



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.

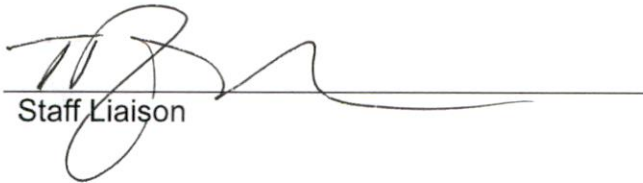
Chair Rusing commented CWAG (Citizens Water Advocacy Group) will have a meeting May 11th at 9:30 a.m.

6. ADJOURNMENT

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

 7-2-23
Cathey Rusing, Chair

ATTEST:


Staff Liaison