

PRESCOTT CITY COUNCIL  
WORKSHOP  
TUESDAY, NOVEMBER 18, 2008  
PRESCOTT, ARIZONA

MINUTES of the Prescott City Council Workshop held on November 18, 2008 in the City Hall Council Chambers, 201 South Cortez, Prescott, Arizona.

◆ CALL TO ORDER

Mayor Wilson called the Workshop to order at 1:00 p.m.

◆ ROLL CALL

PRESENT:

ABSENT:

Mayor Wilson  
Councilman Bell  
Councilman Lamerson  
Councilwoman Lopas  
Councilman Luzius  
Councilman Roekcer  
Councilwoman Suttles

None

1. Presentation by members of the Water Conservation & Safe Yield Committee on the proposed initiatives.

Tim Crews, Chair, acknowledged the members of committee, staff members, and advising volunteers. He then proceeded to give a presentation on Priorities and Work Docket for the 2008 Water Conservation and Safe Yield Committee. The presentation covered the five proposals the committee determined to be priorities.

**Five Proposals:**

- Establish a conservation target for Prescott
- Revise city water conservation incentive offerings
- Launch a water conservation volunteer program
- Agree on conservation projects at three city facilities
- Assure that conservation savings are applied to safe yield

▶ CONSERVATION TARGET

- ▶▶ Current Water Conservation & Safe Yield Committee Priorities
- ▶▶ Estimated Water Budget 2003 Prescott AMA = 11,300 Overdraft
- ▶▶ Most Recent Overdrafts

- ▶▶How much water is there to conserve in Prescott?
- ▶▶Indoor vs. Outdoor Water Use
- ▶▶Outdoor residential irrigation
- ▶▶Turf in Prescott
- ▶▶Moderate Conservation Target
- ▶▶High Conservation Target
- ▶▶Water Conservation Efforts from Parks & Recreation Department
- ▶▶Moderate Conservation Target for Prescott
- ▶▶YCNLA partnership

Councilwoman Suttles asked if Parks & Recreation was going to go through training on certified irrigation. She felt they needed to look at what they are going to do with the parks.

Shaun Rydell said that the City received a regional water conservation bureau grant for training. She said they have 33 persons signed up, 6 from the golf course and 2 from Parks & Recreation. They will take a two-day training program. There will also be 6 city staff along with Chino Valley and Prescott Valley staff. Their Parks & Recreation staff is also going to be certified landscape irrigation auditors.

Councilwoman Lopas asked if the school district has been part of these talks. It bothered her to see them watering at three in the afternoon during the summer. Ms. Rydell replied that City staff is always trying to engage the large-turf facilities in irrigation management. She said they have signed up two people from the Prescott Unified School District, one from Sharlot Hall Museum, two staff from the YMCA, and a couple of people from the Yavapai Regional Medical Center. She said they had invited them to participate and offered scholarships as well. They will be involved in the training.

Mayor Wilson commented on the conservation target. He said that if they put a dollar value on it, the 300 acre feet of conserved water x \$25,000 is \$7,500,000. He said that is the cheapest water they can buy from a conservation stand point.

Dr. Crews added that Sandy Griffis, who is on the Water Conservation & Safe Yield Committee, let them know that the Yavapai County Contractors Association was willing to pay 50% scholarships for landscapers who wanted to take the training and could not afford it. He said that is the type of community partnership they are excited about.

Dr. Crews then continued his presentation by bringing forth the Second Proposal: Incentive Review and Funding Recommendations. He said they are only recommending a few changes to what the City is already offering. He added they

are concentrating on those that give a larger water savings and the best return on investment.

▶ INCENTIVES PROGRAM

▶▶ Rainwater harvesting

▶▶ Incentive Review and Funding Recommendations

He said they propose removing incentives on point of demand hot water re-circulators as they have a low water savings compared to the other items. Also, they are proposing to remove efficient washing machines because the industry standard has mandated higher efficiencies across the board.

He continued by explaining the items they propose to add landscape irrigation audit rebates, rainwater harvesting cisterns and high efficiency toilets. These provide a higher return on water savings and on investment.

Councilwoman Lopas asked what dual flush toilets cost. Dr. Crews replied that they cost between \$200 to \$300. He then took questions on the changes to the incentives program.

Mayor Wilson asked if the cistern rebate was for residential or commercial. Dr. Crews said it was for both.

Councilman Roecker asked if the \$150 per toilet was per household or unit. Dr. Crews said that was per unit, up to three units per household.

Councilwoman Lopas asked if other incentives such as a rain gauges that turns off the sprinkler system had been considered. Mr. Crews said they had discussed that but they are not cost effective enough or functional enough to be put on the list. They anticipate they will be on the list soon. He asked Charlie Hildebrand to elaborate.

Mr. Hildebrand explained that they do encourage people to consider rain water shut-offs, but it does not gain that much water. There are so many other options that give more savings. They do expect at some time a more detailed incentive, perhaps in two years, and it may be a part of that. But right now other incentives provide much more savings so they have been focusing on those extremely large low fruit.

Councilwoman Lopas asked about rainwater harvesting and cisterns. She said she is looking at doing that at her house. She is putting in a minimum of 5,000 gallons. She added that \$500 is not much incentive as it will cost a minimum of \$11,000. She said it costs about \$2.25 per gallon to install a water harvesting system. Ms. Lopas thinks the incentive is low when they consider that toilets are getting a \$150 rebate.

Dr. Crews said they had discussed this at length. He explained that in determining incentive values they put them in context on how much it cost to buy alternate water elsewhere. He said that cost comes to about \$.07 per gallon, whether in building the Big Chino pipeline or buying effluent in Prescott Valley, if they divide it out it comes to about \$.07 a gallon. They are only proposing things that are \$.07 per gallon or below. He said that in the case of the cisterns, the incentive is more of a lure as it doesn't pay for the item itself like a toilet does. In the case of high efficiency toilets there is so much water saved that they can buy the whole thing and still come in under \$.07 a gallon. The price they put in the cistern is actually the most expensive incentive they offer, coming in at \$.10 a gallon.

Councilwoman Lopas asked why not make it \$.07 a gallon but make it a higher cap. Dr. Crews responded that the range of the cost varies with the amount of rainfall, but they were trying to keep it under \$.07. He said they would be willing to reconsider if Council would like them to.

Councilwoman Suttles asked if there were other rainwater harvesting tools beside getting a cistern and going into that kind of money. Dr. Crews described passive rainwater harvesting where there is an impermeable surface and capture rainwater off of a driveway or roof onto a specified area where they are not actually holding it in a cistern. He said it is much harder to gauge how much water an individual would save because it depends on the vegetation that's planted there, on soil texture, on site specific landscape characteristics that make it difficult to develop an incentive for. They do recognize it. He said that rainwater harvesting technology includes bio-retention cells, landscape depressions that are engineered to passively contain and utilize large volumes of water. They did put that out there but they are not sure how well it would work in terms of providing incentives.

Mr. Hildebrand said rainwater harvesting is important, but they have a limited budget in what incentives can be accomplished in the time period they are working with. He said when they look at what they reach out to the community with some of the other items will have a broader touch on the town. He also said that with rainwater harvesting people will save a tremendous amount of money in their water bills. He didn't think that an incentive needed to take a huge piece out of that cost when, if they are watering a big piece of turf, they will be savings hundreds of dollars on their water bill.

Mayor Wilson said he would like to also bring up Tucson City Councilman Rodney Glassman, who is a leader in the state in pushing rainwater catchment for commercial structures, and have him talk about the Tucson experience both in terms of the legislative process and working with the landscapers and builders. They have some very aggressive targets, something that is world class in the

State of Arizona. He said they do not have a lot of commercial building right now but they will and should be ready when they come.

Dr. Crews said they had discussed larger scale commercial and it is definitely something they will want to delve into the future.

Dr. Crews continued the presentation by introducing Anne Marie Benz to discuss her work in developing Proposal 3, the Volunteer Program. Ms. Benz explained that with some of the incentives and some of the work a lot of it could be volunteer work.

She said that by training volunteers and getting them out into the community they could exponentially increase the amount of work that can be done without having to add staff.

Councilwoman Suttles said that in going down the list there was volunteer supervision and asked if they were looking for an assistant to Ms. Rydell or a volunteer to oversee volunteers. Ms. Rydell said they would probably be doing some outreach with AmericaCorp, Vista Volunteers, and the Senior program at Yavapai College. She said these could be a base for volunteers. She said there is the Master Watershed Stewards program. She said we have the volunteer base in the City and in the region. She continued it would take a commitment from her to organize the volunteer program.

Councilwoman Suttles said there are a number of water committees, and asked if any of them would be brought in under this umbrella. Ms. Rydell said this would be a great time to coordinate with the Upper Verde River Watershed Protection Coalition as they have been evaluating their regional conservation efforts. She said they are involved in that organization and should get more engaged in work they're proposing at regional level and introduce this volunteer program at a regional level. Ms. Rydell said she would direct the volunteer program to the UVRWPC to encourage collaboration as a region.

Councilwoman Suttles asked if that would include Prescott Valley or anybody in the County. Ms. Rydell said the Coalition consists of Dewey-Humboldt, the Tribe, Prescott Valley, Chino Valley and the City of Prescott

Councilman Roecker asked if her volunteers' efforts focus on the City of Prescott or if they were looking at Active Management Area in general. Ms. Rydell said she believed this committee recommendation would focus on the City of Prescott efforts.

Mayor Wilson asked Gary Kidd about the volunteers and how the City makes sure they don't have problems with indemnity. Mr. Kidd said they have had volunteer coverage for about a year. As long as their volunteers are signed up with the City they are covered under the City's policy.

Councilman Luzius commended everyone that put the report together. He had the same question that comes up every time they discuss water conservation and that is he has not seen anything in the report that approaches reducing the amount of potable water used for dust abatement and compaction. Ms. Rydell said they looked forward to evaluating best management practices.

Mayor Wilson explained that the problem is well defined, that they don't have effluent water available in the summer and can't use it like they would like to. He said until they have more effluent or can pipe it they aren't going to be able to do it.

Councilman Luzius said he understands that but he questions the rationale of pumping effluent into the ground and re-using it as potable water as opposed to using effluent for dust abatement and compaction instead of potable water.

Dr. Crews said it does seem that most of the effluent is being used by golf courses in the summer. He said he's not sure the construction industry has to abate the dust. He said they are open to suggestions on this point, but they have looked at it and don't see any obvious place to go. Councilman Luzius said he's sure they do because it's all part of EPA and ADEQ. Mayor Wilson responded that he liked solutions, not just complaints, so when he had a solution he could come forward.

Mr. Crews presented the last two proposals

- ▶ BUILDING PUBLIC TRUST AND BUY-IN
  - ▶▶ City facilities and properties.

Ms. Rydel discussed the proposal of the task force in regard to Conservation Retrofits in Municipal Facilities. She said that they looked at over 43 municipal accounts and this year's budget was \$50,000.

- ▶▶ Miler Valley School – Public right-of-way Landscape

Councilwoman Suttles asked if the property in front of the school was City property, and if so if it was their maintenance and their water bill. Ms. Rydell said that it is. Councilwoman Suttles asked that in trying to collaborate with that school if there had been any issues with changing that landscaping. Ms. Rydell answered that there have been no issues, that there has been a request from their principal that they'd like to maintain some of the lawn area on the north side, it's more of an aesthetic issue in regard to what that. Staff is comfortable with maintaining a portion of that as turf and with a sound landscape design they may be able to remove more than 50%.

Councilwoman Suttles asked if Parks and Recreation would do that project. Ms. Rydell said they would collaborate with Parks and Recreation as project managers. The conservation program proposes to fund the project. Parks and Recreation would take it on, likely hiring a professional design staff and contracting out the work. Councilwoman Suttles asked if it has to be designed. Ms. Rydell said that typically is the case if they are going to have contract work. Councilwoman Suttles asked if that was something that could be done in house.

Mr. Norwood responded that at this point those decisions have not been made. He said something of this magnitude is something that could be done in house. He said they have gone the last six months without filling several positions in Parks and Recreation but if they can do it in house they will.

►►Memorial Park

Ms. Rydell then presented the Memorial Park project which would utilize volunteers from the Alta Vista Garden Club.

Mayor Wilson asked what the bullet point on the gateway use lighting signage meant. Ms. Rydell said that this location might be a place to introduce logo signage at some time. They see this as an opportunity to gateway into the City. Mayor Wilson said that the 2050 Committee on Ambiance is looking at is signage across the entire City, and he suggested that before we do anything, they should talk about it.

Ms. Rydell agreed and added that they do see this as an opportunity to welcome people into the community and more importantly to show the landscape standards that they feel are important in the community.

Councilwoman Suttles asked if since that park has been cut down because of ADOT and their construction, if they have to go through ADOT to do anything or if it was still a City park and the City's decision. Ms. Rydell said she believed it was the City's responsibility to bring that park back up and maintain it. Councilwoman Suttles said they didn't have much of a say when they widened that area and took down bushes and trees. Mr. Norwood said ADOT can work within whatever right of way had. He added that anything they do in that area, they would need to make sure it did not impact the roadway. If there were any new curb cuts they would want to know about them. He said they are generally supportive of these types of projects.

►►Grace M Sparkes – Activity Center

Councilman Lamerson thanked the committee. He said that having sat as liaison on that committee he liked Mr. Norwood's acknowledgement of budget constraints and Mayor Wilson's comments on tying in on acre foot savings. He liked what Mr. Hildebrand said about auditing, that they should be paying

attention to auditing because they can find where the leakage is. He said it would be better if they can stop those leaks and keep what they have got rather than find new water. He thanked them for good report.

Dr. Crews continued his presentation with a discussion on the final proposal.

▶ DOES CONSERVATION GO TO SAFE YIELD?

Dr. Crews then reviewed the task force recommendations for 2009: Relying on public and private partnerships, develop a comprehensive range of residential, commercial and municipal water audit services; code revisions; regional partnerships; education.

Councilman Roecker asked if anyone else was doing audits, or if it was a new concept. Ms. Tucker answered that the allocation policy is the City's creation; it is not required by the state. She said the only thing the City is required to do is designate water for new subdivision plats and not pump more than they legally allowed to. She said that everything they have created is for their own use and applicable to their own situation. Ms. Tucker clarified that the .35 acre feet per household is based on Prescott's people per household unit and 150 gallons per capita per day formula.

Councilman Roecker said so it is .35, but they recognize that .25 is what they think the household is using. Ms. Tucker said the .25 is what the residential accounts are using. Councilman Roecker asked if what he was hearing was that the nonresidential was using less than allocated so they are looking toward coming up with a new number if a few years, so they might be able to apply to safe yield. Mayor Wilson said he thinks they are over-allocating to commercial.

Dr. Crews said that was correct, that they had talked about coming with a proposal to split the .35 into .25 for houses and directly allocate out of the alternate water. There would be a net savings of water in doing that and they would be able to allocate more if it was more specifically allocated. They would not be using the .10 approximation of non-residential use because, in at least within the last four years, it has used a lot less.

Dr. Crews said that their intention is to assure that they don't overshoot the alternate water in allocating to nonresidential and thus dip into groundwater which is where conserved water is. He said they want to be able to say to the citizens that if they conserve water they can be assured that it is addressing aquifer overdraft. He said that right now there is a loophole but it has not been approached because they are shy of overshooting what has been allocated to alternate water.

Mayor Wilson said it's an issue of trust; they are asking citizens to conserve water and they say they will conserve water if they know it's going for

conservation, if it's going to something they aren't going to conserve water. He said that's why they got into this investigation. Now they come to this point where, once they understand, they have probably given away too much water. Dr. Crews said that is exactly their finding.

Councilwoman Suttles asked if this was part of the presentation that we'll be discussing later as to what they are going to do. Mayor Wilson said this last piece is a recommendation to adopt guidelines, that they ask new commercial to estimate their water use as part of the development process, and then they monitor their usage so they get a real feel of what is going on rather the approximation they saw from the spreadsheet.

Councilwoman Suttles asked if they get a presentation from Ms. Tucker and people that do their water for the City about what they have been doing and what they could do.

Mr. Norwood said that as Dr. Crews stated, this is complex. He would recommend that Ms. Tucker, Mr. McConnell and Mr. Holt and others carefully review and analyze the information and bring back a City staff perspective as to what the report says, the implementation, what impacts could be. He said we could maybe do that around the first of the year.

Councilman Lamerson said he thought he heard someone say they did something good; it's nice to hear that now and then. He appreciates all the work of the committee.

Mayor Wilson asked the committee members and volunteers to stand up to be thanked.

Howard Mechanic responded to Councilwoman Suttles questions getting into the details. He said basically all the committee is proposing is to do some good record keeping. He said this is a nonbinding situation and when a commercial user comes in and requests water, they will get the water, it isn't a request that they are asking them to deny. He clarified that this would be a study period only and what they are looking for is to see how it works, having someone come in and estimate how much water they are going to use then see how much they use. He said they will get an idea of how the system works and get some information to study.

Mr. Mechanic continued they'll have to compare the mix of new housing with new commercial. He said that with the economy the way it is right now, there may be a different ratio of new commercial to new residential. He reiterated that this is just a study period to try something out, there is no enforcement involved.

Mr. Mechanic said that these items would go on a Council Agenda for specific discussion. He asked if there would be some idea to ask the Council if there

were any recommended changes before it was presented, or if the Council likes the way it is being taken care of today.

Mayor Wilson said he wants to open up discussion countywide so they develop something they can share with anybody.

Mayor Wilson asked the Council on some of the items discussed today. He said the first was choosing a conservation target. He reminded them that the recommendation was for a moderate target over five years. Everyone responded that they were OK with that. Mr. Norwood said a lot of that will be part of their evaluation.

Mayor Wilson then asked about the second proposal regarding the changes to the incentive program, if anyone had any problems with that.

Councilwoman Suttles said in the information on the incentive programs that they will continue until they run out of money. She said she has no problems with the changes.

Mayor Wilson asked if there were any other suggestions or changes from Council.

Councilman Roecker wanted clarification on the first proposal, choosing targets. Dr. Crews said they were proposing moderate target over five years.

Mayor Wilson asked if that proposal would be part of our short-term or long-term water policy. Ms. Tucker replied it would be part of the long-term water policy. Mayor Wilson then said everything would come back to Council as part of a revision to policy document.

Mayor Wilson thanked the committee for a lot of effort, for a lot of volunteer participation. He said he appreciated looking at this from a volunteer standpoint, how they can reach out to business community including the landscapers to come up with good ideas. He thought the audit program was something that will have a lot of benefits. He thanked everyone.

2. Adjournment.

There being no further business to be discussed at the Workshop of the Prescott City Council held on November 18, 2008, adjourned at 2:22 p.m.

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JACK D. WILSON, Mayor

ATTEST:

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ELIZABETH A. BURKE, City Clerk