



# MAYOR'S ADVISORY COMMITTEE ON UNSEWERED AREAS MINUTES

**UNSEWERED AREAS COMMITTEE  
GENERAL MEETING  
THURSDAY, September 4, 2008  
10:00 A.M.**

**PRESCOTT PUBLIC LIBRARY  
FOUNDER'S SUITE B  
PRESCOTT, ARIZONA  
(928) 777-1130**

MINUTES OF THE GENERAL MEETING OF THE MAYOR'S ADVISORY COMMITTEE ON **UNSEWERED AREAS** held on **THURSDAY, September 4, 2008, AT THE PRESCOTT PUBLIC LIBRARY, FOUNDER'S SUITE B**, located at **215 E. GOODWIN STREET**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

#### **Members:**

Marlin Kuykendall, Chair	P	Jim Hazelbaker, Prescott No.	P
Michael Byrd, Prescott Creeks	P	Councilwoman Lora Lopas	P
Khristine Davenport, White Cloud Ln.	P	John Reed, Antelope Hills	P
Richard DeLaveaga, Prescott No.	A	Gary Worob, White Oak Cr.	P
Adam Gabriella, Prescott No.	P		

(P=Present A=Absent)

#### **Others Present:**

Mayor Jack Wilson, Councilman Jim Lamerson, Councilman Bob Bell, Councilman Bob Luzius, Jim Ciaffoni, Craig McConnell, Connie Tucker, Teresa Ogle, Robert Herman, Alan Dubiel, Yvonne Dormann, Lee Proper, Lynne LaMaster, Lauren Millette

1. Call to Order  
The meeting was called to order at 10:03 a.m.
2. Roll Call
3. Approval of minutes from July 10, 2008 meeting

Chairman Kuykendall made a motion to approve minutes as written. Motion passed unanimously.

4. Review of Information

Craig McConnell provided handouts which address requests for information from the previous meeting. The package included information on water and sewer accounts inside and outside the City (Attachment A).

The CVID bonds for Watson and Willow Lakes were reviewed. The debt service for the lakes are not supported by water or sewer funds.

Water quality in Watson and Willow Lakes and the airport recharge basins - the function of these lakes in the City's water supply is that we convey water from the lakes according to operating agreements and requirements that water in lakes goes to the airport recharge facility, and then perks down into the recharge basins. So we have to look at contributors to water quality which may be unsewered areas, etc.

Attachment B is a draft scope of work for a budgeted project for a recharge pipeline out to the airport facility is budgeted to be replaced and enclosed. Proposing to include in this scope of work some water quality assessment and research on water quality records for the lakes and looking to determine what the City's future responsibilities may be with respect to water quality in the Lakes since they may be designated "impaired", and also the City's responsibility with respect to water quality at the airport recharge facility where ponds are perking this water down into the aquifer.

A question was asked regarding whether by ordinance the City could prescribe specific types of on-site wastewater disposal systems approved for installation. This issue was discussed with the County/ADEQ. Considering the variations in lot sizes, locations, terrain, soils and geology found within Prescott, a "one size fits all" approach may be unnecessary and/or prove to be counterproductive.

The City is allocated an amount annually from the Federal government for Community Development Block Grants (CDBG) for rehabilitation or replacement of systems in candidate neighborhoods where low to moderate income families reside.

The City has an action plan that could be amended to include housing rehabilitation as a priority.

Craig McConnell and Connie Tucker met with Yavapai County Environmental Services. Meeting notes are contained in Attachment C. County staff are willing to problem solve rather than regulate and site residents. Very few homes have been "red-tagged" in the past 5 years as uninhabitable.

Possible funding sources were discussed, including 1) increasing the alternative water charge on water bills for improving water quality in the lakes and/or treatment of surface water recharged at the airport facility; 2) Yavapai County Flood Control District levy could be allocated, via IGA, to water quality remediation/maintenance in the lakes; 3) annual CDBG allocation; 4) monthly charge for water customers not on City sewer for septic system pumping, hauling, septage disposal.

## 5. Suggested Action Items

Chairman Kuykendall stated that when the committee accepted the charge from the Mayor, the first charge was to see if we could find a way to sewer the four unsewered areas, totaling 610 units. We now know that there are 1,822 water meters within the city that are hooked to homes with no sewer. Do we find a way to sewer the entire city, or do we only focus on the 610 units? Chairman Kuykendall stated there should be focus on the sewer project, being \$8.5-\$10 million for all four areas, with contamination being a secondary issue. Chairman Kuykendall requested input from each of the area representatives on what their respective areas would like to see as an outcome.

Gary Worob/White Oaks Circle – Gary feels that the community does not want sewer systems installed, however, if recharge is a necessity in the future, they are willing to look at sewers. Gary stated that septic systems are not the problem, so they don't want to be part of the solution for a problem that does not exist. Gary would like to assist neighbors in the community who need assistance with existing conditions. He continues to research design concepts for septic systems.

John Reed/Antelope Hills – John sent out a newsletter and survey to HOA members containing information and minutes from the committee meetings. John's survey indicated that even if the City paid for a sewer, a majority of residents do not want it. Most residents felt that if you maintain your system, you won't need sewer, and that they have limited incomes, and can't see the benefit. Residents are also concerned about the disruption of installation and tearing up the streets.

Jim Hazelbaker/Prescott North – Jim does not want to "slap a band-aid on the problem". Residents in Jim's neighborhood feel that the City promised sewer upon annexation, and that the City should pay and install sewer in the next few years.

Chairman Kuykendall hopes to take a plan back to Council that could be achieved today, and provide a long-term recommendation as well.

Adam Gabriella/Prescott North – Having been out of town, Adam has not gone door to door, but the people he has spoken to want sewers, but at a reasonable cost. Sewers were promised in 1971. They have been waiting for 30 years, and would like something done now. This will be a long-term project, but must be addressed. Adam thinks that adding an amount on water bills is a good idea for funding.

Chairman Kuykendall stated that an option presented to Council and in public meetings was to get a capital bond. This can be forced with a 50 +1 vote. Hopefully we can find another way to fund the project, with impact fees or hook-up fees charged. Also, monthly sewer charges from residents involved could be reallocated to the repayment. Chairman Kuykendall stated that this

recommendation would be appropriate to come from this committee. While this is a serious problem, whether it's the number one priority could be argued. We need to be realistic and come up with a recommendation.

Mayor Wilson stated that five members of Council are present at the meeting, which should indicate that Council is concerned about finding a solution they can live with. Two solutions are needed – short-term or intermediate and long-term. We need a solution that citizens will support.

Chairman Kuykendall added that this could be mandated, but it's not the right thing to do for the City. Costs are high and will cause hardship.

Jim Hazelbaker stated that accurate information needs to be made available concerning costs. Cost estimates keep changing. If the City can create financing to purchase water from Chino Valley, we should be able to come up with financing to put in a sewer.

Chairman Kuykendall indicated that the City has legal limitations as to what the City can and can't finance due to State statutes. We're still looking at a long-term recommendation, but at the same time we should look at starting a process for "band-aids". A bond was passed to purchase the lakes. As lake owners, it is important that we do what is necessary to maintain the value of lakes, and cleanliness of the lakes, due to eventual recharge into the water system. So whether it's keeping the lakes clean themselves, or taking care of recharge leaving the lakes, we need to fix the problem. There is a suggestion to create an "Aquifer Protection Fund" – maybe \$.50 or \$.70 per month per customer. Chairman Kuykendall would like to see the committee pursue this idea. If we're going to have individual septic systems for awhile, if a person has a problem there needs to be a place they can go and feel comfortable and receive assistance.

Khristine Davenport/White Cloud Lane – Khristine knocked on doors in her area of representation, not just the commercial property she owns. General consensus is that residents do want sewer, but at what cost? Some residents are experiencing sewer problems and do need sewer.

Gary Worob stated that he doesn't like the term "band-aid" and does not like the connotation that septic systems are negative. A properly run system is not a negative.

John Reed asked if the committee comes to a recommendation that includes some kind of a surcharge or fee, would this be a Council initiative or a voter referendum?

Mayor Wilson stated that he believes this would be a Council initiative. Mayor felt that a large amount would not be approved, but maybe .57 per month would work.

There are many residents out there who will look at the bigger picture if presented correctly.

Chairman Kuykendall added that the committee is looking at two fees - .50 aquifer protection to start a funding source so that when/if lakes are found to be in violation, there will be a fund to address this; also, a fee on the water bill for homes not on sewer to develop a funding source to assist residents in keeping septic systems working.

Gary Worob stated that instead of just creating a fund directed at septic systems, you need a fund that addresses the health of the community. There are untapped grants available.

Michael Byrd/Prescott Creeks – Michael thinks that the outcome from the meeting with the County is the direction we need to pursue. There is a lack of information, and Prescott Creeks has been working for the past few years to gather more information about water quality. It is not just a funding issue. It's an issue of trying to monitor water quality in the creeks when there's no water in the creeks. We need to look at long-term funding sources. He likes the broad concept of an aquifer protection fund and would like to discuss it further. Michael also agrees with the short-term or band-aid approach as well.

Chairman Kuykendall asked Jim Hazelbaker and Adam Gabriella to create a plan for a long-term approach and what the recommendation should be to Council. The recommendation should include a request to the City to continue with estimates for sewer installation cost. Gary Worob agreed to research funding sources available either through Prescott Creeks or other organizations.

Craig McConnell reported that 30% design estimates are complete. For discussion and planning purposes, the numbers presented at workshops earlier this year are the estimates.

Jim Ciaffoni indicated that the total cost per lot was expressed as \$20,000-\$40,000. The higher end cost relates to running down through drainage ditches. It may appear that this is a simple solution, but trying to follow the drainages and go with all gravity would be the most expensive option. Jim is not aware of any immediate projects planned in the areas of failing systems, where sewer could be put in.

Craig McConnell added that in the Iron Springs corridor, in some of the residential areas there are many septic systems in use. When sewer mains were replaced on Iron Springs Road, they were sized to accommodate sewerage of these areas, should that ever occur.

Mayor Wilson agrees that the 30% numbers should be accurate at least for the near-term. The city has construction contracts coming in at 30% under engineering estimates.

6. Items for next meeting and date

The next monthly meeting will be held on October 16, 2008 at 10:00 a.m. in the basement conference room at Prescott City Hall. If you are unable to attend, it is recommended that you send a representative.

7. Adjourn

The meeting was adjourned at 11:20 a.m.

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

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**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on \_\_\_\_\_, at \_\_\_\_\_ .m. in accordance with the statement filed with the City Clerk's Office.

\_\_\_\_\_  
**Teresa Ogle**