

PRESCOTT, ARIZONA
SPECIAL COUNCIL MEETING
(AS REGIONAL COUNCIL OF
LOCAL GOVERNMENTS)
JUNE 13, 2007

A SPECIAL COUNCIL MEETING OF THE PRESCOTT CITY COUNCIL, IN THEIR ROLE AS MEMBERS OF THE REGIONAL COUNCIL OF LOCAL GOVERNMENTS, WAS HELD ON WEDNESDAY, JUNE 13, 2007, at the Manzanita Grille at Antelope Hills Golf Court, 1 Perkins Drive, Prescott, Arizona.

1. CALL TO ORDER

Social time began at 5:30 p.m.; dinner was served at 6:00 p.m. and Mayor Fann called the meeting to order at 6:48 p.m.

2. ROLL CALL

PRESENT:

Mayor Simmons
Councilman Luzius
Councilman Roecker
Councilwoman Suttles

ABSENT:

Councilman Bob Bell
Councilman Steve Blair
Councilman Jim Lamerson

YAVAPAI COUNTY: Supervisors Carol Springer and Thomas Thurman.

CHINO VALLEY: Mayor Karen Fann; Vice Mayor Joel Baker, Councilmembers Jim Bunker, Gloria Moore, Virginia Reid and Rom Romley.

DEWEY-HUMBOLDT: Councilmember Len Marinaccio.

PRESCOTT VALLEY: Mayor Harvey Skoog; Vice Mayor Mike Flannery; Councilmembers Lora Lee Nye, Fran Schmacher, Harold Wise and Mary Baker.

YAVAPAI-PRESCOTT INDIAN TRIBE: Jim Noe.

3. Update on legislative session to date by Ken Strobeck, Executive Director of the League of Arizona Cities and Towns.

Ken Strobeck, Executive Director of the League of Arizona Cities and Towns, gave a brief review of the legislative session. He then gave a brief recap of Proposition 207, which passed last November, and how it related to the similar legislation previously passed in Oregon, where he had come from.

4. Chino Grande Ranch, LLC Agreement.

Mayor Fann said that Chino Valley staff would be giving a presentation on the recent Chino Grande Ranch project. She said that the questions would be limited to RALG members; however, if there were others in the audience that would like to have Town representatives come make a presentation to their specific group, they would be glad to do that.

Mark Holmes, Water Resources Director for Chino Valley, then gave a PowerPoint presentation on the Chino Grande Ranch, copy of which is attached hereto as Exhibit A.

At conclusion of the presentation, Prescott Councilman Roecker asked if that meant that a new home would not have outside hose bibs, but would have to be plumbed for a tank. Mr. Holmes said that was correct, or they would have to provide an alternative water supply for use outside.

Prescott Councilwoman Suttles asked if that would be required on new construction. Mr. Holmes said it would; in looking at the total water budget, the goal is to use alternative water supplies. He said that it will help start other niche businesses.

County Supervisor Thurman asked if gray water usage would be permitted. Mr. Holmes said that the service area will not allow gray water because it is not an efficient use. He said that if someone has an exempt well in Chino Valley, they will encourage gray water, but when the system becomes available, that would have to be abandoned.

Supervisor Thurman asked about commercial uses, such as car washes. Mr. Holmes said that car washes will have to have recycling systems, and they will be set low for new ones.

Councilwoman Suttles said that she sees a very small market for this. In requiring all of the regulations, she asked who they are trying to sell to, and who would come in and develop.

Mr. Holmes said that they already have one commercial and two residential developers interested. He said that the market is excited about this and they want to promote green development. He said that green homes are happening everywhere in the state and he doesn't see any issues with the sale.

Councilwoman Suttles said that she doesn't see them being able to sell this and if they can't sell the developments, she asked how they will ever be able to buy the system. Mr. Holmes said that they have to wait for plans to be developed. If they don't go this way, they will not have a sustainable society.

Prescott Councilman Luzius asked who would be responsible for arsenic treatment if it is higher than 10 ppb. Mr. Holmes said that they have measured, and the wells already meet the current standards; right now there is no issue with arsenic.

Councilman Luzius asked if they anticipate requiring exempt wells outside of the Chino Valley town limits to hook onto the system once it is in their neighborhoods, and if so, how they thought those neighborhoods would feel about that requirement. Mr. Holmes said that right now they are dealing inside the City limits. They are looking at bringing in effluent, and how they can get those areas into a sewer system.

Councilman Luzius asked if any provision has been made to build an additional pipeline to bring in effluent. Mr. Holmes said that is part of the collaboration that will come out of working with the Water Institute.

Councilman Roecker asked if they had heard from any of the conservation groups about the effluent going into the River. Mr. Holmes said that they had talked with the Center for Biological Diversity, the Nature Conservancy and Sierra Club. He said that the water will be treated to Class A standards. He said that those details will come out in the technical work.

Mr. Noe asked if any of the treated effluent will be available for future use. Mr. Holmes said that effluent is one of those growth issues they are looking at. He said that until sewer gets into an area, he thinks there will be more substantial uses at the home level.

Councilman Roecker asked if a private company is going to build the pipeline, if that meant the town will be purchasing their water from a private organization. The Town's water attorney (Bill Staudenmaier) said that the Town is not buying the water. It makes a commitment to sell the water and that payment is then put into an escrow account that will pay off the bonding. He said that what is left over goes to Chino Grande, so the developers that use the water pay for it.

Mr. Staudenmaier said that there is a 110 year lease, but if this works the way that is contemplated, Chino Valley will eventually take title to the land, and the lease will go away.

Supervisor Thurman said that it looks great and he applauds the efforts, but it works if they allow three times the density. Mr. Holmes said that whether the water serves 2,000 homes or 10,000 homes, the methodology used is the same. It will all be evaluated through the work of the Water Institute and Morrison Institute. He said that Chino Valley is thinking regionally.

Mayor Fann said that the alternative would be someone with 100 acres and no water supply selling 100 one-acre parcels, each with their own exempt well and septic tank, and that is not smart, sustainable growth. She said that this allows them to say that they can develop that 100 acres with 100 homes, but they want it developed on 50 acres, and the rest is to be open space. She said that they will have to be on the water system and sewer system, pave the roads and follow the water conservation measures.

Councilman Roecker asked what the timeline was. Mr. Staudenmaier said they are looking at the end of 2009 for the pipeline to be complete.

5. Adjournment.

Everyone thanked the Town of Chino Valley for its hospitality; the Special Council Meeting of the Prescott City Council adjourned at 8:07 p.m.

ROWLE P. SIMMONS, Mayor

ATTEST:

ELIZABETH A. BURKE, City Clerk