

City of Prescott

Council Subcommittee on Water Issues



April 7, 2026 | 9:30 AM
201 N Montezuma Street
Council Chambers, 1st 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 March 3, 2026 Council Subcommittee on Water Issues Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. Presentation & Discussion Regarding the Amended 2022 Water Management Policy — Current Residential & Non-Residential Water Budget Overview for January 1, 2026 through March 25, 2026.
Recommended Action: This item is for discussion only. No formal action will be taken.
 - C. **WSA26-007**: A Water Service Application Submitted by, Michael Taylor Architects. Location: 130 N Cortez Street, APN 113-15-105A.
Recommended Action: MOVE to recommend forwarding WSA26-007 to Council for approval or denial
 - D. Presentation & Discussion Regarding the Calendar Year 2025 Water Rebate & Conservation Program.
Recommended Action: This item is for discussion only. No formal action will be taken.

- E. Presentation & Discussion Regarding the Big Chino Watershed Assessment.
Recommended Action: This item is for discussion only. No formal action will be taken.

4. UPDATES & ANNOUNCEMENTS FROM STAFF

- A. Presentation & Discussion Regarding Proposed Water Legislation Impacting the City of Prescott & Surrounding Areas.
- B. Presentation & Discussion Regarding the Water Resource Management Model (WRMM) Information Sheet.

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 4/7/26 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Thornhill

Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: April 7 Subcommittee on Water Issues
DATE: April 7, 2026
DEPT: City Clerk
ITEM #: 3.A
SUBJECT: Approval of the March 3, 2026 Council Subcommittee on Water Issues Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the minutes from the March 3, 2026 Council Subcommittee on Water Issues meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. March 3, 2026 WIS Minutes

City of Prescott
Council Subcommittee on Water Issues



March 3, 2026 | 9:30 AM
201 N Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Rusing called the meeting to order at 9:31 a.m.

2. ROLL CALL

Chair Rusing
Member Fruhwirth
Member Garing

3. DISCUSSION & ACTION ITEMS

A. Approval of the February 3, 2026 Council Subcommittee on Water Issues Meeting Minutes.

MOTION BY MEMBER FRUHWIRTH TO APPROVE FEBRUARY 3, 2026 MINUTES; SECONDED BY CHAIR RUSING: PASSED (3 - 0)

B. Presentation & Discussion Regarding the 2022 Amended Water Management Policy - Current Residential & Non-Residential Water Budget Overview for January 1, 2026, through February 23, 2026.

Water Resource Manager Brian Ruiz presented an update regarding the current residential and non-residential water budgets, including projects approved between January 1, 2026, and February 23, 2026. Under the Amended 2022 Water Policy, Guidelines 11–13, a semi-annual water budget was established for residential and non-residential projects. For the period of January 1, 2026, through June 30, 2026, the allocated budget is 25 acre-feet per year for residential projects and 25 acre-feet per year for non-residential projects. Between January 1, 2026, and February 23, 2026, no new residential projects were approved administratively or by Council pursuant to Water Policy Guideline 2. As a result, the full residential allocation of 25 acre-feet per year remains available. During the same period, five new non-residential projects were approved administratively under Water Policy Guideline 2, totaling 0.72 acre-feet per year of water use. The remaining non-residential water budget is 24.28 acre-feet per year. One new project was approved under an existing contract during this timeframe. The project consists of a new single-family home located within the Forest Ridge at Hassayampa subdivision. Pursuant to Guideline 9, projects under existing contracts are not counted toward the water budget and are provided for reference only. Chair Rusing asked for clarification on the water calculation for the school expansion.

Member Garing asked if an effort has been made to track water after projects

are approved.

Mr. Ruiz confirmed and added that information is updated annually in the Water Resource Management Model (WRMM).

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

- C. **WSA25-037:** A Water Service Application Submitted by, James R Griset. Location: 136, 138, and 140 Montezuma Street, APN 109-02-014A.

Mr. Ruiz presented WSA25-037 for review. The application is for a proposed 47-unit hotel project located at 136, 138, and 140 Montezuma Street. No formal planning application is required for this project under the Land Development Code. The application materials include a basic site plan and vicinity map identifying the proposed footprint and location of the development. City staff prepared a demand analysis using non-residential water multipliers from the Water Resources Management Model (WRMM). The proposed development consists of a four-story hotel with 47 rooms, a lobby bar, a fourth-floor terrace bar, and a ballroom/meeting room. Based on comparable hotel and amenity demand factors within the WRMM, the estimated water demand for the project is 5.6 acre-feet per year. The project does not include a landscape component, and historical usage for the site per the WRMM is 0.1 acre-feet per year. The total net demand for the application was therefore calculated at 5.5 acre-feet per year.

Chair Rusing invited the applicant to speak.

Applicant Doug Stroh explained that the hotel will have two bars and a kitchen that will serve prepackaged, bar-style food heated in TurboChef-type ovens rather than traditional cooking. He noted there is no natural gas on site and that only a possible ventless hood may be needed for steam from ovens.

MOTION BY MEMBER FRUHWIRTH TO RECOMMEND FORWARDING WSA25-037 TO COUNCIL FOR APPROVAL; SECONDED BY CHAIR RUSING: PASSED (1 - 1 - 1) MEMBER GARING DISSENTING, CHAIR RUSING ABSTAINING

- D. **WSA26-005:** A Water Service Application Submitted by Woda Cooper Development, INC. Location: Between Lakeview Plaza Lane & Mogollon Road South of Willow Creek Road, a Portion of APN 106-20-509,508,507A,506A

Mr. Ruiz presented Water Service Application (WSA26-005) for review. The application is for a proposed 82-unit multifamily development located between Lakeview Plaza Lane and Mogollon Road, south of Willow Creek Road. No formal planning application is required under the Land Development Code. The application materials include a basic site plan and vicinity map identifying the proposed footprint and location of the project. City staff prepared a demand analysis using residential water multipliers from the Water Resources Management Model (WRMM). The proposed development consists of 82 multifamily units and a parking lot with landscaped buffer areas. Using the WRMM multifamily average water use rate of 0.12 acre-feet per unit per year, the estimated indoor demand for the residential units is 9.8 acre-feet per year.

The project includes approximately one acre of landscaped area. Applying the Arizona Department of Water Resources (ADWR) guideline of 1.5 acre-feet per year for low-water-use plants, the estimated outdoor irrigation demand is 1.5 acre-feet per year. The total estimated water demand for the project is 11.3 acre-feet per year.

Member Fruhwirth asked if the property will have management on site.

Architect and Lakeview Plaza representative Michael Taylor responded he does not have that answer, and added that the project was previously presented to the Subcommittee in November 2023 and approved for 90 units, but the approval expired after a development agreement could not be finalized. The applicant has returned with a similar proposal for 82 units, reflecting adjustments made during further design. The project is intended to provide workforce or more affordable housing. The previous proposal was approved unanimously by both the Subcommittee and City Council.

Member Fruhwirth asked for clarification on the "integrated clubhouse".

Mr. Taylor responded it will be within the structure, final location within the building has not been indicated yet.

Chair Rusing asked if there is a stormwater runoff plan.

Mr. Taylor said that the site is served by regional stormwater detention infrastructure within Lakeview Plaza, including large underground drainage tubes installed at a cost of approximately \$5 million. This system is designed to manage runoff for the broader development and address drainage concerns on the site.

Member Garing questioned the possibility of requiring xeriscape style landscaping to minimize irrigation after plant establishment. He suggested looking into adding that to the water policy in the future.

Chair Rusing agreed.

Mr. Ruiz added that as part of long-term water management planning, the city is evaluating several demand management strategies, including potential code revisions related to landscaping and outdoor water use. Staff recommendations will be brought forward together as part of a coordinated set of code updates based on the long-term water management plan.

Member Fruhwirth asked whether the Subcommittee could approve water for the project based on the unit demand while delaying a final water allocation decision until potential landscaping policy changes are adopted.

Mr. Taylor requested that the project be reviewed under the current code while remaining open to participating in future discussions if landscaping or water-use policies change. He noted that design work will begin soon, though construction may not occur for about a year. He also stated that landscaping water use

represents a relatively small portion of the project's overall water demand, so even significant reductions would have a limited impact on total usage.

MOTION BY CHAIR RUSING TO RECOMMEND FORWARDING WSA26-005 TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER GARING: PASSED (3 - 0)

- E. **WSA26-002:** Water Service Application Submitted by Commerce Construction Co, LP. Location: State Route 89 and Jenna Lane, APN 102-05-033H.

Mr. Ruiz presented WSA26-002 for review. The application is for a ±371,000 square-foot commercial development located within the Deep Well Ranch Master Plan area at the intersection of State Route 89 and Jenna Lane. No formal planning application is required under the Land Development Code. The application materials include a basic site plan and vicinity map showing the proposed footprint and location of the project. City staff prepared a demand analysis using non-residential water multipliers from the Water Resources Management Model (WRMM). The proposed development includes multiple large, medium, and small buildings intended for retail shops, restaurants, banking, and other uses typically associated with large regional shopping centers. Using comparable commercial building demand factors from the WRMM, the total estimated indoor building demand is 20.3 acre-feet per year. The site plan identifies approximately 5.1 acres of landscaped area. Applying the Arizona Department of Water Resources (ADWR) guideline of 1.5 acre-feet per year for low-water-use plants, the estimated outdoor irrigation demand is 7.6 acre-feet per year. The total estimated water demand for the project is 27.9 acre-feet per year. Per Water Policy Guideline 14, no single WSA may be approved for water usage estimates greater than 50% of the remaining semi-annual Water Budget. Projects requesting more than 50% of the remaining budget may: a. File a WSA application to be considered when the next Water Budget becomes available; or b. Appeal the 50% rule by demonstrating benefits to the City, such as job creation, wages, sales tax generation, economic impact, or other community benefits. Appeals are reviewed by the Water Issues Subcommittee and City Council. If City Council grants the appeal, the amount of water approved would be included in the annual water assessment to Council. The applicant has requested an appeal of the 50% rule. A development benefits letter prepared by the applicant was included as Attachment 4 for review.

Chair Rusing asked what the large green area is on the plat map.

Commerce Construction representative Jim Hardison clarified that the green area on the plan is a catch basin.

Member Fruhwirth asked for clarification on the landscape plans.

Mr. Hardison responded that they will follow the City Code and the Deep Well Ranch Masterplan guidelines with regard to landscaping. Keeping project costs down will also encourage them to keep landscaping costs minimal and leave natural areas as is where they can.

Chair Rusing added it is a good idea to add greenery and trees due to the large

parking lot becoming a heat island. She asked for more information on the plan for the shopping center in North Prescott.

Majestic Realty (Commerce Construction parent company) representative Tom Cozzolino described the project as an open-air power center with national and regional big-box tenants, along with a district of smaller shops and restaurants designed for social and leisure activities. Economic benefits were projected to include approximately \$4 million in sales tax, about \$580,000 in property tax, and around 800 permanent jobs. Mr. Cozzolino indicated that, following the entitlement process, the project is expected to take roughly two to three years to complete, depending on tenant and construction timelines.

Chair Rusing commented that shopping is needed in that area and will be an asset. Decided not to widen Hwy 89 hoping services would one day be available in North Prescott and people wouldn't have to drive through the Dells.

Member Garing asked whether the appeal allows the Council to impose a requirement that would not normally be allowed under the code.

Ms. Moore responded that no, the appeal does not allow that. The appeal simply provides additional considerations for review when deciding whether to grant the Water Service Agreement (WSA)

MOTION BY MAYOR PRO TEM FRUHWIRTH TO RECOMMEND FORWARDING WSA26-002 TO COUNCIL FOR APPROVAL; SECONDED BY CHAIR RUSING: PASSED (3 - 0)

- F. Presentation & Discussion Regarding Potential Revisions to City Code Section 2-1-8 Regarding Sewer Requirements for Water Service.

Mr. Ruiz presented a potential amendment to City Code 2-1-8 to remove the sewer connection requirement for single-family residential water service outside City limits under specific circumstances. City Code 2-1-8 establishes statutory provisions for providing City water service outside City limits. Currently, Section C.1.b allows one single-family dwelling unit on a parcel provided it connects to both a City water main and a City sewer main. However, sewer infrastructure is limited in many outlying subdivisions where water service was historically extended without the contemplation of sewer line extensions. Each year, staff receive numerous inquiries from property owners outside City limits whose parcels are adjacent to existing City waterlines but are not located near feasible sewer connections. Under the current code, these parcels are ineligible for water service despite many similarly situated homes within the same subdivisions already receiving City water.

Chair Rusing clarified that there are two boundaries related to water service—the city limits and the water service area—and noted that community members may not be aware of the distinction. She commended City staff for preparing the map presented and stated that the issue is overdue and it is time to address the situation.

Mr. Ruiz explained that the proposed revision would create an additional exemption allowing water service without sewer connection for parcels that are adjacent to an existing City waterline at the time of the code revision. To implement and track the exemption, the city would create a GIS layer identifying eligible parcels and ensuring that new lots are not created that would increase water use beyond the proposed allocation. Staff identified 164 parcels that would qualify under the new exemption. The city would set aside 28 acre-feet per year within its water portfolio to accommodate eventual service to these lots. Of the 164 parcels, 41 parcels are already included as committed demand within the City's current Designation of Assured Water Supply (DAWS), and approximately 7 acre-feet of the 28 acre-feet is already accounted for as committed demand. The new net water being set aside is approximately 20 acre-feet per year. He explained the proposed eligibility. One single-family home outside city limits may connect to city water if the property is next to an existing city waterline, adequate water pressure and supply are available, the owner pays for required infrastructure, permits, and impact fees, and any existing well is properly abandoned through ADWR. The benefits to the city would include impact fee revenue, a 30% surcharge above in-city water rates, encourage conservation through tiered rates, increase groundwater allowance by eliminating private wells, reduce staff time handling individual requests, and improve long-term water management by formally accounting for the service obligation.

Member Garing asked for clarification on which lots are not in the water service area, and asked if a water main extension is required does the applicant pay for that.

Mr. Ruiz clarified and confirmed that yes, the applicant will pay those costs. It may make sense to work with neighbors to bring water and sewer to share cost.

Member Fruhwirth commented that the Subcommittee had this same discussion six months ago and gave direction and feels there have been no changes other than Subcommittee members. She feels it is politics, not policy.

Chair Rusing said it does not hurt to revisit the issue.

Mr. Ruiz commented that refinements have been made since the discussion six months ago.

Member of the public David Shingledeker addressed the Subcommittee as the HOA president of Vista Del Cerro, he stated that several lots in the 40-year-old community have water lines and service connections installed but were recently told they cannot receive city water do to no sewer connection available. He said this has impacted property sales and development, and some lots cannot use wells or septic systems, leaving them with little value. He expressed support for the Water Department's proposed solution and asked the Subcommittee to consider it.

Member of the public Debbie Avila addressed the Subcommittee as a realtor who works and lives in the area. She stated that she has two of the lots listed

that are affected by the current situation and was not previously aware of the issue in Jackson Acres. She expressed appreciation to the Subcommittee reviewing the matter and noted that water lines are currently close to the lots.

Member of the public Kelsey Secor addressed the Subcommittee as a lifelong Prescott resident who is directly impacted by this issue. She stated that the application of the current policies has left her family with no practical path forward to complete their home. They are the last lot in the subdivision without water, and were told they cannot have city water without city sewer at an estimated cost of \$200,000. They drilled a well to 700 feet and found no viable water supply. The last option is to haul water from the city water station. Asking for a thoughtful amendment that is logical and beneficial for the city and residents. Requested recommendation to Council.

Member of the public Larry Fagan addressed the Subcommittee stating that his father, the area's developer, worked hard to provide sewers, but practical limitations prevented it, and some sales failed when buyers learned lots were on septic systems. The city had intended all lots to have water, installing mains and meters, though some owners remain unaware they can't connect. While requiring sewers makes sense, proactive enforcement caused unintended issues for certain lots. He thanked the city and Subcommittee for addressing the problem and encouraged approval of the proposed revision, which he believes fairly resolves most cases.

Member of the public Amy Hitt addressed the Subcommittee as a Prescott broker who represents a seller of 60 Granite Gardens lots, 15 of which have already sold. Sales were made assuming access to city water and sewer, though some lots faced unclear connection requirements. She highlighted specific lots ready for development and emphasized that new homes would enhance the area's value. She expressed concern about legal implications of inaccurate public reports submitted unknowingly and urged the city to ensure lot owners can access their water rights, allowing honest buyers to build homes and contribute positively to the community.

Member of the public Sarah Rose Webber addressed the Subcommittee as a lot owner in Granite Gardens. They purchased the property in January to build a home for their family, and before closing, the city confirmed water was available, so learning about the current water issues was concerning. They strongly support the proposed resolution, as it provides certainty for the community and property owners, helping current and future buyers understand water access. She urges the committee to approve it.

Member of the public Ron Clark addressed the Subcommittee as a Vista del Cerro resident and former board member, he thanked the water department for their quick response to a recent line break. He believes a water agreement originally existed and warns that not extending water to some lots could have serious consequences. Without water, lot owners may abandon properties, leaving brush unmanaged, which increases fire risk and bark beetle infestations that threaten the whole community. He invited Council Members to visit and urged consideration of water access for safety and proper community

management.

Member Garing commented that this is not perfect, but a step in the right direction, but just one step in a series of steps needed to implement rules, regulations and incentives on future sewer extensions to recover valuable wastewater.

Chair Rusing added that these lots have existed for a long time, and some original paperwork is lost or unrecorded. The intent was always to provide water, but older subdivisions were never designed for sewer. Requiring sewer now creates unfair situations between neighbors on septic systems. Buyers acted in good faith, and while the proposed solution isn't perfect, it addresses most lots. They thanked Mr. Ruiz and the water resource department for developing a workable resolution.

MOTION BY CHAIR RUSING TO RECOMMEND FORWARDING REVISION OF CITY CODE 2-1-8 TO COUNCIL FOR APPROVAL; SECONDED BY MEMBER GARING. PASSED (2-1) MEMBER FRUHWIRTH DISSENTING

4. ADJOURNMENT

There being no further business to discuss, Chair Rusing adjourned the meeting at 11:05 a.m.

CATHEY RUSING, Mayor

ATTEST:

Torey Dawson, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: April 7 Subcommittee on Water Issues
DATE: April 7, 2026
DEPT: Public Works
ITEM #: 3.B
SUBJECT: Presentation & Discussion Regarding the Amended 2022 Water Management Policy — Current Residential & Non-Residential Water Budget Overview for January 1, 2026 through March 25, 2026.

ITEM SUMMARY

This item is for a review and discussion regarding the current residential and non-residential water budgets, including projects that have received approval for water between January 1, 2026 through March 25, 2026.

BACKGROUND

The Amended 2022 Water Policy, Guidelines 11-13, established a semi-annual water budget for residential and non-residential projects. The budget set for January 1, 2026, through June 30, 2026, for residential projects is 25 acre-ft/year and the budget set for non-residential projects is 25 acre-feet per year.

Between January 1, 2026, and March 25, 2026, one new residential project was approved by Council (Water Policy Guideline 2). The project was the Lakeview Plaza 82-unit multifamily development for 8.46 acre-feet per year. The remaining water in the residential budget is 16.54 acre-feet per year of water.

Between January 1, 2026, and March 25, 2026, five new non-residential projects were approved administratively (Water Policy Guideline 2) for 0.72 acre-ft/year of water. The total remaining non-residential budget is 24.28 acre-feet per year.

Between January 1, 2026, and March 25, 2026, three new projects were approved under existing contracts. These included two new single-family home located within existing subdivisions and one tenant improvement project for office use. Projects under existing contracts are not included in the water budget and are provided only for reference (Guideline 9).

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Water Budget Presentation

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

NON-RESIDENTIAL PROJECTS							
	PROJECT TYPE	DESCRIPTION	PERMIT NUMBER	ADDRESS	AFY	APPROVAL TYPE	DATE APPROVED
1	NON-RESIDENTIAL	Seventh Day Adventist School	B2404-092	2980 Willow Creek Road	0.03	ADMIN-COMMERCIAL UNDER 1.5 AFY	1/3/2025
2	NON-RESIDENTIAL	Hair Salon	Pending	3227 Lakeside	0.19	ADMIN-COMMERCIAL UNDER 1.5 AFY	1/6/2026
3	NON-RESIDENTIAL	RV and Self Storage Facility	B2511-104	6725 Airport Ave	0.2	ADMIN-COMMERCIAL UNDER 1.5 AFY	1/29/2026
4	NON-RESIDENTIAL	Office Shell Buildout	Pending	2222 Cirrus Dr	0	ADMIN-COMMERCIAL UNDER 1.5 AFY	1/29/2026
5	NON-RESIDENTIAL	Service Garage	B2312-063	2206 Cirrus Ave	0.3	ADMIN-COMMERCIAL UNDER 1.5 AFY	1/30/2026
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7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

TOTAL APPROVED	0.72
TOTAL BUDGET	25.00
TOTAL REMAINING	24.28

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

APPROVED UNDER EXISTING CONTRACT

	PERMIT TYPE	# OF RES UNITS	PERMIT NUMBER	ADDRESS	AFY	APPROVAL TYPE	EXISTING ENTITLEMENT	DATE APPROVED	DEMAND METHOD	
1	RESIDENTIAL	SFR-Forest Ridge at Hassayampa	1	B2512-125	2115 Forest Mountain Rd.	0.17	N/A EXISTING CONTRACT/AGREEMENT	Forest Ridge at Ha	1/13/2026	WRMM MULTIPLIER
2	RESIDENTIAL	SFR - Westhill Club at Forest Trls.	1	B2602-061	1422 Vale Ln.	0.17	N/A EXISTING CONTRACT/AGREEMENT	Westhill Club at Fo	2/23/2026	WRMM MULTIPLIER
3	NON-RESIDENTIAL	TI Change of Use to Office	0	B2506-088	101 N Mt Vernon	0	ADMIN-COMMERCIAL UNDER 1.5 AFY	WSA26-006	2/27/2026	WRMM Multiplier
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20										

	Number of Projects	Res Units	AF
Total Residential	2	2	0.34
Total Non-Residential	1	0	0.00
Totals	3	2	0.34

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: April 7 Subcommittee on Water Issues
DATE: April 7, 2026
DEPT: Community Development
ITEM #: 3.C
SUBJECT: **WSA26-007**: A Water Service Application Submitted by, Michael Taylor Architects. Location: 130 N Cortez Street, APN 113-15-105A.

ITEM SUMMARY

This item is for review of Water Service Application WSA26-007 for a mixed-use residential and retail project. The site is located at 130 N Cortez Street.

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 and approval of water service. A basic site plan and vicinity map have been provided to show the proposed footprint and location of the project (Attachments 1 & 2).

A demand analysis was prepared by City staff using residential and non-residential water multipliers from the Water Resources Management Model (WRMM). The project consists of an existing four-story building which is currently vacant and has had multiple uses, including a hotel over its long history. The proposed use for the building will be for +/- 3,000 square-foot retail space on the first floor, 6 short-term apartments on the 2nd and 3rd floors, and a new residence on the 4th floor. Based on the WRMM multipliers, the residential demand is estimated at 0.89 acre-feet per year and the retail demand is estimated at 0.02 acre-feet per year, giving a total demand estimate of 0.91 acre-feet per year. Previous water usage for the building over the last 10-years shows no significant usage and the previous demand was estimated at 0 acre-feet per year. There is no proposed landscape or outdoor water use for this development. Upon approval, water will be taken from the residential and non-residential budgets based on the estimated demand for each use.

A Special Use Permit for this project was previously heard by Prescott Preservation Commission and Planning and Zoning Commission, which both recommended approval. City Council approved the Special Use Permit for the project on October 14, 2025.

Applicant has completed the following:
Planning and Zoning Commission: September 12, 2025
Application Received: February 24, 2026
Application Deemed Complete: February 27, 2026
Water Issues Subcommittee: April 7, 2026
City Council: April 28, 2026

FINANCIAL IMPACT

There is no fiscal impact at this time.

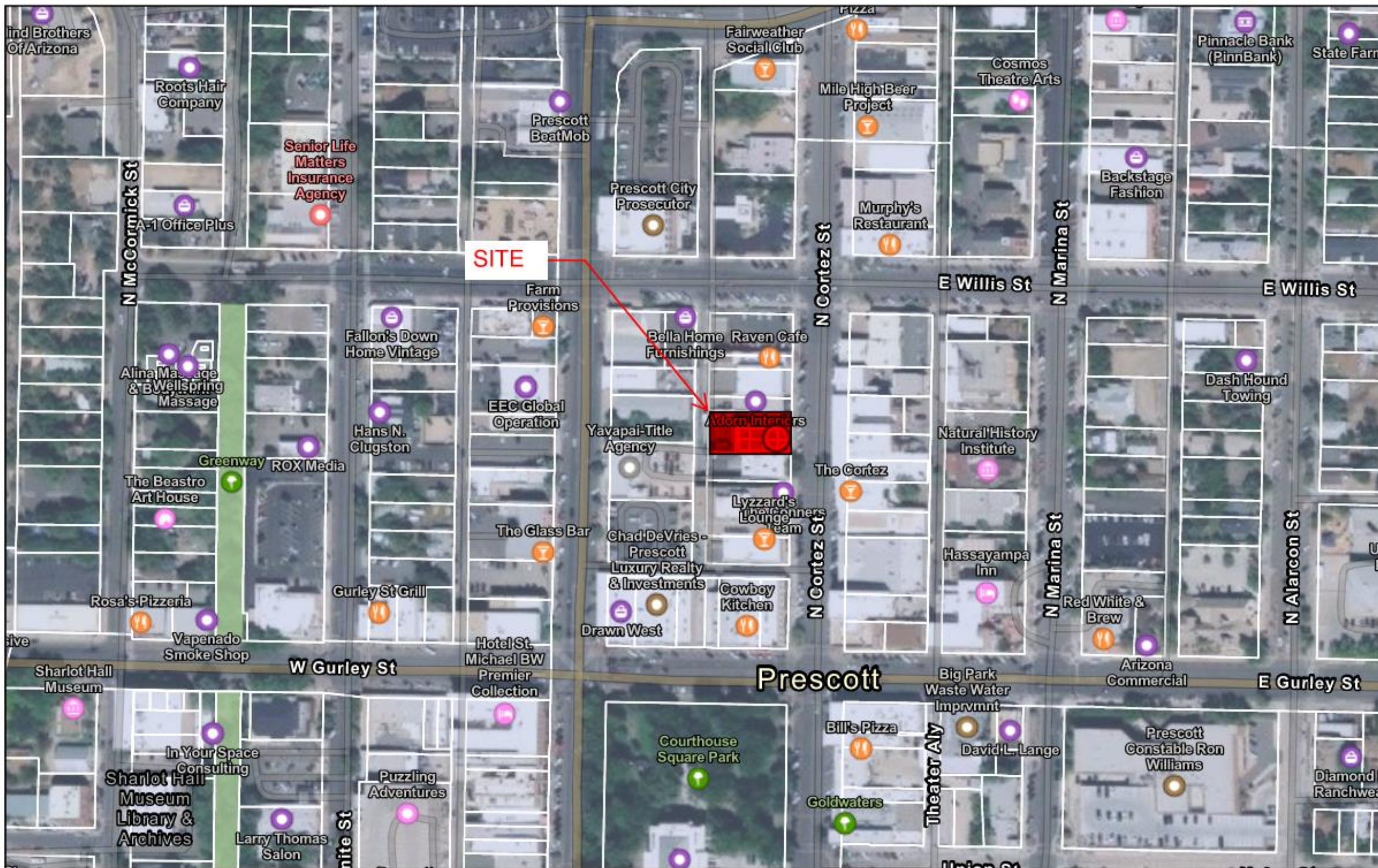
RECOMMENDED ACTION

MOVE to recommend forwarding WSA26-007 to Council for approval or denial

ATTACHMENTS

1. Attachment 1_Vicinity Map
2. Attachment 2_Site Plan
3. WSA26-007 Presentation

130 N Cortez - Mixed Use Development



3/26/2026



Sources: Esri, TomTom, Garmin, SafeGraph, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

WSA26-007 Application Summary

- Mixed Use with 1 single family, 6 multifamily, & 3000 SF of retail
- Estimated demand for residential – 0.89 AFY
- Estimated demand for retail – 0.02 AFY
- Estimated demand for landscape – 0 AFY
- Previous Usage – 0 AFY
- Estimated Total Demand – 0.91 AFY



TO: MAYOR AND CITY COUNCIL
AGENDA: April 7 Subcommittee on Water Issues
DATE: April 7, 2026
DEPT: Community Development
ITEM #: 3.D
SUBJECT: Presentation & Discussion Regarding the Calendar Year 2025 Water Rebate & Conservation Program.

ITEM SUMMARY

This item is for staff to provide a presentation on the Calendar Year 2025 Rebate Incentives and Water Conservation Education Program.

BACKGROUND

Under Prescott City Code, Chapter 3-10-8, the City manages the ongoing Rebate Incentive Program by encouraging residents and businesses to conserve water. This is accomplished by offering incentive awards for things such as turf removal, rain barrels, rain gardens, and irrigation controllers, and by retrofitting plumbing fixtures and selecting new washing machines.

Staff will provide highlights of the Water Conservation Rebate Incentives and Conservation Education Program for Calendar Year 2025* in which \$40,703 dollars were rebated to our applicants, and 1,409,969 gallons were saved in one year. *January 1-December 31, 2025.

FINANCIAL IMPACT

There is no financial impact related to this item, but funding for the program budgeted and available in the FY26 Water Resources-Conservation Budget.

RECOMMENDED ACTION

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

ATTACHMENTS

1. 2025 - Water Conservation Rebate & Program Update

WATER CONSERVATION REBATE AND GENERAL PROGRAM UPDATE

January 01 - December 31, 2025



prescottwater.com

3-10-8 CODE AMENDMENTS

Examples of Changes

- Timelines (1 Year from Purchase)
- Lifetime Total Increase for Commercial and HOAs
- Commercial Toilets Added
- Pre-applications for Turf Replacement and Rain Gardens
- Clarifying Language (ie. “actively irrigated turf”, CEE Washing Machine Water Efficiency Factor”)
- Extra Incentive (25 cents) for Using Drought Tolerant Plants in Turf removal projects



REBATES AND INCENTIVES



WATER CONSERVATION REBATE PROGRAM

The City of Prescott's WaterSmart™ conservation incentive program is designed to encourage residents and businesses to conserve water. This program applies to the purchase and installation of devices to retrofit plumbing fixtures with high rates of flow and to reducing outdoor water use for landscaping purposes. Whether you do the work yourself or hire a contractor, City of Prescott water utility customers can save thousands of dollars and even more water. (P.C.C. 3-10-8)

Memorable Link:



prescottwater.com/rebates



WATER CONSERVATION

WATERSMART™ REBATE PROGRAM

SAVE WATER, SAVE MONEY, BE A PART OF THE PRESCOTT WATERSMART™ MOVEMENT

REBATE PROGRAM OPPORTUNITIES:

- RAINWATER BARREL/RAINWATER CISTERN**

50-75 gallon capacity rain barrel:
\$0.50 per gallon of storage

75 gallon and larger capacity rain barrel/cistern:
\$1.00 per gallon of storage
- RAIN GARDEN (PASSIVE)**

\$3.00 per square foot of basin footprint
- TURF REPLACEMENT**

\$1.00 per square foot

\$1.25 per square foot for drought tolerant, low water use, non-invasive plants
- WATERSENSE LABELLED SMART IRRIGATION TIMER/CONTROLLER**

\$75.00
- ULTRA-EFFICIENT WASHING MACHINE**

\$200.00
- RESIDENTIAL OR COMMERCIAL MANUAL TOILETS**

1.0 gallon per single flush toilet: \$150
1.0/1.28 gallons per dual flush toilet: \$125
1.28 gallons per single flush toilet: \$100
- COMMERCIAL AUTOMATIC FLUSH-O-METER TOILETS AND URINALS**

Automatic Flush-o-Meter 1.28 gallons per flush: \$200
Automatic Flush-o-Meter 1.0 gallon per flush or less: \$225
Urinal: WaterSense 0.125 gallons or less per flush: \$100
Urinal: Waterless: \$225
- WATER CUSTOMERS ON SEPTIC SYSTEMS**

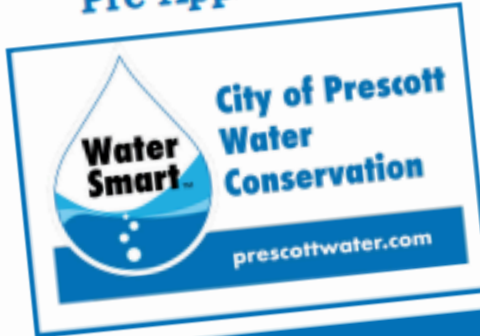
\$50.00
- HOT WATER RECIRCULATION SYSTEM**

\$150.00

CLICK HERE TO LEARN MORE AND GET STARTED!

PRESCOTT IS PARTNERING WITH FRIENDS OF THE VERDE RIVER THIS SUMMER/FALL TO OFFER UP TO \$15,000 PER APPLICANT IN GRANTS AND REBATES

Water Conservation Rebate Turf Removal/Rain Garden Pre-Application



Rebate Incentive Award Amounts

Rain Garden (Passive)	\$500.00 maximum award \$3.00 per sq ft of basin footprint
Turf Replacement	\$1.00 per sq ft \$1.25 per sq ft for drought tolerant, low water use plants

Turf Grass in the Prescott area needs 43-51 inches of water a year, with 28-36 inches of irrigation water in addition to rainfall. For a 500 sq ft lawn, that's 8,700-11,200 gallons of City water used! If irrigated, many lawns often receive twice the amount of water needed.

**GET PAID TO REPLACE YOUR TURF
GET PAID TO CREATE A RAIN GARDEN**

Established, drought tolerant, low water use plants rarely need irrigation water.

Alternative ground covers, rain gardens, gravel gardens, mulch pathways and patio pavers are also WaterSmart™ choices.



Water Resources
433 N. Virginia St. | Prescott, AZ 86301 | 928-777-1130
watersmartrebates@prescott-az.gov
www.prescottwater.com

Turf and Rain Garden General Guidelines

- Pre-applications are required for turf replacement and rain garden applications.
 - Written approval is required prior to beginning turf and rain garden projects.
 - Once approved, the applicant has 6 months to complete the project and submit a final application. Incomplete projects do not qualify for a rebate.
 - Total incentives granted for a residential property shall be limited to \$2,500, and \$5,000 for a commercial, multifamily residential property or HOA.
-
- Only drought tolerant, low water use, non-invasive and native plants may be planted in a rain garden or considered for turf replacement plant incentive.
 - If project requires irrigation, installation of an EPA WaterSense labeled Smart irrigation timer/controller (and use of weather-based features, including evapotranspiration data), backflow prevention device and drip or similar system is required.
 - Existing irrigation systems must be removed, capped or replaced by a drip system. Plants with differing water needs should be placed on different irrigation zones.
 - Spray irrigation systems, including pop up sprinklers are not allowed for rebate purposes.
 - Projects must meet City Codes and Standards.
 - Any weed barriers used must allow water to flow through them. Plastic may not be used. Organic options (i.e. mulch, burlap, corn-based, permeable weed barriers, non-coated cardboard) are encouraged. For rain gardens, landscape fabric and weed cloth may not be used.
-
- For turf replacement rebate:
 - Grass must be alive and actively irrigated/maintained. Dead grass and bare soil do not qualify.
 - Pathways or patios using permeable materials (i.e. pavers or brick filled with sand, gravel or decomposed granite) qualify. A maximum of 25% of project area may be impermeable (water can't pass through).
 - For rain gardens:
 - A minimum of 400 sq ft of rainwater must be redirected from a roof. A minimum of 50 sq ft must be installed.
 - Catchments may be rock lined. Rebate is for basin footprint only.



Refer to the City of Prescott Water Conservation Rebate Application or prescottwater.com/rebates for general rebate terms and conditions.

Water Conservation Rebate Turf Replacement/Rain Garden Pre-Application

MAIL or HAND DELIVER your application to:
Water Resources, 433 N. Virginia St, Prescott, AZ 86301
OR EMAIL a digital copy to: watersmartrebates@prescott-az.gov

Name: _____ Phone: _____
City: _____
City Utility Bill Account Number (10 digits): _____
State: _____ ZIP: _____ Residential _____ Non-residential _____
Is this pre-application for a Residential or Non-residential (Commercial) Account: _____

ALL PROJECTS
IN ADDITION TO THIS PRE-APPLICATION, PLEASE CONFIRM THE FOLLOWING:

- This project is to convert existing actively maintained and irrigated lawn/turf or landscaping to low water/no water use landscaping and/or a rain garden.
- I have confirmed that this project meets HOA requirements.
- I have included a site plan including measurements, locations of any existing plants and plants to be added.
- I have included 2-3 photos of area to be converted prior to beginning this new landscape project.
- I acknowledge and agree to the following plant policy: Plants used must need little or no supplemental water once established and must be from: 1) the City of Prescott Drought Tolerant/Low Water Use Plant List, 2) the Department of Water Resources Drought Tolerant/Low Water Use Plant List, and/or 3) low water use, non-invasive, plants native to Northern Arizona. Documentation of low water use and native classification may be requested for plants included that are not from the sources listed above. Lists available at prescottwater.com.

TURF REPLACEMENT

- Estimated area (sq ft) of lawn replacement/conversion: _____
- Describe how the turf is currently irrigated (i.e. system type, frequency, duration) and anticipated post project irrigation plans (i.e. disconnect; pressure-regulated drip system)

RAIN GARDENS (PASSIVE RAINWATER HARVESTING)

Resources for rain garden design can be found at prescottwater.com/rainwater-harvesting

- Is this project a DIY or landscape architect/contractor project? _____
- If contractor, please list name and phone if known: _____
- Roof Drainage Area Dimensions (area draining to rain garden): L x W = _____ sq ft
- Rain Garden Project (Drainage) Area* (R): L x W = _____ sq ft
- *A rain garden greater than 30 feet from the downspout needs to include yard runoff area that drains into the garden in measurements.
- Lawn Area (L): _____ L x W = _____ sq ft
- Total Drainage Area (sq ft): Lawn Area _____ + Roof Drainage Area _____ = _____ sq ft
- Percolation Test Results (inches): Hour 1 _____ Hour 2 _____ Hour 3 _____ Hour 4 _____ Hour 5 _____ Hour 6 _____
- Slope: _____ % Rain Garden Depth: _____
- Fill Material Plan: _____
- Use the space below to provide a written description of your proposed rain garden. Describe how you arrived at the location, size, depth, dimensions and materials used (including plants).
- Provide a list the plants planned for your project and where they will be located within the rain garden area. This list may be included on the back page of this application or provided as a separate attachment
- NOTE: If the rain garden project is a large project that requires stormwater engineering, an HOA project or a non-residential project, we recommend contacting our Water Resources Department early in the process for guidance and determination if permitting will be required. Landscape architects and/or contractor plans may be submitted in lieu of hand-drawn plans.

Date: _____ Signature: _____
Form Updated: August 2015

Created Pre-application

Software and Data Migration

Moved from Expensive, Low Support 3rd Party Software to
COP Managed ArcGIS Pro and ArcSurvey Tool Rebate System

ADMINISTRATIVE DASHBOARD

Account Total (Calendar Year)	Account Applications (Calendar Year)	Application Total (Calendar Year)
\$200	1	\$200

<p>Drop image here or select image</p> <p>Staff Review ▼</p> <p>Munis Receipt Number</p> <input type="text"/> <p>Munis Disbursement Date</p> <p>Date that the transaction was finalized in Munis</p> <input type="text" value="MM/DD/YYYY"/> <p>Submission Status</p> <p><input type="radio"/> In Review</p> <p><input checked="" type="radio"/> Missing Documentation</p> <p><input type="radio"/> Approved</p> <p><input type="radio"/> Denied</p>	<p>Account Total (Calendar Year)</p> <p>\$75</p> <p>IMG_2413.JPG</p> <p>IMG_2414.JPG</p> <p>Waterrebate07.2025.pdf</p> <p>Screenshot 2025-08-04 at 12.04.07 PM.png</p> <p>signature-20250806115328658.jpg</p> <p>Last edited on 8/6/2025, 11:53 AM.</p>
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ONLINE REBATE APPLICATION FORM

Basic Information

Application Date

8/19/2025

First Name*

Tracie Beasley

Last Name*

Tracie Beasley

Is this the same name that is on the water account?*

Yes

No

Email Address*



Software and Data Migration



- 2006-2025, 19 years
- 4,755 rebate entries
- Missing Information (i.e. addresses, partial account #s)
- Non-Uniform Entries (i.e. phone numbers in various styles)
- Created SOPs (standard operating procedures)
- Historical savings records archived



REBATES OFFERED IN 2025

- TOILETS (incl commercial)
- COMMERCIAL URINALS
- ULTRA-EFFICIENT WASHING MACHINES
- TURF REMOVAL (w/ drought tolerant plants and without)
- RAINWATER CISTERNS
- RAIN GARDENS
- WATERSENSE SMART IRRIGATION TIMERS
- HOT WATER RECIRCULATION SYSTEMS
- SEPTIC SYSTEM INCENTIVE



TOILETS/COMMERCIAL URINALS

	1.28 SINGLE FLUSH \$100	1.0/1.28 DUAL FLUSH \$125	1.0 SINGLE FLUSH \$150	URINALS \$100	SEPTIC SYSTEM INCENTIVES*	AMOUNT REBATED	GALLONS SAVED (Annual/ Lifetime)
TOTAL	102	6	3	0	5	\$11,700	522,750/ 7,841,250

*CUSTOMERS ON SEPTIC SYSTEMS RECIEVED AN ADDITIONAL \$50 FOR EACH FIXTURE REPLACED



prescottwater.com



ULTRA EFFICIENT WASHING MACHINES

# UNITS	SEPTIC SYSTEMS*	AMOUNT REBATED	GALLONS SAVED
33	3	\$6750	194,450/ 2,916,750

MUST HAVE AN INTEGRATED WATER FACTOR (IWF) OF 3.2 OR LOWER FOR STANDARD WASHERS. QUALIFYING MACHINES ARE POSTED ON THE CONSORTIUM FOR ENERGY EFFICIENCY LIST. *CUSTOMERS ON SEPTIC SYSTEMS RECIEVE AN ADDITIONAL \$50.



TURF REMOVAL

APPLICATIONS	SQUARE FEET REPLACED	AMOUNT REBATED	GALLONS SAVED (Annual/Lifetime)
17	16,353	\$16,193	534,369/8,015,535

REQUIRES CONVERSION FROM IRRIGATED TURF GRASS TO WATER-SAVING LANDSCAPING, AND, IF IRRIGATED, INSTALLATION OF AN A SMART IRRIGATION CONTROLER, BACKFLOW PREVENTION DEVICE, AND DRIP OR SIMILAR SYSTEM.



RAINWATER BARRELS/CISTERNS

Total # UNITS	STORAGE (UP TO 75 GALLON CAPACITY)	STORAGE (>75 GALLON CAPACITY)	REBATED AMOUNT	GALLONS SAVED* (Annual/Lifetime)
14	6	8	\$2310	34,650/602,100

REBATE REQUIRES A MINIMUM 50 GALLON CAPACITY W/ A MAXIMUM AWARD OF \$500.



**Savings is Much Higher: math must factor roof area draining into barrel x .623 x rainfall inches x .9 efficiency & set assumption of % use/overflow; re-assessment of measure savings in process*



WATERSENSE LABELED SMART IRRIGATION TIMERS

# UNITS	AMOUNT REBATED	GALLONS SAVED (Annual/Lifetime)
15	\$1050	34,650/242,550

TIMER/CONTROLLER MUST BE EPA WATERSENSE CERTIFIED. MUST USE LOCAL WEATHER OR A SOIL MOISTURE SENSOR AND USE ALL WATER SAVING FEATURES.



**Savings is Much Higher: math must factor efficiency increase, landscape type and acreage of irrigation; re-assessment of measure savings is in process*



HOT WATER RECIRCULATION SYSTEM

# UNITS	AMOUNT REBATED	GALLONS SAVED (Annual/Lifetime)
18	\$2700	89,100/1,336,500



REBATE SUMMARY

January 1 - December 31, 2025

APPLICATIONS	REBATES	AMOUNT REBATED	GALLONS SAVED (Annual/Lifetime)	AF SAVED (Annual/Lifetime)
211	179*	\$40,703	1,409,969/ 20,954,685	4.3AF/64.3AF



*One CY2025 application approved in CY 2026



Rebate Applications

2024 Applications

- Total Approved 217 Applications/Items: 285
- Denials: 70 (24%)
- Toilet/Urinal : 168
- Washing Machine: 53
- Hot Water Recirculator: 22
- Smart Irrigation Controller: 16
- Turf Replacement: 15
- Rain Barrel (Small): 1
- Rain Cistern (Large): 10

2025 Applications

- Total Approved: 179 Applications/ 211 Items
- Denials: 29 (14%, 12% w/out duplicates)
- Toilet/Urinal: 111
- Washing Machine: 33
- Hot Water Recirculator: 18
- Smart Irrigation Controller: 15
- Turf Replacement: 17
- Rain Barrel: (Small) 6
- Rain Cistern (Large): 8



Rebate Applications

Applicant Denials 2025

Duplicates:	3
No COP Water Service:	3
Not a COP Rebate Type:	3
Item Doesn't Qualify:	18
Required Docs Not Submitted:	2
Total Denied Rebates:	29



Water Conservation 2026

Rebate Program Next Steps:

- Upload clean historical data into new system
- Increase accuracy of savings measures then modify rebate database with enhancements (LTWRMP collaboration)
- Provide 20 Year Anniversary Report on Rebate Program
- Modify rebate forms and system as needed to capture info needed for better demand savings analysis (FY27)
- Determine option for including GPCD into evaluation of rebate and conservation education successes
- Engage box stores for rebate education opportunities



Water Conservation Outreach Outcomes



2024 Visits to Prescottwater.com 7,688
 2025 Visits to Prescottwater.com 12,874 **(40% increase)**

2024 Prescottwater.com Engagements 5,300
 2025 Prescottwater.com Engagements 8,100 **(35% increase)**

2024 Daily Courier/Chino Valley Ads 0
 2025 Daily Courier/Chino Valley Ads 14/4

2025 Total Facebook Posts 71
 2025 Facebook Views/Reach/Interactions 14,989/9293/1271

2025 Avg/Mode Interactions 18/12



Outreach Outcomes

Council Meetings Vs Prescottwater.com Views

Bold Date means a Water Resources was on the agenda.

Bold Visits means “take note” - potential relationship.

Date of Meeting	Prescottwater.com Visits (day of/next day)	Average Views/ Day (per Month)
6/10	13/30	35
6/12	33/20	35
6/24	37/64	35
7/8	52/72	43
8/5	68/40	31
8/26	70/15	31
9/9	77/66	34
9/23	16/28	34
10/14	40/42	38
10/28	38/55	38
11/4	42/37	80 (45)
11/18	1077/46	80 (45)
12/09	42/46	44



Outreach Outcomes

News Ads Vs Prescottwater.com Views

Bold Visits means “take note”-potential relationship.

News Ad Date	News Ad Theme	Prescottwater.com # Visits Day Of/ Day After	Avg Daily Views by Month
4/13	Earth Day	12/34	27
4/18	Earth Day (digital-free)	36/18	27
4/20	Earth Day	12/40	27
4/27	Time of Day Watering	15/48	27
5/4	Time of Day Watering	47/28	30
5/11	Rebates	10/33	30
7/20	Grant and Rebates	15/18	43
9/7	Grant and Rebates	19/54	34
9/21	EyeOnWater	11/19	34
10/5	Grant and Rebates	47/44	38



Water Conservation Outreach Outcomes

Partnerships







PRESCOTT IS PARTNERING WITH FRIENDS OF THE VERDE RIVER...

...TO HELP YOU TAKE YOUR WATER CONSERVATION REBATE PROJECTS TO THE NEXT LEVEL

1. Learn about Prescott Rebate Opportunities & Guidelines
2. Contact Friends of the Verde River for Grant Guidelines/Tips
3. For qualifying projects (see reverse side), submit a grant application by 10/31/25 or 3/31/26
 - o List Prescott Water Rebate application plans in your grant application budget
4. Apply for Prescott Rebate after project completion

water.smart@prescott-az.gov; prescottwater.com

Attend an Info Session
 Friends of the Verde River and the City of Prescott are available to share water conservation techniques, and rebate/grant details.

Next Opportunity:
 City of Prescott
 YouTube Recorded Session
 Visit
Prescottwater.com/rebates
 for Info and Session Link



Friends of the Verde River Grant Program



AZ Regional Partnership



Free Water Saving Kits



Water Conservation Program

What's Next?

- Grow Partnership Collaborations with WaterUseItWisely and regional communities (i.e. Mogollon Highlands Pollinator Seed packet , shared resources)
- Increase Outreach Events (Farmer's Market 2nd Saturdays, workshops, box stores events, HOA support)
- Increase Support for EyeOnWater Leak Detection Sign Ups
- Increase Outdoor Water Conservation Support to Customers
- ***NOTE: Report on Fiscal Year Rather than Calendar Year***



Thank You

Questions?



TO: MAYOR AND CITY COUNCIL
AGENDA: April 7 Subcommittee on Water Issues
DATE: April 7, 2026
DEPT: Community Development
ITEM #: 3.E
SUBJECT: Presentation & Discussion Regarding the Big Chino Watershed Assessment.

ITEM SUMMARY

This item is for presentation and discussion regarding the Big Chino Watershed Assessment project.

BACKGROUND

On February 25, 2025, City Council approved City Contract No. 2025-138, a Memorandum of Understanding (MOU) between The Nature Conservancy and the City of Prescott formalizing a mutual collaboration to evaluate locations and techniques feasible for grassland restoration. The intent of the MOU was to set forth the working relationship between the two parties for the investigation of sites and techniques suitable for reducing stream erosion and improving grassland conditions on lands owned by the City in the Big Chino Sub-basin.

Today's presentation will provide an update on proposed erosion control concepts, what concepts were selected and why, and the site investigation results if they are available.

FINANCIAL IMPACT

There is no financial impact to the City associated with this item. The work is currently being completed by TNC using grant monies they have secured.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Big Chino Watershed Assessment Presentation

Big Chino Water Ranch Assessment and Design

Selena Pao

Northern Arizona Project Manager

The Nature
Conservancy



Background



TNC and Prescott MOU



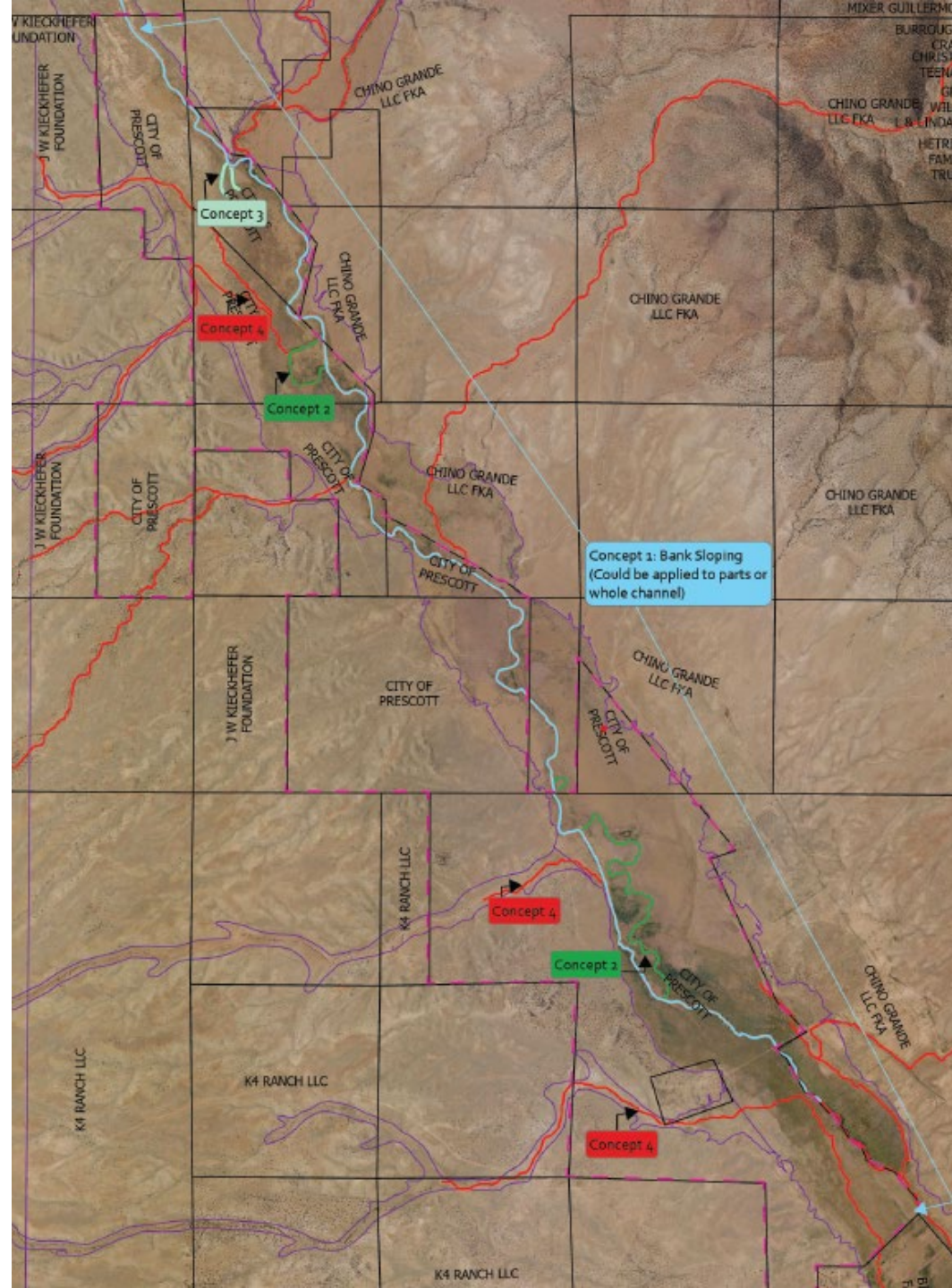
RFP process to select Natural Channel Design and Engineering (NCDE)



TNC contracted with NCDE with support from Staff and K4



Completed a site visit to brainstorm ideas with Staff and K4



Concept 1 – Bank Sloping

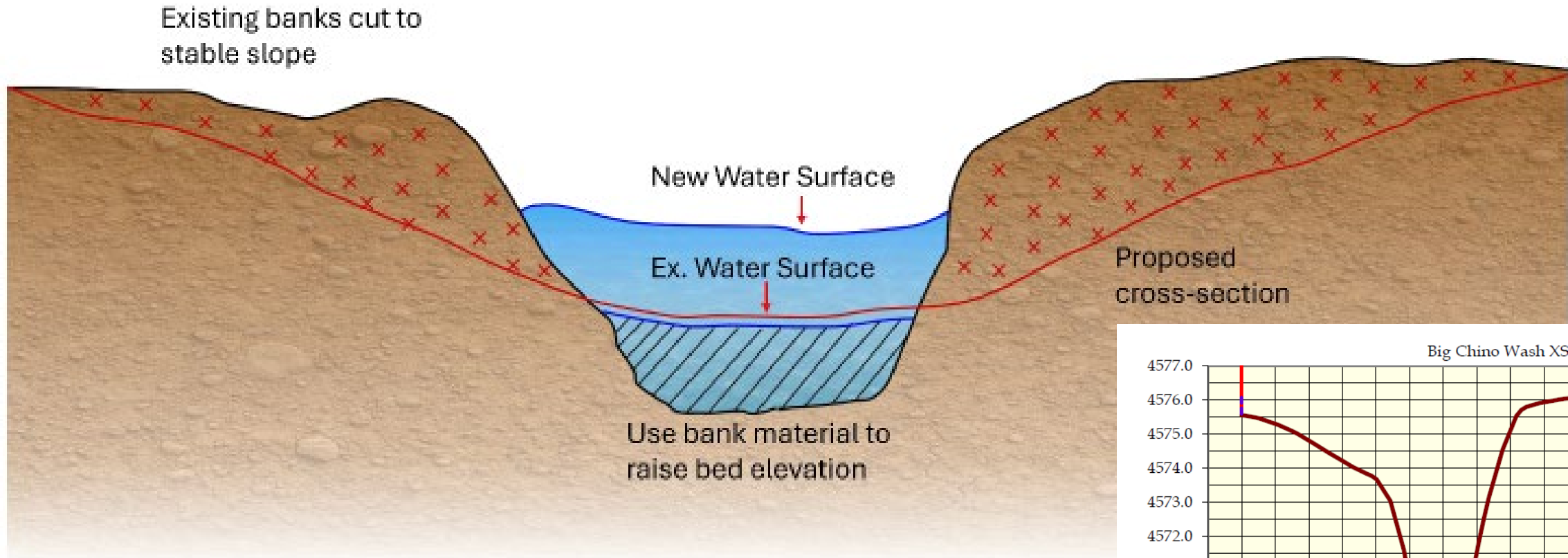


Figure 2. Existing vs. proposed (red) typical channel cross-section.

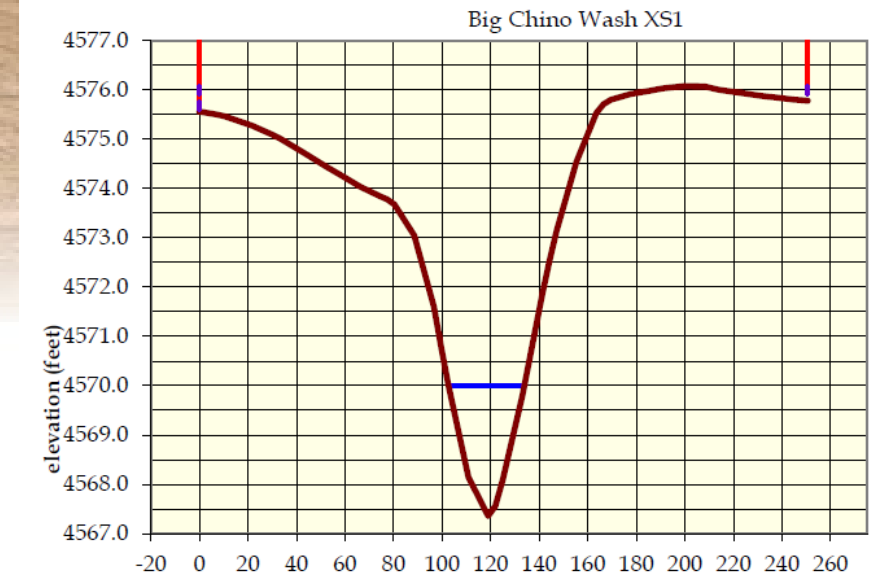


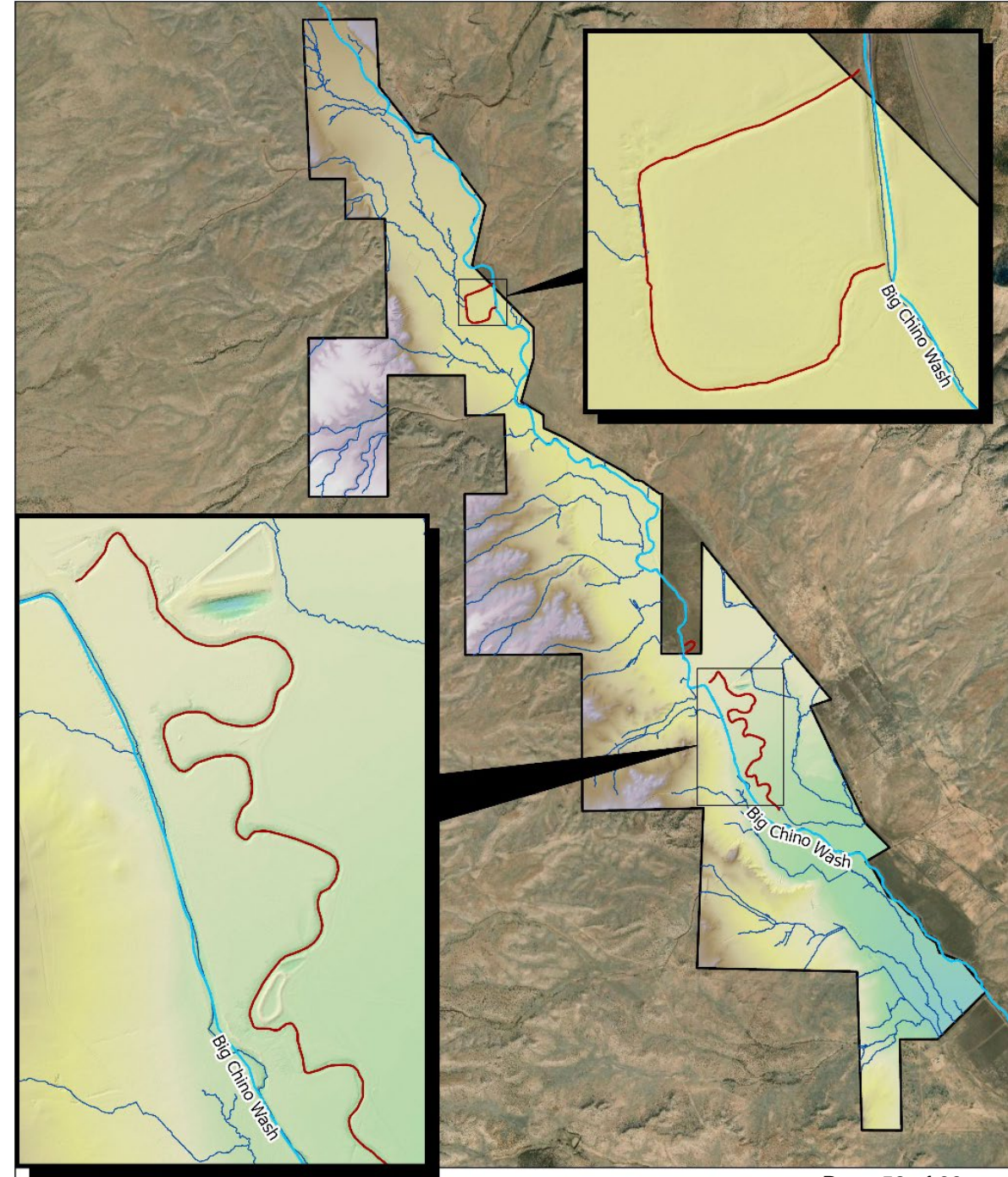
Figure 1. Typical cross-section of existing conditions under 348 CFS (bankfull flow) Page 51 of 66

Concept 2

Reconnecting abandoned
Geomorphic channels



Figure 4. Drone photo of straightened existing channel on the West and the abandoned channel on the east.



Concept 3 – Plug and Spread

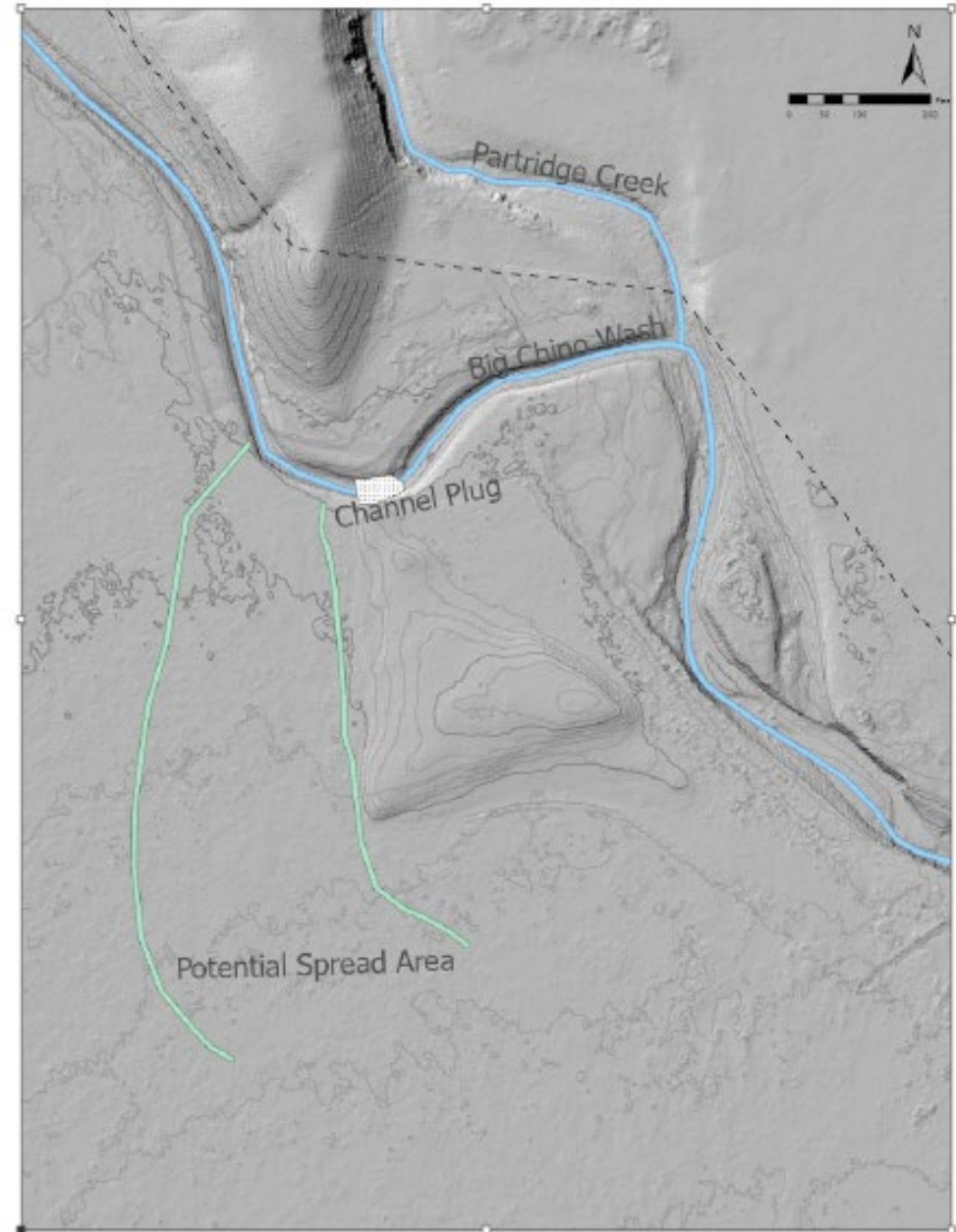


Figure 5. Concept map of the plug and spread just upstream of the Big Chino Wash/Partridge Creek Confluence.

Concept 4 - Upland LTPBR



Figure 6. Example of a Zumi Bowl and one-rock dam built in series to arrest a headcut and begin channel aggradation. Arrow indicates direction of flow.

NCDE - Big Chino Water Ranch Concept Scorecard

Concept #	1	2	3	4
Name	Reconnecting			
	Bank Sloping	Abandoned Channels	Plug and Spread Onto Floodplain	LTPBR In Upper Tributaries
Mitigating Headcut Advancement	3	3	1	5
Floodplain Reconnection	3	4	5	1
Exotic Vegetation	3	2	2	1
Grassland Health	3	4	5	1
Reducing Erosion	4	4	2	5
Increasing Infiltration	3	4	5	2
Earthwork Costs	2	4	3	5
Materials Cost	3	3	3	5
Potential Risks	5	4	1	4
Total Score	26	29	26	24
Notes	(A), (C)	(D)	(E), (F), (G)	(B)

Score Meaning				
1	2	3	4	5
Least Benefit		Moderate Benefit		Most Benefit

NCDE - Big Chino Water Ranch Concept Scorecard

Concept #	1	2	3	4
Name	Bank Sloping	Reconnecting Abandoned Channels	Plug and Spread Onto Floodplain	LTPBR In Upper Tributaries
Mitigating Headcut Advancement	3	3	1	5
Floodplain Reconnection	3	4	5	1
Exotic Vegetation	3	2	2	1
Grassland Health	3	4	5	1
Reducing Erosion	4	4	2	5
Increasing Infiltration	3	4	5	2
Earthwork Costs	2	4	3	5
Materials Cost	3	3	3	5
Potential Risks	5	4	1	4
Total Score	26	29	26	24
Notes	(A), (C)	(D)	(E), (F), (G)	(B)

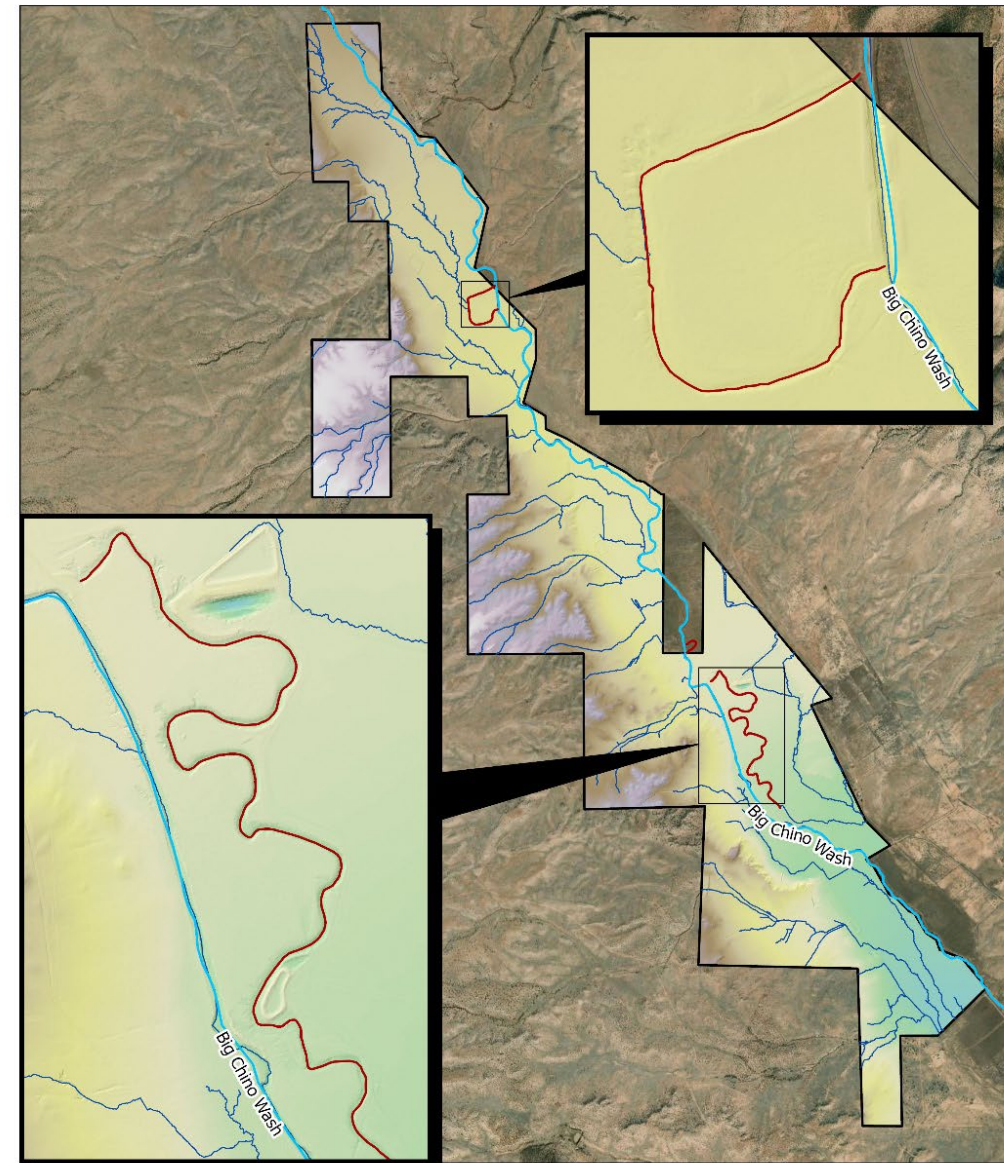
Score Meaning				
1	2	3	4	5
Least Benefit		Moderate Benefit		Most Benefit

Current Status

- NCDE with a subcontractor completed a geotechnical investigation with 4 test pits. This helps the engineer understand soil composition to develop the design.
- NCDE is developing a draft design by May 2026
- The design will be finalized in Sept 2026.

Next Steps

- Identify and complete any permitting that may be required for implementation.
- Work with the City and K4 to implement design.



Big Chino Water Ranch Stream Network and Historical Channels

- Big Chino Water Ranch
- Big Chino Wash
- Historical Channel
- Streamlines



Thank You

Selena Pao
Northern Arizona Project Manager
Spao@tnc.org

The Nature
Conservancy





TO: MAYOR AND CITY COUNCIL
AGENDA: April 7 Subcommittee on Water Issues
DATE: April 7, 2026
DEPT: Public Works
ITEM #: 4.A
SUBJECT: Presentation & Discussion Regarding Proposed Water Legislation Impacting the City of Prescott & Surrounding Areas.

ITEM SUMMARY

This item is to provide a review of the water legislation proposals for 2026 and the positions taken by Northern Arizona Municipal Water Users Association (NAMWUA).

BACKGROUND

The City of Prescott is a member of the Northern Arizona Municipal Water Users Association (NAMWUA), which reviews State Legislation pertaining to water issues and identifies legislation that specifically impacts the association members. For the 2026 Legislative Session, NAMWUA has reviewed 69 water-related bills to recommend support, opposition, or remain neutral. This discussion will provide the current status of the 2026 water legislation that could have an impact at the state and local levels.

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. Water Legislature Updates_Presentation

Water Legislation Updates 2026

- NAMWUA tracked 69 water related bills
- As of March 26, 41 tracked bills are dead and 28 are still alive
- NAMWUA supported 11 bills, opposed 16, and was neutral on 1
- Last day for bill consideration in committee was March 27th,
2026

Bills of Interest

- HB2053–Appropriation, Stormwater Recharge Mapping –NAMWUA: Support
 - Passed House
 - No Action at Senate Committees
- HB2328– Municipal Corporations; Water Supply – NAMWUA: Opposed
 - Passed House
 - No Action at Senate Committees
- HB2023–Land Divisions; Disclosure Affidavit; Recording– NAMWUA: Support
 - Passed House
 - No Action at Senate Committees
- HB4030–Rates, Fees, Taxes, Increase; Moratorium – NAMWUA: Opposed
 - Still proceeding through House. Several amendments have been proposed
 - HCR2052 is the same bill



TO: MAYOR AND CITY COUNCIL
AGENDA: April 7 Subcommittee on Water Issues
DATE: April 7, 2026
DEPT: Community Development
ITEM #: 4.B
SUBJECT: Presentation & Discussion Regarding the Water Resource Management Model (WRMM) Information Sheet.

ITEM SUMMARY

This item is for a discussion regarding the WRMM Information Sheet. This sheet is the fifth information sheet prepared for the Long-Term Water Management Plan project and pertains to the City's WRMM.

BACKGROUND

As part of the Council's Strategic Plan 2025-2029, Strategy #3 (Infrastructure), Result 3 describes, "By FY28, through the development of a long-term Water Management Plan that includes a focus on infrastructure, distribution and delivery, conservation and safety, the community will experience safe potable water within the water service area boundary." Further, the Council's guidance for the implementation of this plan included, "Stakeholder Engagement is a key component in strategy development phase."

The City began producing project information sheets in July 2025. Today, the fifth information sheet that focuses on the Water Resource Management Model is available to the public in two locations:
1) City's website, prescott-az.gov/water-resource-mgmt/long-term-water-management-plan/
2) City's Participate Prescott site, participateprescott.com/long-term-water-management-plan

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

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

ATTACHMENTS

1. Project Info WRMM

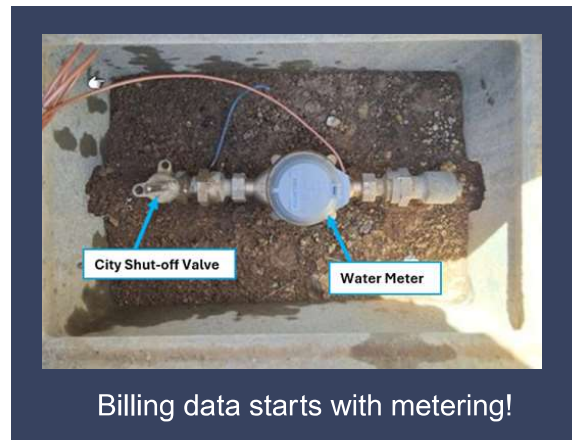


What is the Water Resource Management Model (WRMM)?

In the early 2010s, Water Resource Management staff recognized the need for the City to have all its water planning data in one location. Not only did this data need to be housed in a spreadsheet or similar, but maps needed to be produced using Geographic Information Systems (GIS). Work commenced in earnest in 2015. By 2017, the WRMM was operational and providing results about how water was used by both potable and non-potable water accounts. The WRMM is used for water planning by testing possible future water needs or changes within the City's service area.

What kind of data is in the WRMM?

The key data set in the WRMM is water billing data. In the City's water service area customers are provided water through a meter. Data from the water meters inform the WRMM how much water is being used and where it should be assigned. Yavapai County GIS data is imported to show where new subdivisions have been platted or how non-subdivided lands have changed. Water supply data is based on the three types of water available to the City, see page 4.



Billing Data

Subdivision Info

Water Supply Data

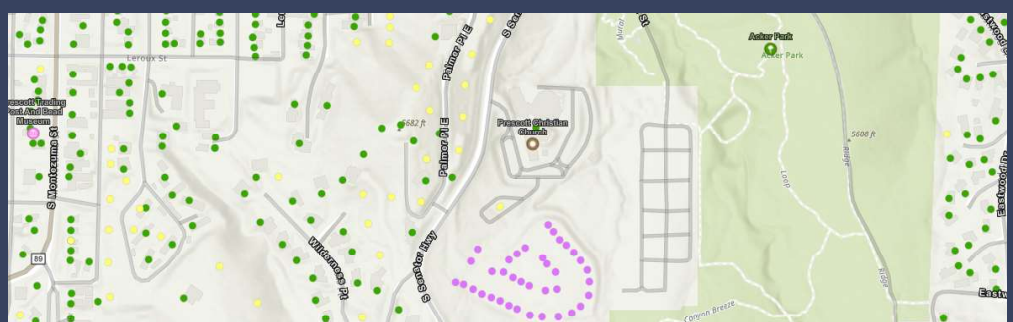
How is the WRMM maintained?

The WRMM is maintained by the City's GIS Department. Each January the WRMM is updated with the previous year's billing data. Water use is estimated based on other customers in their category (Single Family, Multi-Family, or Non-Residential) until there are 5 years of metered water use data. If the new customer was anticipated (yellow or purple dot) due to a contract obligation or similar, then the WRMM dot is changed to green.

This is a clip from the WRMM map.

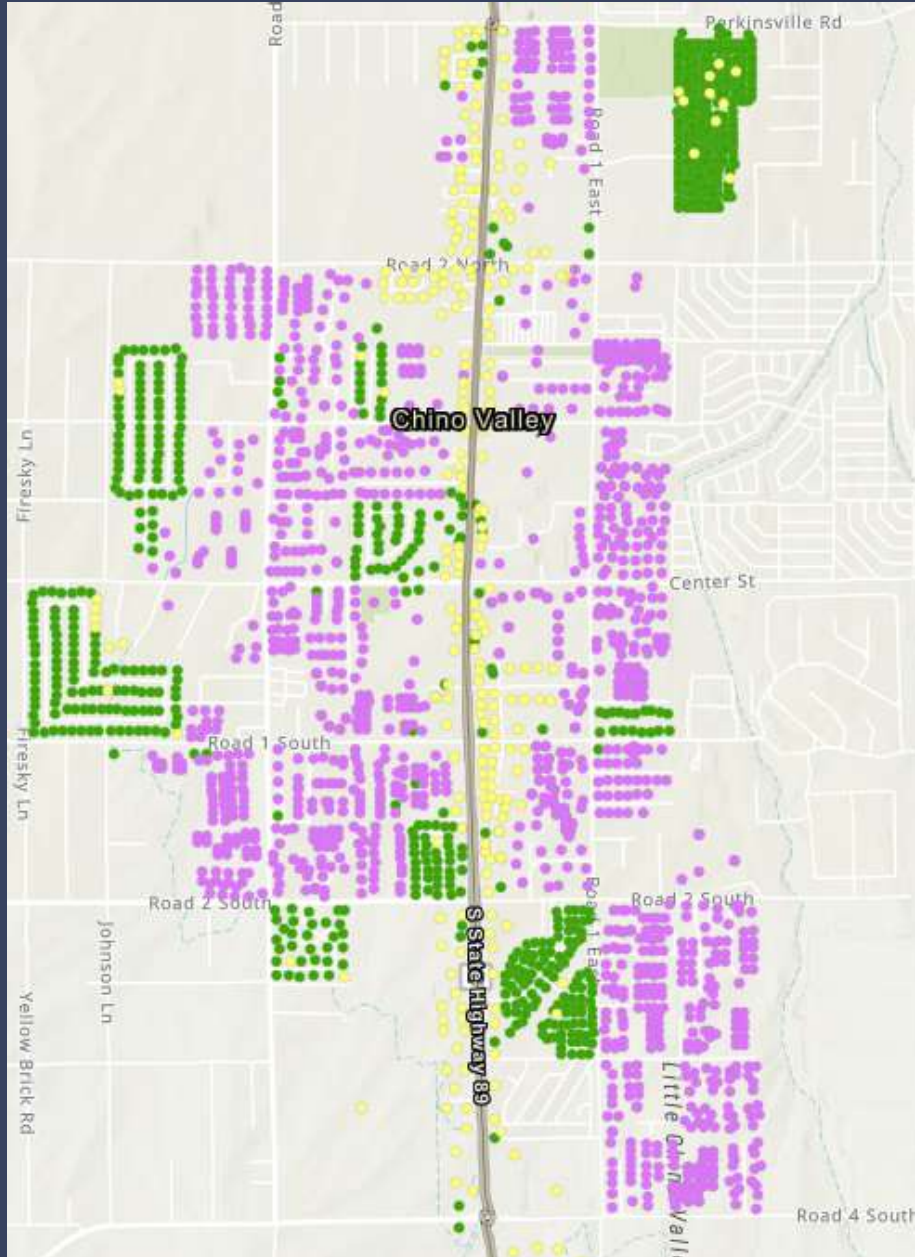
Green = existing customer

Yellow and Purple = are anticipated customers



A walk around the WRMM - water service in Chino Valley

The City's water service area includes some properties in the Town of Chino Valley. In the map below, green dots show current city water customers. Yellow and purple dots are lands the City is obligated to serve in accordance with existing contracts.



Majority of the points on this map are associated with 2 Intergovernmental Agreements (IGAs).

Chino Valley Irrigation District (CVID) IGA

In 1998, the CVID and the City entered into an agreement where the CVID's surface water rights and reservoirs were purchased. Water service to certain properties in the town limits commenced.

Town of Chino Commercial Corridor IGA

In 2020, the City and Town entered into an IGA for the provision of water for commercial development (within town limits) along State Highway 89.

Chino Valley Irrigation District (CVID) IGA

Year 2024	No. of Billing Accounts	Use in AF/yr
Existing Customers	290	67.54
	Parcels	Potential Use at 0.25 AF/yr
Currently Developed	420	228.12
Currently Undeveloped	696	205.68
	Total	501.34

Town of Chino Commercial Corridor IGA

Year 2024	No. of Billing Accounts	Use in AF/yr
Existing Customers	41	28
	Parcels	Use at 2 AF/yr
Committed Parcels	240	480
	Total	508

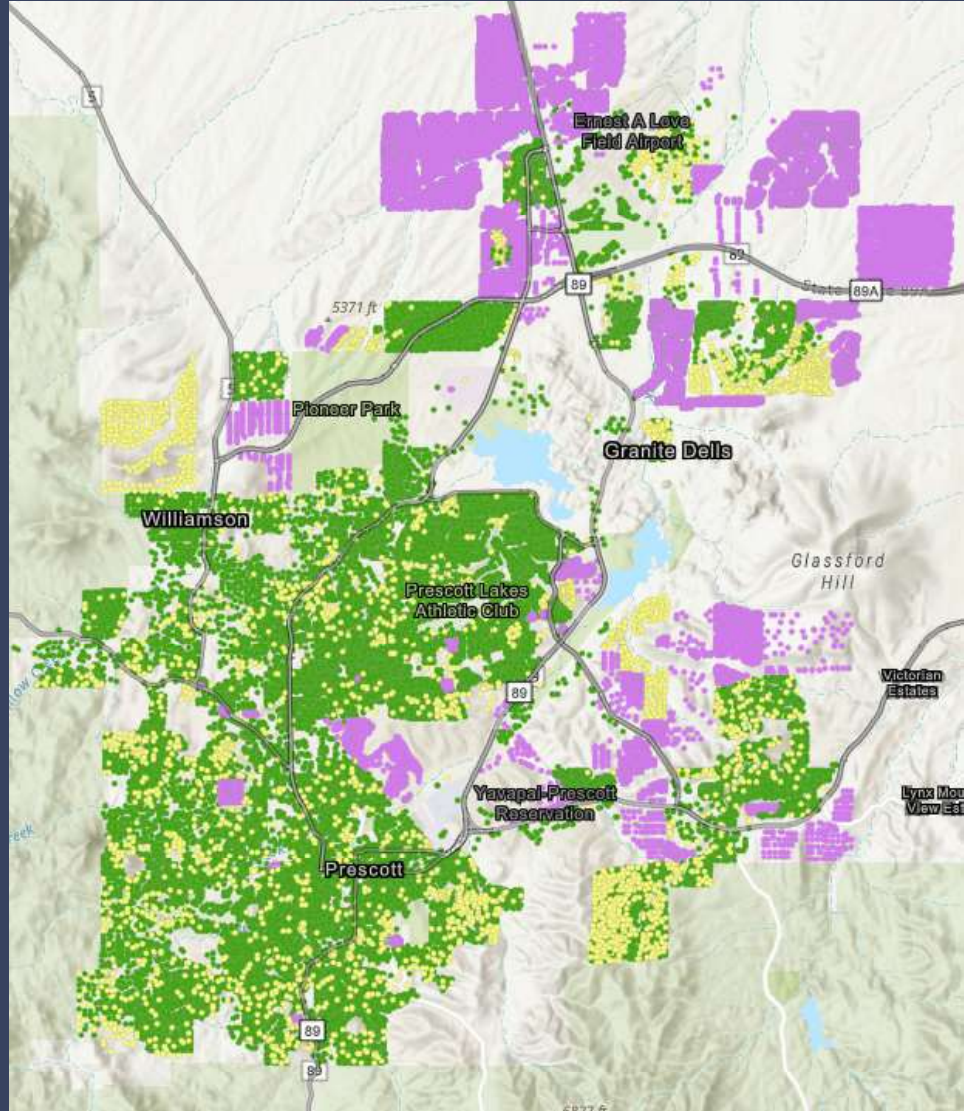
These numbers remain under review.

A walk around the WRMM - water service in or near City Limits

The City’s water service area includes City limits and some areas adjacent to or near City limits. In the map below, green dots show current city water customers. Yellow and purple dots are lands the City is obligated to serve in accordance with existing contracts.

The City has water contracts dating back to the 1940s. During this time from 1940 to 2024 (84 years), the city has entered into a variety of agreements that provide water service, sometimes with or without a stated volume.

The City also serves or makes available non-potable (reclaimed) supplies. The contracted users include 3 golf courses, 1 sand & gravel business, and 1 construction company.



Water Service in or near the City Limits

POTABLE		
Year 2024	No. of Billing Accounts	Use in AF/yr
Existing Customers in City Limits	22,332	5,789
Existing Customers in Yavapai County	2,399	551
Existing YPIT Reservation Customers	79	105
Total	24,810	6,445

NON-POTABLE		
Year 2024	No. of Users	Use in AF/yr
Existing Customers in City Limits	4	1,572

These numbers remain under review to improve all data sets.

City Water Supply Data in the WRMM

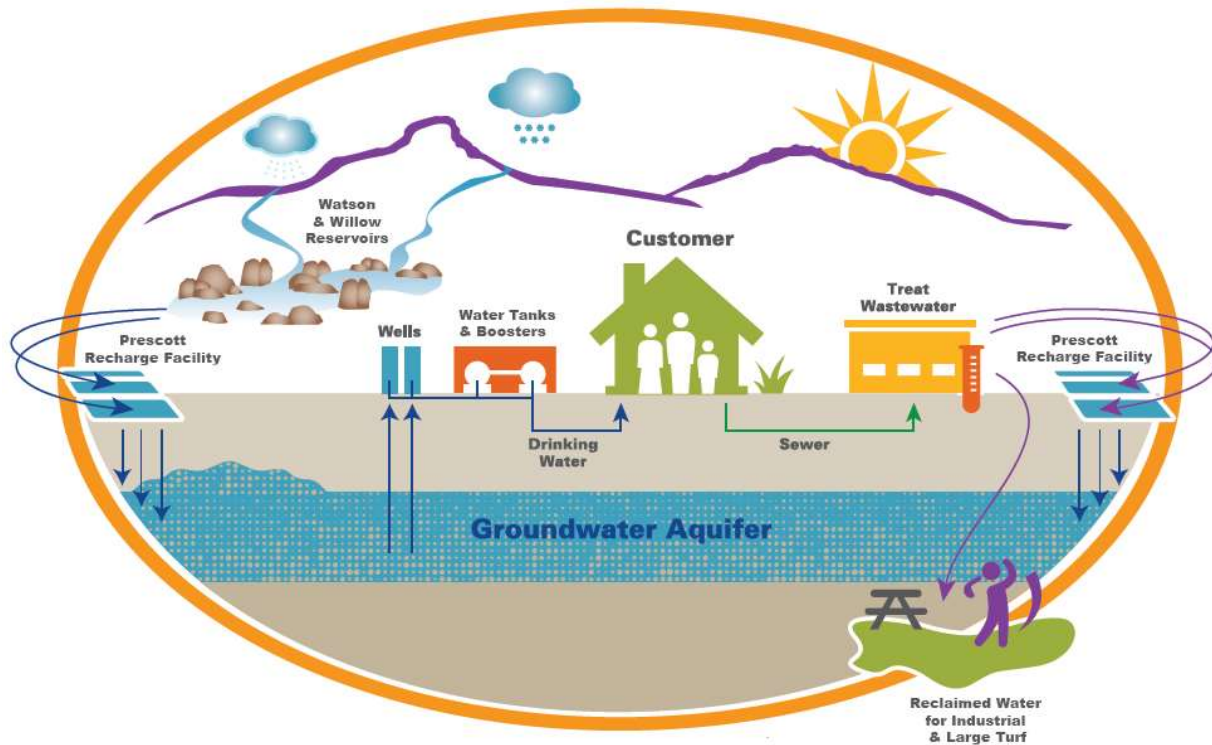
Three water supply types are tracked in the WRMM. Each one is described below.

Groundwater	Reclaimed Water	Surface Water
<p>City potable water customers are provided groundwater pumped from 8 wells. In the WRMM this supply is the largest available volume to meet demands. However, from a regulatory standpoint it can be offset with the other two supply types.</p>	<p>City non-potable water system supplies are generated by the return flows from the potable system. Reclaimed water has two uses, direct deliver (e.g. golf courses) and recharge near the airport. This supply, all or a portion, can be recovered annually.</p>	<p>City surface water supplies are not part of the potable or non-potable system. The water is released from Watson and Willow Lakes and recharged near the airport. This supply must be fully recovered each year in accordance with State of Arizona statutes.</p>

For more details on the water supplies tracked in the WRMM see [2024 Baseline - Supplies information sheet](#).

City of Prescott Water Cycle

Follow the diagram below to understand how water supplies are used and moved throughout the City's water service area to meet customer demands.



For Additional Information:

City of Prescott webpage: prescott-az.gov
 Participate Prescott: participateprescott.com