carefully to ensure that future annexations and large projects are accounted for in the WRMM and that supplies will meet the needs of future projects. A clear understanding of the development strategies within this General Plan will need to be communicated with the Water Resources Management Division to ensure adequate water supplies or to start planning efforts for bringing additional water for future development.

Gila Adjudication

The Gila Adjudication refers to the legal process that addresses water rights in the Gila River Basin. The Gila River Basin is a significant watershed in the southwestern United States, encompassing parts of Arizona and New Mexico. The adjudication process involves a court proceeding where evidence is presented, and legal arguments are made to determine the rights of different parties to use water from the Gila River and its tributaries. This process aims to provide clarity and certainty regarding water allocations, which is crucial for effective water management and planning in the region. The outcome of the Gila Adjudication will have significant implications for water management, agriculture, urban development, and environmental conservation in the Gila River Basin and surrounding areas. The City of Prescott has multiple Statement of Claimants within the Verde River Watershed which is a tributary to the Gila River.

~~The City of Prescott has multiple Statement of Claimants for the Verde River Watershed which is a tributary to the Gila River. The earliest claim dates to 1864, and in all a total of 30 claims have been filed with the Arizona Department of Water Resources on September 7, 2021. The claimed rights range from~~

~~0.99 to 1000 in acre-feet and are used principally for irrigation and stock pond rights. They were assigned to the City of Prescott by J.W. Kieckhefer Foundation as part of the purchase of the Big Chino Water Ranch.~~

Goal 1: Maintain the highest Arizona standing for water providers – Designation of Assured Water Supplies

- Strategy 1.1 Complete renewal ~~of and maintain of~~ Decision and Order No. 86-401501
- Strategy 1.2 Meet ADWR Regulatory requirements for permits and plans held by the City as an entity within the Prescott AMA.

LOCAL SUPPLIES & INFRASTRUCTURE

Water supplies as recognized in the City's D&O, include groundwater, surface water and treated effluent supplies used for recharge & recovery. Groundwater is the largest water supply within the City's water portfolio. ~~The water distribution system includes the following components:~~ Groundwater is currently pumped from 8 wells operated by the City's Public Works Water Operations Division. The water distribution system includes the following components:

- Five production wells in Chino Valley
- Three production wells near the Airport
- 55 linear miles of transmission and 507 linear miles of distribution pipeline
- 37 Pump Stations
- 26 Water Storage Tanks
- Chino Valley Water Production Facility Improvements (under construction as of 2024)
- Intermediate Pump Station (under construction as of 2024)
- Eight basin Underground Storage Facility (Recharge Basins)

The Intermediate Pump Station and Chino Valley Water Production Facility improvements are scheduled for completion in the first quarter of 2025. The addition of these facilities will constitute a major capacity increase to the City's pumping and water storage capacities while also reducing water pressures by approximately half for over 75,000 feet of transmission mains.

The City has surface water supplies through its water rights associated with Watson and Willow Reservoir. The City has a legal entitlement to discharge up to 3,861.26 AFY plus 965 AFY for Transportation Losses, not to exceed 4,826.26 AFY, from the reservoirs for municipal use. The City implements this water right by routing surface water from Watson and Willow Lake reservoirs to the recharge basin facility near the Airport Water Reclamation Facility Airport (WRF). Since surface water supplies are subject to variation in precipitation in any given year and are not constant, the City's recognized water volume in the D&O is lower than the City's water right. This provides a buffer for years of low precipitation where the City chooses to recharge lower amounts to maintain a recreational and environmental pool in the reservoirs. It is also necessary to consider potential storm water flows from storm events when gaging the reservoir levels.

Treated wastewater (effluent), like surface water supplies, are used for reducing demand on groundwater supplies. The City supplies effluent to golf courses and civil construction contractors within the municipal service area prior to and after it was required by the 1980 Groundwater Code. Like surface water supplies,

effluent not contracted for direct use by golf courses and construction/industrial users is sent to the recharge facility for underground storage and replenishment of the aquifer. The City of Prescott has operated the Sundog Wastewater Treatment Plant (WWTP) since 1934.

The City has operated the Airport WRF since 1988. The facility is capable of treating up to 3.75 million gallons per day (MGD) of domestic and industrial wastewater from the Airpark Industrial Area. A major expansion in 2014 added capacity for increasing wastewater flows. Class A⁺ effluent is produced and utilized for golf course irrigation and for recharging the aquifer through recharge facilities located on-site. Because the WWTP and the Airport WRF combine the effluent used to recharge the basins, the effluent is Class B+. Between Calendar Years 2000 and 2022, the City has delivered an average of 3,759 acre-feet per year of effluent. In 2005, a voter initiated and approved Proposition 400 (Prop 400), requires all effluent generated by development in newly annexed areas equal to or exceeding 250 acres to be used for permanent recharge.

One of the challenges that the City will face in the coming years will be the maintenance cost of keeping aging infrastructure functioning in both potable and wastewater systems. To make sure that all newly constructed pipelines will obtain the longest service life possible, –Ordinance No. 2021-1743, dated February 24, 2021, 4.7.2 WATER MAINS AND MATERIALS, B. Pipe Materials, states:

1. Preferred Material: Class 350 (CL350) Ductile Iron Pipe (DIP) cement mortar lines and seal coated is preferred for all water main installations.
2. The use of Polyvinyl Chloride (PVC) pipe shall not be allowed.

It has been standard procedure for the City to replace water and sewer lines when new roadways are constructed due to the high failure rate of the old lines after exposure and vibration due to roadway work. Leaks and failing infrastructure due to infrastructure being older than the material life expectancy is also a frequently encountered issue for the City. Each year, the City budgets monies for the replacement of aging water infrastructure to address areas of concern. Ductile iron pipe is replacing plastic pipes, thereby reducing loss.

Big Chino Water Ranch

In 1983, the Secretary of the Interior allocated to the City of Prescott 7,127 acre-feet of Central Arizona Project (CAP) water for Municipal and Industrial (M&I) purposes. Agreement No. 950126 was a collaborative Agreement among The City of Prescott, The City of Scottsdale, The Central Arizona Water Conservation District and the United States for the Exchange of Central Arizona Project water. Scottsdale deposited into the Water Fund of the city the sum of \$3,394,390 by December 29, 1995. This money was to be used for the importation of water from the Big Chino Sub-Basin.

Since 2004, the City and Town of Prescott Valley (Prescott Valley) have entered into an Intergovernmental Agreement (IGA) for the cost participation and sale of water. The City purchased the Big Chino Water Ranch in partnership with Prescott Valley in 2004. The project consists of the following elements.

- 11 Wells and 2 One Million Gallon Tanks within the Well Field
- 23 linear miles of 36" gravity pipeline
- 7 miles of 30" pressure pipeline
- Highway 89 Pump Station
- Improvement to Chino Valley Water Production Facility

In the City's 2009 D and O, a portion of ~~Among~~ the City's water portfolio is the legal right to import up to 8,068 acre-feet per year from the Big Chino Sub-basin (ARS §45-555E and F).

Serving the anticipated population growth with potable water has been considered and incorporated in the City's Alternative Water Budget and in ADWR Management Plans for the PrAMA. Importation of Big Chino water supplies could help to balance the overdraft and assist in meeting the goal of safe-yield. However, even with importation, collaboration with all PrAMA ~~water users~~partners to establish water conservation strategies will be required to meet safe-yield.

Proposition 401 known as the Prescott Tax Payer Protection Act, was voted on and passed in 2009. This requires the voter approval of certain high-value projects set at Forty Million Dollars in 2011 but adjusted every year based on the Bureau of Labor Statistics Consumer Price Index. By 2010, ~~C~~construction plans were prepared and partial easements for pipelines were obtained prior to the project going on hold in 2010 due to ongoing legal action and changes in the City's strategy for water supplies.

In 2010, Aan Agreement in Principle (AIP) was signed by City of Prescott, the Town of Prescott Valley, and the Salt River Valley Water Users 'Association and Agricultural Improvement and Power District (SRP). This effectively stopped legal proceedings and shifted emphasis towards creation of a conceptual framework addressing the preparation of groundwater modeling, groundwater and surface water monitoring, and mitigation, if necessary. AIP No. 2010-128 states:

3. The communities agree that in the event of the withdrawal of water from the Big Chino Sub-Basin is negatively affecting the minimum flow of water in the Upper Verde River, they will mitigate such impact proportionately to the extent of the effect of their combined withdrawals on the Upper Verde River as compared to the effect of the withdrawals by other users in the Big Chino aquifer.

It is an important distinguishment that the modeling efforts need to establish baseflows that consider all of the pumping impacting the Upper Verde River including pumping in Paulden, Chino Valley, as wells as future pumping from the Big Chino Water Ranch and pumping by other large land owners.

In September of 2012, City Council adopted Resolution No. 4146-1306 authorizing the City of Prescott to enter into Comprehensive Agreement No. 1 with the Town of Prescott Valley, SRP for monitoring and modeling of surface and ground waters in the Big Chino Sub-basin and Upper Verde River. This provided the mechanism for development of the modeling and monitoring components of the AIP. The completion of the baseline groundwater model is scheduled for the last quarter of 2024. After completion of the model, pumping scenarios can be developed to estimate the impact of Big Chino Water Ranch, if any and all other pumping sources on the Upper Verde River.

Future agreements will need to be established to prepare a mitigation plan for preserving flow within the Upper Verde River if necessary following development of the groundwater model, and water management within the Big Chino Sub-basin. Mitigation efforts, if necessary, will need to be evaluated and considered based on the outcome of the modeling efforts within the CA1 efforts. Mitigation measures could include multiple combinations of the following:

- Previous and Future Retirement of Historically Irrigated Acreage
- Previous and Continued Investment in Monitoring and Modeling
- Establishment of Conservation Easements
- Enhancement of Stormwater Recharge
- Watershed Condition Improvement Strategies
- Regional Pumping Strategies

In 2024, the City contracted for an update to the cost estimate and a pipeline alignment evaluation between the well field and Highway 89. The preferred alignment for the project was revised to continue on Big Chino Road through Paulden instead of routing south along N. Feather Mountain Road in the original alignment. A baseline cost of \$261,560,000 was determined in the updated cost estimate for the project. Based on the IGA between the City and Prescott Valley, \$141,503,960 would be the City's cost and \$120,056,040 would be Prescott Valley's cost per the agreement. It should be noted that multiple factors could contribute to the actual cost of the pipeline and associated infrastructure and that the cost estimate only applies to the core infrastructure for the project.

Significant factors bearing on the importation of water through Big Chino Water Ranch include monetary, social and environmental issues. Economic Monetary factors include the cost of infrastructure, methods of financing and legal issues over water rights. Social impacts include the effects on quality of life and public services caused by population growth made possible by imported water. Environmental considerations include the possibility of affecting surface water flows and increased urbanization, which may in turn affect land, habitats, and air quality.

Regional Water Supply Planning

Population growth and development anywhere within the PrAMA will affect the aquifers and the PrAMA goal of reaching safe-yield. There are specific challenges to attaining and maintaining safe-yield:

- pPopulation growth and resulting increases in aquifer drawdown
- Possible new agriculture or other high water use industries establishing within and adjacent to the PrAMA
- dDrilling of new exempt wells within the Prescott AMA

According to the ADWR, there are now over 12,900 exempt wells in the PrAMA, estimated to serve approximately 25,000 customers. In addition, the aquifer has multiple jurisdictions drawing upon it, which complicates achieving coordinated water management policies and practices to collectively contribute to safe-yield for the entire PrAMA. Development patterns and policies in other jurisdictions within the PrAMA differ from those of the City of Prescott. The City anticipates the need to continue to work regionally to achieve and implement a successful management strategy. This should include

continued partnering with Yavapai County, Town of Prescott Valley, Town of Chino Valley, Yavapai Prescott Indian Tribe, and other recognized entities, such as Salt River Project. It is also important that the City clearly communicate with the public over water planning efforts. To achieve or even approach safe-yield will require an effort from all water users with the PrAMA. Multiple regional collaboration opportunities exist, such as Regional Master Water Planning and Regional Storm Water Recharge strategies.

Goal 2. Protect local supplies, potable and non-potable, and their delivery infrastructure.

- Strategy 2.1 Increase cooperation between~~Heighten the collaboration of~~ City ~~w~~Water and ~~w~~Wastewater ~~e~~Operations with Water Resources Management~~WRMM~~ to elevate Goal 2.
- Strategy 2.2 Seek partnerships for the development and collaboration on regional water supply planning.
- Strategy 2.3 Develop Big Chino Water Ranch land management, construction time frames, and funding strategies to offset pumping in the Prescott AMA.

PLANNING FOR THE FUTURE

Water Resources Management Model

To meet the intent of the adopted 2025 General Plan, the City and its Consultants continue to work toward long-term water resource management, updating its efforts to use more current tools and approaches. The first step was the building of a data repository that would better link land and water demands. This approach seeks the ability to run various scenarios (e.g. changes in either customer demands or available supplies, policy implications, etc.) to assess various possible futures. It is also important to incorporate available Geographic Information Systems (GIS) as a tool to manage the large datasets and be able to display them for internal use, as well as at Council-level community discussions. The Water Resource Management Model (WRMM) was created for this purpose. The initial version of the WRMM was based on the City's water service area boundary. Next a version was created which incorporated the 2025 General Plan boundary and a final version was created to handle the data as required by state statute and rules for the updating of the City's Designation of Assured Water Supply (DAWS). The WRMM is updated annually to include the previous year's billing data. Currently, the WRMM is used to aid in providing City Council information to understand supply and demand data for determination of water budgets. In the future, when more detailed procedures are developed for uses of the WRMM, it will become a more useful tool for setting water budgets, compliance with DAWS regulations, and meeting the objectives of the General Plan.

Water Policy

On April 26, 2022, the City Council approved a new water management policy as a guide for new developments and how water is allocated to them. The intent of the policy is to support responsible growth and development and to support ADWR's goals and management strategies to work towards safe-yield. On March 26, 2024, the Amended 2022 Water Management Policy was adopted by Council based on recommendations from the Mayor's Commission for Water Policy Review and Monitoring and City Staff to bridge the City until completion of the next Decision and Order and to provide efficiencies in the processing of Water Service Applications. Here is the link to the Water Policy Webpage to view the current water budget and projects that have been approved: <https://prescott-az.gov/water-resource-mgmt/water-policy/>

Water Conservation

The City's existing water conservation program encourages Water Smart practices. This program is currently posted on the City's website (<https://prescott-az.gov/water-resource-mgmt/conservation/>) There is also a new website devoted entirely to water conservation. Launched in March of 2023, the website, www.prescottwater.com, includes the latest rebate application, tips on how to conserve water both inside and outside the home, current events and blog posts.

Conservation measures presently yielding water savings include direct use of treated wastewater effluent, primarily for irrigation but also industrial purposes, reducing the amount of lost and unaccounted for potable water by increasing the efficiency of the City's distribution system, maintaining financial incentives for conservation, and furthering public education. Proposed new policies will require careful formulation and subsequent adoption through a public process. Trends in water consumption show greater seasonal use in the summer. Continuing efforts are being made to reduce outdoor water use through turf replacement incentives, rain barrels, and rain gardens.

Advanced Metering Infrastructure

The City has begun the effort to update the water system to incorporate Advanced Metering Infrastructure (AMI). AMI is an integrated system of water meters, communication networks and data management systems that enables two-way communication between meter endpoints and utilities. AMI features a network of smart water meters and intelligent infrastructure that provides continuous and historical data to improve system intelligence, visibility, automation and control. These systems increase water conservation by enhancing meter reading efficiency, assuring long-term meter accuracy, improving customer service processes, and supporting security to deter tampering. In 2023 the City was awarded a three-million-dollar Water Infrastructure Finance Authority (WIFA) grant for the implementation of Advanced Metering Infrastructure (AMI) throughout the City's Water Service Area. Water Operations is continuing to pursue additional WIFA grant opportunities as well.

PFOS & PFAS

Since the Environmental Protection Agency (EPA) has released the ~~proposed~~ final rules and Maximum Contaminate Levels (MCLs) for chemicals known as PFAS, Utilities Staff have been evaluating the impact that ~~these proposed rules will~~ would have on Water Operations, if it is promulgated in its current iteration. ~~Based on Using guidance from~~ the EPA rules, the only ground water source ~~that may be~~ above these ~~proposed~~ MCLs is Airport Well #5. Unfortunately, the PFAS concentrations in this well exceed all the proposed MCLs. ~~The~~ All other Entry Points to the Distribution System (EPDSs) that include EPDS 11 (water from the combined wells of the Chino

Wellfield), Airport Well #2, and Airport Well #3 are below the proposed MCL for all sections of the proposed rule. Even with Airport Well #5 out of service, the system will be able to meet anticipated summer demands as of 2024.

The City has been successful at reducing levels of PFAS and arsenic below the EPA MCLs through blending efforts at the Chino Valley Water Production Facility and by taking Airport Well #5 offline. The blending efforts will continue to be monitored to ensure potable water meets or exceeds MCLs while the City evaluates PFAS treatment technologies and strategies.

In addition to ion exchange resin, granular activated carbon, nanofiltration, and reverse osmosis, new technologies are being developed for treatment of PFAS which could provide more effective and economical methods for treatment. Since the City currently meets all MCLs at this time, it plans to closely monitor these new technologies along with positive and negative outcomes of other communities treatment strategies, to determine the most practical and effective treatment processes. Arizona Department of Environmental Quality (ADEQ) has implemented a compliance date of 2029 for PFAS MCLs. The City is in the processes of procuring a consultant to evaluate various treatment options and strategies for complying with the ADEQ compliance date for all City wells.

Water Resources Long-Term Management Plan

On November 21, 2023, the Mayor's Commission for Water Policy Review and Monitoring finalized a companion recommendation to the 2024 Water Management Policy as listed below.

It is recommended the City begin the process to develop a long-term water management plan, incorporating the water resource management model and appropriate legal documents. With the Commission identifying disconnects in the 2022 policy, i.e. recommendations for or concerns with 16 of 22 policies within the document's text (pages 1-15 and attachments), as well as other comments, it is evident the City is lacking a long-range water management plan to carry the City's water health and safety when there are changes from one elected and leadership bodies to another. The 2022 policy may bridge the City while a long-term plan is developed and aligns with its pending Decision and Order of Assured Water Supply (DAWS), which is currently under review with ADWR. Alignment with the City's 2025 General Plan will also be important. Note that the City's service area extends outside of its General Plan area. The Commission requested a date for this recommendation. Staff assessed related work items and proposed a plan outline by July 31, 2024.

This recommendation was approved by City Council on March 26, 2024. The development of a comprehensive long-term water management plan will need to consider many aspects including water supplies, demands, management strategies and goals, conservation, climate change, emergent containments, and implementation and monitoring. Many of the aspects discussed in this water element will need to be included in the plan and partnership with other PrAMA members will be crucial. Some of the critical components and questions that need to be addressed and resolved by the plan include:

- Water Conservation – The City has a comprehensive water conservation program including a rebate program. ~~What o~~Other measures and goals ~~need~~ to be considered included in the program to meet future objectives include:

- Review of Land Development Code regarding landscape requirements to reduce outdoor water uses
- Expansion of existing program to include large turf removal projects and other large scale water conservation projects
- ○ - For current water conservation program information visit: <https://prescott-az.gov/water-resource-mgmt/conservation/>
- Green Storm Water Infrastructure – The utilization of vegetation to slow water has the benefit of increased water quality and enhanced recharge to the aquifer. How can the City utilize green storm water infrastructure to improve water quality and aquifer health? For more information see the Water Quality Section at <https://prescott-az.gov/wp-content/uploads/2023/11/ccr-ry2022.pdf>.
- PFAS/PFOS – In April of 2024, the EPA announced the Maximum Contaminate Levels (MCLs) for PFAS/PFOS chemicals. At that time the City was able to meet all MCLs through blending and removing one well from operations. However, moving forward what is the best way to mitigate the potential for PFAS/PFOS in the potable drinking supply? Will the City need to treat effluent prior to recharge into the aquifer? See epa.gov/pfas/pfas-explained.
- Advanced Water Purification (AWP) – ~~This is utilized~~ Being utilized throughout the world and ~~being considered by moving forward in~~ several communities within Arizona, AWP is an effective way to provide alternative water, ~~reduce groundwater pumping and treat emergent containments such as PFAS/PFOS.~~ Is AWP a future consideration for the City?
- Big Chino Water Ranch (BCWR) - This source of water could have a major impact on the water security of the City and the PrAMA. Can we overcome the challenges to allocate this water source in a manner that will be socially, environmentally, and economically acceptable?
- How will the City evaluate future growth and annexation of new areas into the City? Will water be a consideration in evaluation of future growth to ensure adequate supply and the goal of achieving or approaching safe-yield?

Goal 3. Continue forward planning to serve existing and future supplies with available or to be acquired supply types.

- Strategy 3.1 Exercise and improve the City's Water Resources Management Model (WRMM) data repository and analysis tool, on a yearly basis.
- Strategy 3.2 Develop a long-term water management plan that links both ADWR requirements and City needs for secure, sustainable, and sufficient water supplies.
- Strategy 3.3 Investigate and commence planning of supply types such as stormwater and reclaimed reuse.
- Strategy 3.4 Continue to develop the Water Conservation program to lower outdoor water use, identify grant opportunities for conservation programs, and develop additional metrics to measure results.