



City of Prescott

Council Subcommittee on Water Issues

November 12, 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 Live Meeting Feed](#)

Public comments for Council may be submitted through the City website: [Public Comment Form](#)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
 - A. Approval of the October 1, 2024 Water Issues Subcommittee Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. WSA24-045 & WSA24-046: Two Water Service Applications Submitted by Dibble Engineering, on Behalf of Owner, Embry-Riddle Aeronautical University. Location: APN 106-03-004, Comprising 240 Acres, in T14N, R02W, Section 03, SE 1/4.
Recommended Action: MOVE to recommend forwarding WSA24-045 and WSA24-046 to Council for approval or denial
 - C. Presentation & Discussion Regarding the Amended 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for July 1, 2024 through October 31, 2024.
Recommended Action: This item is for discussion only. No formal action will be taken.
 - D. Presentation & Discussion Regarding the January 2025 - June 2025 Residential & Non-Residential Water Budgets, in Accordance with the Amended 2022 Water Management Policy, Guideline No. 11.

Recommended Action: MOVE to forward the residential & non-residential water budgets for January through June 2025 to Council as recommended

- E. Presentation & Discussion Regarding Green Stormwater Infrastructure.
Recommended Action: This item is for discussion only. No formal action will be taken.

4. GENERAL ANNOUNCEMENTS FROM STAFF

5. 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 11/7/24 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: November 12 WIS Meeting
DATE: November 12, 2024
DEPT: City Clerk
ITEM #: 3.A
SUBJECT: Approval of the October 1, 2024 Water Issues Subcommittee Meeting Minutes.

ITEM SUMMARY

Attached for approval are the minutes from the October 1, 2024 Council Subcommittee on Water Issues meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. October 1, 2024 WIS Minutes



City of Prescott

Council Subcommittee on Water Issues

October 1, 2024 | 9:30 AM
201 N Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Cathey Rusing, Chairperson
Lois Fruhwirth, Member
Ted Gambogi, Member

3. DISCUSSION & ACTION ITEMS

A. Approval of the September 3, 2024 Water Issues Subcommittee Meeting Minutes.

Chairperson Rusing requested a change in the first sentence of the last page, change "auto meters" to "water meters".

MOTION BY COUNCILMAN GAMBOGI TO APPROVE SEPTEMBER 3, 2024 MINUTES; SECONDED BY CHAIRPERSON RUSING: PASSED (2 - 0) MEMBER FRUHWIRTH ABSTAINED

B. Presentation & Discussion Regarding the Amended 2022 Water Management Policy - Current Residential & Nonresidential Water Budget Overview for July 1, 2024 through September 23, 2024.

Mr. Ruiz presented the topic for discussion and reviewed the amount of residential and non-residential projects.

Chairperson Rusing asked if water use for horses was included in the calculations.

Member Fruhwirth asked if there was any additional information available regarding the steel building project listed under the non-residential approved projects. She suggested including an address so they can understand what the project is.

Mr. Ruiz responded that he will get the information to the Subcommittee members.

Chairperson Rusing suggested adding the water service applications to the agenda packet for the review of the Subcommittee and asked if Mr. Ruiz was aware of any big projects that might be coming forward soon.

Mr. Ruiz responded that the new dorm rooms at Embry-Riddle are in progress, and it may come before the Subcommittee in November. The project is large enough that it may be approximately fifty percent of the water budget.

Member Fruhwirth questioned the category the Embry-Riddle project is being placed in and noted that in June, the water budget included Embry-Riddle in the residential category, leading to an increased residential allocation. This approach was intended to stay below the 50% threshold to avoid appeals for future residential projects.

Mr. Ruiz responded that while pulling from the residential water budget is possible, an appeal process will likely be required. The applicant has already been informed and is preparing the necessary documentation and letter for the appeal, aiming for a presentation at the November meeting.

This item was for discussion only. No formal action was taken.

- C. **WSA24-035:** A Water Service Application Submitted by Kelley/Wise Engineering, on Behalf of Owner Michael Lafferty. Location: APN 103-20-008D, Comprising 5.63 Acres, in T14N, R01W, Section 31, SE 1/4.

Mr. Ruiz presented the water service application for an 82 unit apartment complex on the north side of state route 69 located near Costco and Walker Rd. Water demand analysis came out at 9.84 acre feet per year for the indoor water usage estimate. The outdoor water use estimate came to 0.9 AFY for a total estimate of 10.74 AFY for the entire project.

Chairperson Rusing asked if there was a plan for open space.

Mr. Ruiz responded that since they are early in the process, they do not have an official landscape plan at this time, however, estimates for the landscape were based on the site plan and discussions with the project engineer.

Owner and developer Michael Lafferty provided a presentation on his project. He resides in the same location as the project. Less than 10 percent of the property will be used for the apartments. There is a planned walking path around the property and he plans to leave the natural drainage intact.

Gary Kelley from Kelley/Wise Engineering presented on the new water line going in to provide water for the apartment project. This new line will also benefit homes on Butterfly Drive with a secondary feed and better water pressure. He pointed out where fire hydrants would be located as requested by the fire department.

Chairperson Rusing asked if there is a future possibility for additional units or expansion available with the water system setup.

Mr. Kelley and Mr. Lafferty stated that there is not.

Chairperson Rusing asked about the mention of this project being workforce housing.

Mr. Lafferty explained the comparison of rental costs and area median income for the Prescott area. He said he would establish the rental cost at less than thirty percent of the Prescott area median income, which is currently \$85,300 a year per Mr. Lafferty's presentation.

Chairperson Rusing asked Mr. Lafferty if he was aware of the City's Workforce Housing Committee.

Mr. Lafferty stated that he is.

Chairperson Rusing said she considers the apartments as market rate.

Mr. Lafferty concurred.

Member Gambogi advised that the project was mentioned as workforce housing also at Planning and Zoning meeting.

MOTION BY MEMBER GAMBOGI TO FORWARD WSA24-035 TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER FRUHWIRTH: PASSED (3 - 0)

D. Presentation & Discussion Regarding an Update on the Automatic Meter-Reading Infrastructure (AMI) Program.

Utilities Manager, Steve Olfers, presented the topic for discussion. The water meter change out was approved in September 2023 by City Council.

- Replace all water meters with Badger Meters, approx. 25,800 total meters
- Replace drive-by read endpoints with Orion Cellular endpoints, using cellular system to communicate and read meters
- Develop front-facing application for customers, to view and adjust their usage, set up alarms in case of a leak or other unexpected usage; 310 customers registered

Funding- \$12.5 Million from capital improvement funds, \$3 Million Water Infrastructure finance authority grant with a 25% match.

Progression of Installation-

- Official project kickoff: March 15, 2024
- Started in Chino Valley device area, approx. 782 meters changed, all communicating with the central data collection program
- Currently in Route 4 Thumb Butte area, 4,498 meter to be replaced, approximately at 50% complete

Potential Challenges/Issues-

- Procuring meters/endpoints, no issues
- Installation: some push back from customers about making the change, fear of the cellular effect on health
- Cellular coverage: 3500 new meters installed, 2 not communicating, working with vendors to rectify
- Increase in bills: Rate increase combined with accurate meters

Planning Ahead-

- Route 4, Thumb Butte area expected to be finished early in CY 2025
- Route 1 will be the next, 8 months of installation
- Route 2: 8 months of installation beginning Early CY 2026
- Route 5/Route 3: 10,227 meters, will Start in CY 2027 and plan to complete in CY 2028

Chairperson Rusing commented that the new Badger meters are made in the USA and can withstand extreme weather.

Mr. Olfers confirmed the city did their research to find the best product available.

Chairperson Rusing asked if the new constructed homes get the new meters.

Mr. Olfers confirmed that yes, new homes get the new meters as it is in the City's general engineering standards.

Member Gambogi asked about the increase in water bills and if the goal is to reduce water usage.

Mr. Olfers responded that our WIFA (water infrastructure finance authority) is a conservation grant and yes, the goal is to reduce water usage.

Chairperson Rusing commented it is all about conservation.

Member Fruhwirth asked about the details of the WIFA loan/grant.

Mr. Olfers responded that the \$3 million conservation grant, awarded through ARPA funds, must be used by December 2026. The grant will cover part of the project's \$12.5 million total cost, freeing up \$3 million in the Capital Improvement Plan (CIP) budget for other projects.

This item was for discussion only. No formal action was taken.

E. Presentation & Discussion Regarding ADEQ Storm Water Quality Requirements.

Matt Killeen, Environmental Program Manager, provided an update on the Arizona Department of Environmental Quality (ADEQ) stormwater quality requirements. The update covered the Municipal Separate Storm Sewer System (MS4) program, recently submitted in an annual report. Key topics included a regulatory overview, the multi-sector general permit within city limits, MS4's minimum control measures, and an outline of annual reporting, all stemming from the Clean Water Act of 1972. Mr. Killeen explained that the Environmental Protection Agency (EPA) delegated stormwater regulation authority to Arizona's Department of Environmental Quality (ADEQ) in 2002, creating the Arizona Pollution Discharge Elimination System (AZPDES). Larger cities in Arizona, those with populations over 100,000, have individual permits, while smaller municipalities, including Prescott Valley, Yavapai County, and others, operate under a general permit, guiding pollution prevention efforts for surface waters. ADEQ regulates both the city's own operations and other entities within city limits, such as the Sundog transfer station, which has specific pollution guidelines. The city's focus is primarily on

the MS4 (Municipal Separate Storm Sewer System), aiming to reduce pollutants entering local creeks and lakes through streets, storm drains, gutters, and channels to the "maximum extent practicable."

Chairperson Rusing asked how often pollutants are tested for.

Mr. Killeen responded that pollutants are tested for regularly on an ongoing basis and explained that pollutants include anything besides rainwater or snowmelt, with limited exceptions that still require testing. The city monitors stormwater quality seasonally, currently working to meet E. coli testing requirements for the warm season before reporting to ADEQ. He continued his presentation and clarified that the regulated MS4 area is based on census-defined urban zones, not the entire municipality, but the city treats its boundaries as regulated for future growth. Core responsibilities include public outreach, pollution detection, and cleanup efforts. Outreach involves education for schools, social media, and events like Earth Day. Public participation includes posting reports online, having a pollution hotline, and organizing cleanups like the Granite Creek event. Pollution detection includes monitoring outfalls for E. coli and investigating reports from residents. A recent case of pollution led to a successful cleanup and improved practices by the responsible company.

Member Gambogi asked about the details of the illicit discharge situation.

Mr. Killeen responded that the green colored liquid was a dye used for leak testing and was reported by a nearby resident. The city responded within hours, containing the situation with assistance from Clean Harbor Environmental Systems. The company's corporate parent initiated the permitting process with ADEQ for a multi-sector general permit, ensuring ongoing oversight. Since then, the company has maintained clean practices.

Mr. Killeen continued his presentation and reported on stormwater management, covering 377 construction permit reviews and inspections by city staff to meet ADEQ standards. Post-construction, 147 sites are inspected annually, with well-maintained ones self-reporting. Municipal facilities are regularly inspected, with higher-risk areas like Fleet Services checked quarterly. Good housekeeping includes staff training and green infrastructure, such as a new site to capture pollutants near public areas. The annual ADEQ report process is now streamlined, and the city plans to boost contractor outreach on stormwater practices.

Chairperson Rusing asked how the aerators at Watson Lake are performing.

Mr. Killeen responded that the aerators at Watson Lake have had mixed results. One aerator is experiencing issues, so the team is coordinating with the manufacturer for maintenance. They also plan to integrate the aerators into the SCADA system, allowing remote monitoring of factors like battery levels, which could indicate maintenance needs such as cleaning bird waste off solar panels. This upgrade is currently underway.

Chairperson Rusing inquired about the use of algae eating carp.

Mr. Killeen stated the team plans to test the waters at Watson Lake but faces challenges due to conflicting regulatory requirements from agencies like Arizona Game and Fish,

which demands a fish barrier on the dam, raising concerns for the Arizona Department of Water Resources. FEMA also has issues regarding potential flood level changes. To address these challenges, the team is developing a contingency plan by considering traditional mechanical weed harvesting methods, including a remote-operated boat that could be used at Watson, Willow, and Golf Course ponds, as a temporary solution while awaiting clearer regulatory guidance.

Member Fruhwirth asked if businesses receive any recognition for being environmentally responsible.

Mr. Killeen responded that he would like to establish a public recognition program for exemplary businesses that demonstrate environmental awareness in their operations. This includes acknowledging construction sites that maintain good practices and food industry establishments that effectively manage grease recycling bins. The goal is to highlight businesses that train their staff and maintain higher standards in environmental responsibility.

Member Fruhwirth expressed support for a recognition program, suggesting it be tied to Earth Day and part of larger city press release, and noted the positive impact of a certificate as encouragement for businesses. She offered assistance to present certificates to businesses.

This item was for discussion only. No formal action was taken.

4. GENERAL ANNOUNCEMENTS FROM STAFF

Mr. Ruiz proved the general announcements.

Chairperson Rusing asked about ADEQ announcing they had funds available for water and wastewater grants.

Mr. Olfers responded they did apply for the grant funds for the Willow Creek Gravity sewer project.

5. ADJOURNMENT

Chairperson Rusing adjourned the meeting at 11:01 a.m.

Cathey Rusing, Chairperson

ATTEST:

Torey Dawson, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: November 12 WIS Meeting
DATE: November 12, 2024
DEPT: Public Works
ITEM #: 3.B
SUBJECT: WSA24-045 & WSA24-046: Two Water Service Applications Submitted by Dibble Engineering, on Behalf of Owner, Embry-Riddle Aeronautical University. Location: APN 106-03-004, Comprising 240 Acres, in T14N, R02W, Section 03, SE 1/4.

ITEM SUMMARY

These Water Service Agreement applications are for a pair of student residence halls to house students at Embry-Riddle. The site is located on the Embry-Riddle campus west of Willow Creek Road.

BACKGROUND

Per the Amended 2022 Water Management Policy, a Water Service Agreement (WSA) application was submitted for this project for review of estimated water usage. No formal planning application is required for this project per the Land Development Code. The WSA application package includes a basic site plan and vicinity map to establish the location of the buildings within the campus (See Attachment 1).

A demand analysis was prepared by Dibble Engineering, using City residential water multipliers. The project consists of two dormitory buildings housing up to a total of 300 students. Their combined estimated usage is calculated to be 28 AFY. The project's total water demand, including 3.95 acres of landscaping, as estimated by the project engineer, at 1.5 AFY/acre is 34 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 2 includes the demand estimate for this project and development benefits prepared by the applicant.

Applicant has completed the following:
Application Received: April 05, 2024
Submitted All Documents: October 16, 2024
Planning and Zoning Commission: N/A
Water Issues Subcommittee: November 12, 2024
City Council: December 10, 2024

FINANCIAL IMPACT

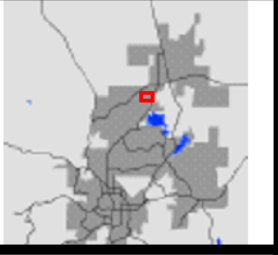
There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to recommend forwarding WSA24-045 and WSA24-046 to Council for approval or denial

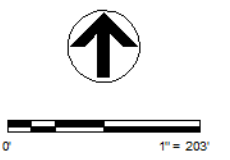
ATTACHMENTS

1. Attachment 1 - Basic Site Plan & Vicinity Map
2. Attachment 2 - Demand Analysis & Benefits



106-03-004
Embry-Riddle Aeronautical University Residence Halls
240 ACRES
WSA24-045, WSA24-046

This map is a product of
The City of Prescott



WSA WATER DEMAND ANALYSIS

To: Ben Easley, City of Prescott **Date:** October 10, 2024

Copy: Brian Ruiz, City of Prescott **Client Project:**

From: Travis G Dunn, PE **Project No:** 1123116

Adrian Carvajal, PE

Subject: Embry Riddle Aeronautical University (ERAU) Residence Hall – WSA Water Demand Analysis

PROJECT DESCRIPTION

This water demand analysis has been prepared to supplement the previously prepared water design memo for the ERAU Residence Hall project. The project site is located on a portion of Assessor’s Parcel Numbers (APN) 106-03-004 and 106-08-006, within the existing ERAU campus. The project site is bound by existing athletic fields to the west, existing campus parking lots to the north, and existing campus buildings to the east and south. The project includes the development of two new residence hall buildings, as well as the associated new utility services and hardscape improvements throughout the site. Site improvements include an expansion to one of the existing campus parking lots south of the new buildings.

WATER DEMAND ANALYSIS

The previously prepared water design memo was developed to evaluate the capacity of the existing and proposed water infrastructure in consideration of peak demands at the new buildings. The intent of this water demand analysis is to provide an estimated overall annual demand of the new buildings for the City to verify availability in the City’s overall water budget.

Per the water design memo, the two new residence hall buildings will add a total average water demand of 36,000 gallons per day (GPD). This number is calculated based on full occupancy. Per coordination with ERAU, full occupancy is expected for the fall and spring semesters, for a total of 220 days each year. During summer school, 37% occupancy is expected for a total of 86 days based on data obtained from ERAU showing their 2024 summer usage of the existing residence halls. Based on these expected occupancies, the annual water demand for the new residence hall is expected to be 9.07 million gallons, or approximately 28 acre-feet. Refer to **Table 1** for a summary of the annual water demand calculation.

Table 1 – Annual Water Demand

Total Residents	Average Daily Demand (GPD)	Fall/Spring Semester Days	Fall/Spring Occupancy	Summer Days	Summer Occupancy	Annual Demand (acre-feet)
300	36,000	220	100%	86	37%	28

DEVELOPMENT BENEFITS

Per coordination with the City, it is likely that the estimated water usage for the new residence hall facility will exceed 50% of the semi-annual water budget. Per City water policy, this requires that the project provide justification for the development in order to receive approval for the new water usage.

The scope of the project is to add housing for 300 students at the ERAU Prescott campus. The University has been noted to provide economic benefit to the City by bringing additional residents to the City for large parts of the year. Because this project is specifically for student housing, it will bring additional residents to Prescott, which leads to additional tax revenue for the City. Increased population in the City will also generate additional revenue for local businesses. Refer to the attached economic impact statement provided by ERAU.



Beyond the financial benefits, this project will allow ERAU to continue to grow and bring educational opportunities to more individuals. The University continues to expand its Prescott campus; however, the impact of its expansion will be limited by the amount of on-campus housing provided. This project will create 300 new on-campus housing beds for additional students.

In addition to the direct benefits noted above, bringing new students to ERAU will provide additional visibility of the City of Prescott. University activity typically provides seasonal influx of others as well, such as family members during graduation, move in, and move out. Beyond that, having a larger student population increases the industry output of the University, which attracts people and businesses to engage with the campus. All of these things help provide a boost to local economy and public perception.

ERAU Prescott – Economic Impact Statement

Embry-Riddle is a proud partner of the City of Prescott. We take great pride in our ability to positively contribute to the city of Prescott and the entire Yavapai community.

Recent numbers show that Embry-Riddle's total economic impact in Yavapai County, is nearly \$343 million. Our fiscal contributions exceed \$41 million, making us a significant employer in the region, supporting close to 2,650 jobs.

We prioritize job creation, contributing nearly \$103 million in household income to the County. Additionally, our contributions to the Gross Domestic Product (GDP) in the area are substantial, totaling just under \$184 million.

The plans submitted for permitting will allow us to continue to provide opportunities and services to our community. As always, our continued goal is to be good neighbors and trusted partners to our neighbors and partners here in Prescott.



TO: MAYOR AND CITY COUNCIL
AGENDA: November 12 WIS Meeting
DATE: November 12, 2024
DEPT: Public Works
ITEM #: 3.C
SUBJECT: Presentation & Discussion Regarding the Amended 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for July 1, 2024 through October 31, 2024.

ITEM SUMMARY

Review and discussion regarding the current residential and non-residential water budgets, including projects that have received approval for water between July 1, 2024, and October 31, 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 July 1, 2024, through December 31, 2024, for residential projects was 50 acre-ft/year and the budget set for non-residential projects was 25 acre-ft/year.

Between July 1, 2024, and October 31, 2024, a total of 5 residential projects were approved. Three single-family residences totaling .051 acre ft/year and one duplex totaling 0.24 acre-ft/year were administratively approved. One project was a multifamily development requesting 10.74 acre-ft/yr which was approved by WIS and City Council. This totaled 11.49 acre-ft/year residential approval for the budget period. The total remaining residential budget is 38.51 acre-ft/year.

Between July 1, 2024, and October 31, 2024, a total of 4 non-residential projects were approved. Two of these projects requested less than 1.5 acre-ft/yr and were administratively approved. Two were reviewed and approved by WIS and City Council. The total demand for these four projects added up to 4.27 acre-ft/year. The total remaining non-residential budget is 20.73 acre-ft/year.

Between July 1, 2024, and October 31, 2024, a total of 23 projects were approved under existing contracts. Twenty-two new single-family homes and one duplex housing unit were located mainly within Groundwater Subdivisions. The total number of residential dwelling units approved under existing contracts was 24. The total volume approved under existing contracts was 3.98 acre-ft/year. Projects under existing contracts are not included in the water budget (Guideline 9).

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Monthly Water Budget Update

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

RESIDENTIAL PROJECTS							
	PERMIT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	WATER SERVICE AGREEMENT	DATE APPROVED
1	RESIDENTIAL	SFR - Preserve at Prescott	B2406-083	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-042	7/11/2024
2	RESIDENTIAL	SFR - Lafferty	B2305-081	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-048	8/27/2024
3	RESIDENTIAL	DUPLEX	B2404-124	0.24	ADMIN multifamily 8 units or less	WSA24-051	9/26/2024
4	RESIDENTIAL	New Single Family residence	B2408-046	0.17	ADMIN SINGLE FAMILY RESIDENTIAL	WSA24-054	10/21/2024
5	RESIDENTIAL	Commercial 82 unit multi family	PENDING	10.74	COUNCIL	WSA24-035	10/22/2024

TOTAL APPROVED	11.49
TOTAL BUDGET	50.00
TOTAL REMAINING	38.51

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

NON-RESIDENTIAL PROJECTS						
	PROJECT TYPE	DESCRIPTION	PERMIT NUMBER	AFY	APPROVAL TYPE	DATE APPROVED
1	NON-RESIDENTIAL	Restaurant in mall	PENDING	1.67	COUNCIL	9/24/2024
2	NON-RESIDENTIAL	New Storage Facility	ENG2309-016	0.05	ADMIN - Commercial Under 1 AFY	7/25/2024
3	NON-RESIDENTIAL	Block Manufacturing	B2105-210	1.85	COUNCIL	9/24/2024
4	NON-RESIDENTIAL	New Steel Building	B2407-176	0.70	ADMIN - Commercial Under 1 AFY	8/9/2024

TOTAL APPROVED	4.27
TOTAL BUDGET	25.00
TOTAL REMAINING	20.73

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

	PERMIT TYPE		# OF RES UNITS	PERMIT NUMBER	AFY	APPROVAL TYPE	EXISTING ENTITLEMENT	DATE APPROVED	DEMAND METHOD
1	RESIDENTIAL	SFR - Newport Heights	1	B2404-025	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/5/2024	WRMM Multiplier
2	RESIDENTIAL	SFR - Preserve at Prescott	1	B2407-033	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/23/2024	WRMM Multiplier
3	RESIDENTIAL	SFR - PINNACLE AT PRESCOTT	1	B2407-100	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/24/2024	WRMM Multiplier
4	RESIDENTIAL	SFR - PARCEL C2 AT HASS	1	B2407-080	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/29/2024	WRMM Multiplier
5	RESIDENTIAL	SFR - Preserve at Prescott	1	B2407-168	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	7/31/2024	WRMM Multiplier
6	RESIDENTIAL	SFR - PINNACLE AT PRESCOTT	1	B2407-134	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/1/2024	WRMM Multiplier
7	RESIDENTIAL	SFR - HIGHLAND PINES	1	ENG2408-010	0.17	N/A EXISTING CONTRACT/AGREEMENT	Highland Pines	8/20/2024	WRMM Multiplier
8	RESIDENTIAL	DUPLEX	2	B2407-160	0.24	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/21/2024	WRMM Multiplier
9	RESIDENTIAL	SFR - East Prescott Add	1	B2408-021	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/21/2024	WRMM Multiplier
10	RESIDENTIAL	SFR - Summit Pointe	1	B2408-110	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/23/2024	WRMM Multiplier
11	RESIDENTIAL	SFR - Perserve at Prescott	1	B2408-128	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/29/2024	WRMM Multiplier
12	RESIDENTIAL	SFR - Ranch at Prescott U	1	B2407-172	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	8/30/2024	WRMM Multiplier
13	RESIDENTIAL	SFR - Chino Valley	1	ENG2408-013	0.17	N/A EXISTING CONTRACT/AGREEMENT	2007-278 Mollie Rae	9/3/2024	WRMM Multiplier
14	RESIDENTIAL	SFR - Estancia de Prescott	1	B2408-137	0.17	N/A EXISTING CONTRACT/AGREEMENT	ESTANCIA DE PRESCOTT	9/5/2024	WRMM Multiplier
15	RESIDENTIAL	SFR - Suburban Acres	1	PENDING	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	9/6/2024	WRMM Multiplier
16	RESIDENTIAL	SFR - PINNACLE AT PRESCOTT	1	B2408-146	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	9/9/2024	WRMM Multiplier
17	RESIDENTIAL	SFR - CLIFF ROSE UNIT 7	1	B2409-110	0.17	N/A EXISTING CONTRACT/AGREEMENT	Cliff Rose Unit 7	9/26/2024	WRMM Multiplier
18	RESIDENTIAL	SFR - Country Village	1	B2409-067	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	9/26/2024	WRMM Multiplier
19	RESIDENTIAL	SFR - Newport Heights	1	B2409-138	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	10/7/2024	WRMM Multiplier
20	RESIDENTIAL	SFR - Suburban Acres	1	B2409-082	0.17	N/A EXISTING CONTRACT/AGREEMENT	Groundwater Subdivision	10/11/2024	WRMM Multiplier
21	RESIDENTIAL	New Single Family residen	1	B2410-047	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	10/30/2024	WRMM MULTIPLIER
22	RESIDENTIAL	New Single Family residen	1	B2410-051	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	10/30/2024	WRMM Multiplier
23	RESIDENTIAL	New Single Family residen	1	B2410-055	0.17	N/A EXISTING CONTRACT/AGREEMENT	GROUNDWATER SUBDIVISION	10/30/2024	WRMM MULTIPLIER

	Number of Projects	Res Units	AF
Total Residential	23	24	3.98
Total Non-Residential	0	0	0.00
Totals	23	24	3.98

*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: November 12 WIS Meeting
DATE: November 12, 2024
DEPT: Public Works
ITEM #: 3.D
SUBJECT: Presentation & Discussion Regarding the January 2025 - June 2025 Residential & Non-Residential Water Budgets, in Accordance with the Amended 2022 Water Management Policy, Guideline No. 11.

ITEM SUMMARY

The Amended 2022 Water Management Policy, Guideline 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. Since the Council Subcommittee on Water Issues will not be holding a meeting in December 2025, the setting of the Residential and Non-Residential water budget has been moved to the November 12, 2025 meeting. This item will be for discussion and recommendation of the amount of the water budgets for January 1, 2025 through June 30, 2025.

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. Guideline 11 states, "The Council shall set the water budgets semi-annually at its last meeting in June and December of each year." Guideline 12 sets the residential Water Budget and Guideline 13 sets the non-residential Water Budget.

The Water Policy tab of the Water Resource Management page of the City's webpage, includes information regarding the current Water Budget(s) as well as the amount of water approved and the amount of water remaining available for both residential and non-residential developments. The information is updated on the first and third Wednesday of each month and includes administratively approved projects as well as projects approved by City Council. Projects do not reduce the amount of water available in the Water Budget until they are administratively approved for permitting or approved at a City Council meeting.

The Council set a residential Water Budget of 50 acre feet (AFY) for July 1, 2024 through December 31, 2024. A total of 11.49 AFY was used to date with 38.51 AFY remaining. This represents approximately 23% of the Water Budget used for this time period (Attachment 1).

Note that water service applications for two Embry-Riddle Student Residence Hall buildings will be heard at the November 12, 2024 WIS meeting with an estimated demand of 34 AFY. This project will go through the appeals process because it exceeds 50-percent of the remaining budget at the time of the application. Per Water Policy 14, if approved, the 34 AFY for this project will not be subtracted from the residential budget. However, for the purposes of this reporting, it should be noted that the total residential water allocated for this period will be 45.49 AFY if the Embry-Riddle project is approved.

The Council set a non-residential Water Budget of 25 AF for July 1, 2024 through December 31, 2024. A total of 4.27 AFY was approved to date with 20.73 AFY remaining. This represents approximately 17% of the Water Budget used for this time period. (Attachment 1)

Note that since the budget meeting is in November instead of December, some administrative approvals may occur between now and the end of the budget period.

Staff will provide 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 as part of the discussion of this item (See Attachment 2).

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to forward the residential & non-residential water budgets for January through June 2025 to Council as recommended

ATTACHMENTS

1. Water Budget Tables 1
2. Water Budget Tables 2

2024 JULY TO DECEMBER WATER BUDGET SUMMARY		
<u>RESIDENTIAL</u>		
	Number Applications	July -December 2024 AFY
Water Budget		50.00
Adminstrative Approval	4	0.75
Council Approval	1	10.74
TOTAL RESIDENTIAL APPROVALS	5	11.49
TOTAL WATER BUDGET REMAINING		38.51
<u>NON-RESIDENTIAL</u>		
	Number Applications	July -December 2024 AFY
Water Budget		25.00
Adminstrative Approval	2	0.75
Council Approval	2	3.52
TOTAL RESIDENTIAL APPROVALS	2	4.27
TOTAL WATER BUDGET REMAINING		20.73

POTENTIAL PROJECTS				
<u>POTENTIAL RESIDENTIAL</u>				
Project No.	Project Name	Description	Location	Approximate Water Demand AFY
REZ24-003	500 Marina St Apartments	106 Unit Apartment Complex	500 Marina Street	13.7
CUP24-003	Rincon Ridge	30 - Mobile Home Park	906 Rock Lane	3.6
PAC24-082	Grace Ave Residence	1- SFR Home	235 Grace Ave	0.17
PAC24-053	Whipple Cover	5-6 Townhome Units	913 Canterbury Ln	1
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	2.5
		RESIDENTIAL WATER BUDGET JULY-DECEMBER 2024		10-25
<u>POTENTIAL NON-RESIDENTIAL</u>				
Project No.	Project Name		Location	Approximate Water Demand AFY
REZ24-002	Willow Creek Commons	Office and Retail	Willow Creek Road	3
PAC24-051	Suits Law	Office and Retail	732 W Hillside	1
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



TO: MAYOR AND CITY COUNCIL
AGENDA: November 12 WIS Meeting
DATE: November 12, 2024
DEPT: Public Works
ITEM #: 3.E
SUBJECT: Presentation & Discussion Regarding Green Stormwater Infrastructure.

ITEM SUMMARY

Green Stormwater Infrastructure (GSI) is being utilized to address a number of challenges facing urban communities. Pollution reduction, water conservation, heat island reduction, and traffic calming are all benefits to these features. Staff will share how the City is incorporating these natural solutions into our future.

BACKGROUND

As the Environmental Protection Agency has identified, stormwater is one of the biggest threats to water quality in the United States. It can transport trash, bacteria, heavy metals, and other pollutants through storm sewers and into local waterways. Heavy rainstorms can cause flooding that damages property and infrastructure. EPA, states, and municipalities have made noteworthy progress protecting our nation's waters through the implementation of the Clean Water Act (CWA). Green infrastructure may be used to comply with CWA requirements, treat stormwater, improve water quality, and mitigate flooding while also beautifying our communities.

Understanding these potential benefits, staff are taking a multipronged approach to integrate these features into Prescott's future. Staff will review the administrative approaches toward GSI integration. The City also applied for and received an Arizona Department of Environmental Quality (ADEQ) 604B Water Quality Improvement Grant to evaluate potential sites in our community. We'll review that grant as it nears its conclusion and share some of the results, including a virtual tour of existing and candidate GSI sites.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

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

ATTACHMENTS

None