

COUNCIL WATER ISSUES
COMMITTEE
REGULAR MEETING
TUESDAY, DECEMBER 6, 2016
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON DECEMBER 6, 2016, in the LOWER LEVEL CONFERENCE ROOM, located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

A. Call to Order.

Chairman Lamerson called the meeting to order at 9:00 a.m.

B. Roll Call.

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Present:

Chairman Jim Lamerson
Member Steve Blair (arrived at 9:07 a.m.)
Member Steve Sischka

Staff Present:

Michael Lamar, City Manager
Dana DeLong, City Clerk
Clyde Halstead, Assistant City Attorney
Craig McConnell, Regional Program Director
Leslie Graser, Water Resources Manager
Henry Hash, Public Works Director
Tom Guice, Community Development Director
Frank Hall, Planner

C. Approval of minutes of the November 1, 2016, Council Water Issues Committee meeting

COUNCILMAN SISCHKA MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 1, 2016, WATER ISSUES COMMITTEE MEETING; SECONDED BY MAYOR PRO TEM LAMERSON; PASSED 2-0.

D. Alternative Water Portfolio Update

Leslie Graser, Water Resources Manager presented the item. She gave an update of the amount of Alternative Water that remained for new development. She said for the

balance of the Calendar Year 2016, 125 acre-fee in the Market category, and 100 acre-feet in the Workforce category were made available. The Market was currently at 23.15 acre-feet, and the Workforce was at 11.56 acre-feet. She said it reflected 124.5 acre-feet that was placed into contract. The 5.25 acre-feet on agenda was either administratively approved, or in the case of the 5.0 acre-feet project, it would be prepared to go to Council (subject to Committee recommendation).

Ms. Graser said depending on the outcome of the items on the Water Issues Committee agenda the Market would drop to 22.80 acre-feet, and the Workforce to 7.17 acre-feet.

Councilman Sischka asked if they could move the amounts that were left over into next year. Ms. Graser said that was part of the policy discussion later on agenda.

E. Water Service Agreements

1. Cortez Apartments (WSA 16-023)

Ms. Graser said the location of the project was on Cortez Street just north of Gurley, it was the former Athletic Club. The applicant sought to do six apartments and two commercial units. She said the total water allocation for the project would be 1.5 acre-feet. The two commercial store-front units would not require allocation of additional alternative water supplies, as they were consistent with the 0.1 acre-foot markup. Staff proposed a 1.5 acre-foot contract for the six apartment units.

Mayor Pro Tem Lamerson said it met all the criteria of the general plan, and all the criteria of redevelopment of concepts that had been discussed for extending residential components in the downtown area.

The Committee recommended that the water service agreement request be sent to the full Council for consideration.

2. Steve Reid (WSA 16-024)

Ms. Graser said this was not an action item, but was brought forward so the Committee was aware that the water was moving out of the portfolio. She said the project was known as Pine Acres of Prescott and was a multi-family on Park Street. They had an existing use on the property that consisted of eight multi-family units and one single-family unit all constructed before 1998. They were proposing one more single-family unit on the property.

Ms. Graser said it was a quantity of 0.35 acre-feet, and due to it being less than four units, it could be administratively approved. She said this was an informational item only and did not need a recommendation.

Councilman Blair arrived at 9:07 a.m.

3. Creekview Village Apartments (WSA 16-025)

Ms. Graser said the project was known as Creekview Village Apartments, and the location of the property was along Miller Valley Road. It was currently zoned as Industrial Light (IL). The applicant was seeking a rezone of the property to Business Regional (BR) to include a request to amend the 2015 General Plan to change the land use designation from Industrial to Commercial. She said that the water requirement for the 70-unit workforce housing apartment complex was 17.5 acre-feet. The applicant was seeking water for Phase 1 of the project, which was 22 units consisting of six module style apartment complex. Ms. Graser said of the 17.5 acre-feet needed they were seeking 5.5 acre-feet.

Councilman Sischka asked for an explanation of the flood plain and said it looked like a portion of the creek went through it. He said he would hate to allocate water for it without it being discussed.

Frank Hall, Planner, said the entire project for the 4 almost 5 acres could have many more units than they were proposing. He said because of the flood plain, or the flood way which was worse than the flood plain, the applicant was proposing to put the buildings for the apartments near the front of the property on Miller Valley Road. He said all of the structures on the site plan would be out of the flood plain and out of the flood way. He said the only encroachment into the flood plain would be a trail access easement and a small portion of the parking. None of the structures were in the flood plain.

Councilman Blair asked for Mr. Hall's definition of a modular unit. Mr. Hall said rather than having one enormous building, to break it up for the traffic flow, each building had twelve units in it.

Mayor Pro Tem Lamerson said the project followed the general plan, and was also part of the strategic plan. Ms. Graser said they worked with the property owner to bring all the pieces together.

The Committee recommended to forward consideration of approval of the water service agreement for Phase 1 of the Creekview Village, consisting of 22 apartment units to the Council.

F. City Water Management Policy and Calendar Year 2017 Alternative Water Allocation

Ms. Graser presented. She said the policy contained basic information for the next four years, looking at 2017 through 2020. She said they worked with a framework structure, which was a majority of the document. Section five was to be updated yearly because that contained the yearly volume available and its associated policies.

Councilman Blair asked if she was looking at this as a four year long-range policy. Ms. Graser said yes, because the general framework such as the state laws and the physical system would not change in the next four years.

Councilman Blair thought when there the Council changed their attitudes and obligations might change as well. He said obligating another Council to the requirement of state law was fine, but other than that he did not know how you would go too far out.

Ms. Graser said the framework was the state laws that generally did not change, and the documents that were integrated into the document such as the General Plan stayed the same for a period of time. As Councils change or conditions change, Section 5 had the flexibility to change. Mayor Pro Tem Lamerson said a plan was subject to change just as circumstances changed.

Ms. Graser talked about the process for adoption. The plan had been presented to the Committee, presented at a Council study session, and then it would be scheduled for a Council voting session.

Ms. Graser said the City had a large portfolio for the size of the community. What the Committee was working with was the alternative block, specifically the effluent supplies and the surface water supplies. She said in the reservations and the general pool there was activity for the Council to determine how the water would be handled. She talked about the groundwater side of the portfolio which was subject to State laws, not to be allocated by City policy. They were looking at things that could be built now or in the future.

Craig McConnell, Regional Program Director, commented that the City was not running out of water, and had allocated substantial quantities of water for growth that had not occurred. The amount of uncommitted or unallocated water was being reduced, and if or when the Big Chino project was implemented then that would raise additional quantities. He said as of today there were over 10,000 watered, yet un-built lots. This was groundwater and alternative water.

Ms. Graser went through the policy to make sure it was in the order the Committee expected it to go to the Council. Discussion was held regarding the components of the policy document.

Ms. Graser gave information regarding the 2017 alternative water supplies for placement into contract, and the reservations.

Direction was given to recommend the City Water Management and Calendar Year 2017 Alternative Water Allocation Policy for Council consideration.

G. Water Education Series for Calendar Year 2017

The item was not discussed.

H. Adjournment

There being no further business to be discussed, the Council Water Issues Committee adjourned the Public Meeting of December 6, 2016, at 9:41 a.m.



JIM LAMERSON, Chairman

ATTEST:



DANA R. DeLONG