CITY OF PRESCOTT
Everybody's Hometown

AGENDA

COUNCIL WATER ISSUES COMMITTEE
NOTICE OF PUBLIC MEETING
Tuesday, October 3, 2017
9:00 a.m.

Prescott City Hall
Lower Level Conference Room
201 South Cortez St., Prescott, Arizona
(928) 777-1100

The following Agenda will be considered by the Council Water Issues Committee at its meeting on **Tuesday, October 3, 2017, at 9:00 a.m.** in the Lower Level Conference Room, 201 South Cortez Street, Prescott, Arizona. One or more members of the Council may be attending this meeting through the use of a technological device.

A. Call to Order

B. Roll Call

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Chairman Jim Lamerson
Member Steve Blair
Member Steve Sischka

C. Approval of Minutes of the August 1, 2017, and September 5, 2017, Council Water Issues Committee Meetings

D. Alternative Water Portfolio Update

E. Water Service Agreements
1. W.D. Properties, LLC (WSA17-008)
2. Timothy Sibson (WSA 17-020)
3. W.D. Properties, LLC (WSA17-021)

F. Calendar Year 2018 Water Management and Alternative Water Allocation Policy

G. Big Chino Project Comprehensive Agreement No. 1 Update

H. Adjournment

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on _____ at _____ ___.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

_____
Maureen Scott, City Clerk

COUNCIL WATER ISSUES
COMMITTEE
REGULAR MEETING
TUESDAY, AUGUST 1, 2017
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON AUGUST 1, 2017, in the LOWER LEVEL CONFERENCE ROOM, located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

A. Call to Order.

Mayor Pro Tem Lamerson called the meeting to order at 9:00 a.m.

B. Roll Call.

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Present:	Absent/Excused
Chairman Jim Lamerson	
Member Steve Blair	
Member Steve Sischka arrived 9:08 am.	

Staff Present:
Michael Lamar, City Manager
Virginia Mefford, Deputy City Clerk
Clyde Halstead, Assistant City Attorney
Craig McConnell, Regional Programs Director
Leslie Graser, Water Resource Manager

C. Approval of minutes of the July 5, 2017, Council Water Issues Committee meeting.

COUNCILMAN BLAIR MOVED TO APPROVE THE MINUTES OF THE JULY 5, 2017, WATER ISSUES COMMITTEE MEETING; SECONDED BY MAYOR PRO TEM LAMERSON; PASSED (2-0).

D. Alternative Water Portfolio Update

Leslie Graser, Water Resource Manager presented on the Alternative Water Portfolio. In summary, for Calendar Year 2017 (January 1, 2017, through December 31, 2017), alternative water was made available ("budgeted") by Council in the categories below; the current remaining unallocated balances are also indicated:

	Budget	Amount of Budget Remaining
1. Residential	70 acre-feet	25.56 acre-feet (AF)
2. Commercial	100 acre-feet	100 acre-feet

No single project is eligible for allocation of more than 50% of the applicable preceding quantity (residential or commercial), or of the remaining balance during the calendar year.

At year-end 2017, if the preceding quantities are fully allocated, 50 AF would be the opening balance for Calendar Year 2018 according to the policy adopted December 13, 2016, which identified an annual transfer of 50 AF from the vacant, residentially zoned tract reservation (until that reservation is extinguished). The actual volume recommended for 2018 may be more that 50 AF, depending upon any unallocated, year-end 2017 balance.

She said there were two Water Service Agreement (WSA) requests on the agenda and they were for the U.S.Vets and Enequist.

Mayor Pro Tem Lamerson asked if the Water Resource Division gave regular updates to the media.

Ms. Graser said itdid not.

Mayor Pro Tem Lamerson commented that the items on Committee agendas are discussed in open meetings, and the media could report on them if they chose to attend.

Ms. Graser said that the Division will discuss any items with persons who have questions regarding the alternative water portfolio.

1. U.S.VETS (WSA17-009)

Ms. Graser presented a map of the area of the U.S.Vets project.

Councilman Blair said he was raised off of Whipple and asked how water was granted to this area in the first place.

Ms. Graser said it was groundwater.

Councilman Blair mentioned that there was heavy use in that area with the salons. He asked if alternative water would be used.

Ms. Graser said yes, it would be alternative water.

Councilman Blair asked why it was considered residential, and where the line is drawn between commercial and residential uses.

Craig McConnell, Regional Programs Director, responded that for water allocation purposes, if the project or use involves people living there, it's residential. He further commented that the Council could at anytime move water from commercial to residential, although a policy change might be involved in doing so.

Councilman Blair said he wanted it on the record that Council has the flexibility to move alternative water for allocation purposes if deemed necessary.

Councilman Sischka asked for clarification regarding the U.S.Vets not getting the grant for their project.

Ms. Graser said that the Division could not comment regarding specifics of the U.S.Vets grant application, but remarked that the scope of the project has since changed. Ms. Graser indicated that if alternative water is allocated to the project but not used, it would be returned to the water portfolio.

Ms. Graser said that the Division would continue to work with U.S.Vets concerning their revised application.

Mayor Pro Tem Lamerson said regardless of how they go with this, at least the veterans would have priority.

Mr. McConnell said there were alternatives for proceeding, one of which was to place the project on the agenda of a Council study session for presentation and discussion, which could eventually result in an appropriate performance standard to be included in a Water Service Agreement.

Mayor Pro Tem Lamerson said he liked the idea to review the project with Council.

Recommendation was to move forward to a Council study session.

2. John and Terri Enequist (WSA 17-006)

Ms. Graser presented a map of the area for the single-family home. She said the Water Service Agreement Application No. WSA17-016 was submitted on June 26, 2017, by John and Terri Enequist, seeking an alternative water allocation for their existing home at 2530 Copper Basin Road, previously served by a private well.

Ms. Graser gave background information on APN 108-21-007F, that is located in the City, but not within a platted subdivision. In conjunction with the Zone 19 Water Reservoir Project, the Enequists were offered service by the City, accepted, paid all applicable fees, and abandoned their private well. An allocation of 0.25 AF/year of alternative water and service to the subject property are consistent with Policy 10 of the

City's Water Management and Calendar Year 2017Alternative Water Allocation Policy (as amended):

"Alternative water shall not be allocated for uses that will not return 50% or more wastewater to the treatment plants (e.g. new turf, commercial agriculture, residential requests without sewer connection, etc.), with the exception of certain Pre-Existing/Historical Agreements (Category 3) or as associated with Zone 19 land acquisition."

Mayor Pro Tem Lamerson said when sewer was available they would have to connect.

3. Amendment to RAN & Associates (City Contract Nos. 2017-009 and 009A1)

Ms. Graser presented a map of the area in question. She said that on June 29, 2017, and July 18, 2017, Mark Manering submitted letters to the City requesting to amend and extend City Contract No 2017-009A1 (if approved, the revision would be City Contract No. 2017-009A2). Mr. Manering was seeking: (1) that Woodsman Properties, LLC, the current property owner, be formally recognized in said agreement; and (2) that in accordance with the City's Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, a one-time, one (1) year extension of the agreement be approved.

Ms. Graser said on December 5, 2016, and February 17, 2017, the City Council respectively approved City Contract No. 2017-009 and Amendment No. 1 thereto, City Contract No. 2017-009A1.The agreement pertains to a proposed 200-unit apartment complex, and associated total water allocation of 50 AF/year (37.5 AF of alternative water, and 12.5 AF/year of groundwater available through well abandonment).

Ms. Graser said the Water Resource Management Division has no objection to the above-described requests.

Ms. Graser said upon such approval, the new expiration date would be December 5, 2018.

Councilman Blair asked the City Attorney if the water would stay with the property.

Mr. Halstead the water would stay with the property as this would correct a larger problem.

Councilman Blair said the next item was a property change in ownership would the water would stay with the property.

Councilman Sischka said if a new owner came in and bought the property would they be able to ask for a year extension.

Mr. McConnell said only if they timely accomplished the performance requirements specified by the contract. Water allocated for a project stays with the property only if the project is completed as described by the water service agreement.

Councilman Blair said when it did a change of ownership did they have to reapply.

Mr. McConnell said that as long as it's the same project, a new application is not required.

Mayor Pro Tem Lamerson asked if they have to go to the back to the end of the line.

Mr. McConnell said they only have to reapply if the project scope changes, or the applicant did not timely accomplish the performance requirements specified by the contract. In the event of a reapplication, the new application would have no standing in line, it would be on a first-come, first-served basis.

Ms. Graser said that was why the City policy provides for a one-time extension for cases of change of ownership.

Councilman Sischka said if they were changing ownership and there were two other projects ahead of them would they have to wait.

Mr. Halstead explained that just because they did a change of ownership they would still get the water that was allocated, if the project remained the same.

Councilman Blair said he did not have a problem with the extension.

Recommended to move this forward to Council.

4. Amendment to F.L. Brown Enterprises, LLC (City Contract No. 2017-007)

Ms. Graser presented a map of the area. She said on July 21, 2017, Lee Borst, representing Willow Lakes, LLC, which has purchased the subject property, submitted a letter to the City requesting to amend City Contract No. 2017-007 with the prior owner, F.L. Brown Enterprises, LLC. The new property owner seeks a one-time extension for one (1) year in accordance with the City's Water Management and Calendar Year 2017 Alternative Water Allocation Policy.

Ms. Graser said on July 12, 2016, the City Council approved City Contract No. 2017-007, a water service agreement for a project consisting of 13 multi-family dwelling units. The applicant (Brown) executed the agreement on August 15, 2016. The total water allocation required is 3.25 AF/year (2.75 AF/year of alternative water and 0.5 AF/year of groundwater available through well abandonment). City Contract No. 2017-007 required that the applicant obtain a City building permit for the project within one (1) year. As stated in the attached letter, the new owner anticipates issuance of a building permit in late 2017, which would be within the one-year extension period.

Recommended to move this forward to Council.

Following Committee consideration of the meeting agenda, several attendees in the audience asked question pertaining to projects or other topics not listed on the agenda. Ms. Graser noted the items, and responded that the Division would look into them separately.

F. ADJOURNMENT

There being no further business to be discussed, the Council Water Issues Committee adjourned the Public Meeting of August 1, 2017, at 9:47 a.m.

_____
JIM LAMERSON, Chairman

ATTEST:

_____
Maureen Scott, City Clerk

COUNCIL WATER ISSUES
COMMITTEE
REGULAR MEETING
TUESDAY, SEPTEMBER 5, 2017
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON SEPTEMBER 5, 2017, in the LOWER LEVEL CONFERENCE ROOM, located at CITY HALL, 201 SOUTH CORTEZ STREET, Prescott, Arizona.

A. Call to Order.

Mayor Pro Tem Lamerson called the meeting to order at 9:00 a.m.

B. Roll Call.

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Present:	Absent/Excused
Chairman Jim Lamerson	
Member Steve Blair entered meeting in progress	
Member Steve Sischka	

Staff Present:
Michael Lamar, City Manager
Virginia Mefford, Deputy City Clerk
Clyde Halstead, Assistant City Attorney
Craig McConnell, Regional Programs Director
Leslie Graser, Water Resource Manager

C. Approval of minutes of the August 1, 2017, Council Water Issues Committee meeting.

The consensus of the Committee was to move the minutes to the next meeting date for approval.

D. Alternative Water Portfolio Update

Leslie Graser, Water Resource Manager, presented on the Alternative Water Portfolio. In summary, for Calendar Year 2017 (January 1, 2017, through December 31, 2017), alternative water was made available ("budgeted") by Council in the categories below; the current remaining unallocated balances are also indicated:

	Budget	Amount of Budget Remaining
1. Residential	70 acre-feet	25.56 acre-feet (AF)
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No single project is eligible for allocation of more than 50% of the applicable preceding quantity (residential or commercial), or of the remaining balance during the calendar year.

At year-end 2017, if the preceding quantities are fully allocated, 50 AF would be the opening balance for Calendar Year 2018 according to the policy adopted December 13, 2016, which identified an annual transfer of 50 AF from the vacant, residentially zoned tract reservation (until that reservation is extinguished). The actual volume for 2018 may be more that 50 AF, depending upon any unallocated, year-end 2017 balance.

She said there were three Water Service Agreement (WSA) requests on the agenda: Olague, Ottman, and Vibrant Building Solutions.

Mr. McConnell commented that 12.35 AF would be deducted if Council approves the U.S.VETS WSA request at their September 26, 2017, meeting.

E. Water Service Agreements

1. Daniel and Whitney Olague (WSA17-017)

Ms. Graser said Water Service Agreement Application No. WSA17-017 was submitted July 18, 2017, by Daniel and Whitney Olague, seeking service for a new single-family residence on their property located within the Chino Valley Irrigation District (CVID). The subject parcel was split from APN 306-23-028B, from which appurtenant Irrigation Grandfather Rights (IGFR) were sold to the City by the Edward O. Holmes and Carolyn Sue Holmes Revocable Trust via the 1998 Intergovernmental Agreement (IGA) between the City and CVID.

Water for eligible CVID properties is held as a reservation within the City's Water Portfolio. The Water Service Agreement is an accounting means for tracking how much has been allocated from the reservation. Accordingly, in this case, alternative water from the Calendar Year 2017 residential budget will not be required.

The IGA provides for availability of eligible CVID properties to City water on the basis of 0.25 acre-foot (AF) per acre. The Olague property is exactly 1 acre in size; hence, the effect of this water service agreement will be to reduce the reservation by 0.25 AF.
Per policy, the request may be approved administratively by the City Manager.

2. Michael and Meghan Ottman (WSA17-018)

Ms. Graser said Water Service Agreement Application No.17-018 was filed by Mark Peugh, architect for the Ottmans, on July 27, 2017. One single-family residence and multiple out-buildings are presently on the site. The out-buildings will be demolished, and the single-family remodeled and connected to City water. On APN 103-01-035B there is an existing well. Through Yavapai County, the property owner created a small, new parcel solely for the well. The well water is currently being used on a neighboring

property and will not be abandoned at this time. As such, the water service agreement will require alternative supplies; the City water meter will not be installed until the service line from the well to APNs 103-01-035B, 103-01-037D, 103-01-037F and 103-01-036 have been disconnected.

The project is located within the City limits, but not a platted subdivision. Allocation of 0.25 acre-foot of alternative water is necessary to provide service, which would be consistent with the Water Management and Calendar Year 2017 Alternative Water Allocation Policy.

Per policy, this request may be approved administratively by the City Manager.

3. Vibrant Building Solutions (WSA17-019)

Water Service Agreement Application No. 17-019 was submitted August 4, 2017, by Vibrant Building Solutions, LLC, the property owner. Currently, one single-family house is on the site. Vibrant Building Solutions, LLC, will be removing another house from a lot on Cortez Street, and transporting it to 739 Ruth Street for a second dwelling unit.

The property is located in the Dameron Tract subdivision, now zoned multi-family, and an additional single-family residence is allowable by the zoning. Said parcel was split in 1995 before the 1999 Decision & Order of Assured Water Supply. It does not have sufficient area to be split into two smaller lots, unless specially approved by Council.

As a parcel with grandfathered groundwater, the current residence is eligible for 0.35 acre-foot (AF). An additional allocation of 0.15 AF is needed to support the second dwelling unit. Upon placement of the second dwelling, both units will be classified as multi-family rather than single-family.

Per policy, this request may be approved administratively by the City Manager.

F. Request of Granite Dells Estates Properties, Inc., for Approval of Granite Dells Estates Master Plan Amendment MP17-002, Preliminary Plat PP17-001 for Granite Dells Estates Phase II, and Amendment No. 2 to the Water Service Agreement, City Contract No. 2008-165

Mr. McConnell presented this item for Committee consideration of Amendment No. 2 to the Water Service Agreement for Granite Dells Estates, City Contract No. 2008-165. The Master Plan Amendment and preliminary plats, which drive the quantity of water needed for the development, have already been addressed by the Planning & Zoning Commission.

The owner has requested a Master Plan Amendment and approval of a Preliminary Plat that would result in an overall increase of 91 lots for a build-out total of 1,399 residential units in Granite Dells Estates.

The current availability of alternative water for Granite Dells Estates is set forth by Amendment No. 1 to City Contract No. 2008-165, providing a maximum of 248.5 acre-feet (the "Cap"). This quantity of water was less than the total necessary for build-out of the master plan approved at that time, pending demonstration of substantial progress in developing the project.

By letter dated August 19, 2016, the property owner requested that the water service agreement be amended for build-out of 1,090 single-family units and 309 multi-family units (a total of 1,399 units). At the unit allocations for residential development in effect at that time, the total water required for the 1,399 units was 458.75 acre-feet (an additional 210.25 acre-feet above the Cap of 248.5 acre-feet). The request was presented to the Council Water Issues Committee at the September 6, 2016, and November 1, 2016, meetings, after which the Committee referred it to the City Council Study Session of December 20, 2016. Direction was provided by the Council at that time to work with the owner toward resolution of the request.

Following the December 20, 2016, Council meeting, the subject Master Plan Amendment (MP17-002) and Preliminary Plat (PP17-001) requests were considered by the Planning & Zoning Commission. At their meeting of April 13, 2017, the Commission voted to recommend approval of these items by the City Council.

By Amendment No. 1 to the "Water Management and Calendar Year 2017 Alternative Water Allocation Policy" (Resolution No. 4380-1589, May 9, 2017), the unit allocations of alternative water for residential development were revised. As it relates to the Granite Dells Estates project, the effect of the change was to reduce the alternative water required for build-out of the Master Plan Amendment (MP17-002) from 458.75 to 292.58 acre-feet, or 44.08 acre-feet above the current Cap of 248.05 acre-feet:

Single-Family				
Existing Phase 1A	208 Lots	.35 AF/DU	72.80 AF	
Existing Phase 1D	12 Lots	.35 AF/DU	4.20 AF	
Future Lots (< 2 acres)	780 Lots	.20 AF/DU	156.00 AF	Water Efficient Unit Allocation
Future Lots (≥2 acres)	90 Lots	.25 AF/DU	22.50 AF	
Multi-family	309 DUs	.12 AF/DU	37.08 AF	Water Efficient Unit Allocation
	1,399 units			
Total Water Required			292.58 AF	
Total Water Currently Vested			248.50 AF	
Difference (additional needed for build-out)			44.08 AF	

By the aforementioned letter dated August 19, 2016, the property owner further requested that the additional alternative water needed (at that time 210.25 acre-feet

above the Cap) be allocated in blocks of 50 acre-feet per year, beginning in Calendar Year 2019.

Should the Council choose to amend the Water Service Agreement to provide the reduced additional quantity of 44.08 acre-feet now necessary for build-out (augmenting the 248.50 acre-feet currently vested), the two potential sources identified in the December 20, 2016, Study Session remain available: (1) the reservation for Vacant, Residentially Zoned Tracts, the balance of which was 381.3 acre-feet on January 1, 2017; and/or (2) the City's long-term storage credits account, totaling approximately 200 acre-feet. There would be no need to wait until 2019 to allocate the requested water.

Mayor Pro Tem Lamerson expressed concern regarding the request relative to the overall impact on water availability, and City policy for allocating it.

Mr. McConnell reviewed previous policy discussions, in particular the question of how long the City should lock up alternative water for lands, in particular undeveloped, residentially zoned tracts within the City limits, for which there has been no indication of development. That question has been answered in current policy by incrementally eliminating the reservation for such lands over the next few years, and directing the water to active development that is consistent with the General Plan.

Mike Fann, the property owner, said most of the changes in land use for which the additional alternative water is being requested were already approved in 2013 by City Council: the present master plan amendment only involves 91 new lots of the proposed build-out total of 1,399 dwelling units, for which the associated additional water demand is 18 AF.

Mayor Pro Tem Lamerson asked if staff was okay with the 18 AF figure. Mr. McConnell replied yes: Council has already approved the land use for all but the 91 lots, and their associated water demand.

Clyde Halstead, Senior Assistant City Attorney said that performance requirements could be specified for the additional alternative water requested. Mayor Pro Tem Lamerson said that was something that could be brought to the full Council.

Michael Lamer, City Manager, said that the standard City performance requirements for water service agreements are not set in stone. Mayor Pro Tem Lamerson said he understood what Mr. Fann was trying to convey, and he did want the development to move forward.

Mr. McConnell said that typical performance requirements for smaller projects, such as obtaining building permits within one year, and certificates of occupancy two years later, do not work for large-scale, master planned developments that require more time to prepare and build-out. Due to the extensive infrastructure involved, bank financing of the cost necessitates that the developer have entitlements firmly in place, including

water, and adequate progress is made in constructing the infrastructure, grading the lots, and building residences within a considerably longer period.

Councilman Sischka asked if staff was recommending that this item be moved on to the full Council for a decision. Mr. McConnell confirmed that was the recommendation, for the water service agreement request to go to Council on September 26th..

The consensus of the Committee was to move the request to Council for a decision.

G. City of Prescott 2018 Water Education Program

Ms. Graser presented. She said in 2018, the Water Resource Management Division will initiate a new water education campaign of monthly water and water conservation topics for print, radio, and social media dissemination. The program kickoff is January 17, 2018, in the Founders Room of the Prescott Public Library.

Ms. Graser continued that the Water Resource Management Division has cognizance for local administration of the City's Decision and Order of Assured Water Supply (1999, 2015, and 2009 forward) issued by the Arizona Department of Water Resources (ADWR).

Since territorial times, the City has employed conservation in its water management approach. As presented in the Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, City progress in conserving water supplies from 2002-2016 has been dramatic: reduction of water use from 180 to 115 gallons per capita per day (gpcd).

To date, 434,000,000 gallons have been saved through purchase and installation of retrofitted water-saving devices. Since new construction is required to comply with the international plumbing code for such devices, the actual conservation savings are much greater.

Councilman Lamerson asked if the City draws from the same aquifer as Skull Valley. Ms. Graser replied no, they were in different basins.

Adopted by the City in 2006, the WaterSmart-branded conservation program included a full-time Water Conservation Coordinator, whose responsibilities encompassed marketing and overseeing a conservation incentives program. From 2006-2013, related campaigns were launched including WaterSmart Landscaping (formerly known as Prescott Outdoor Living). Over the past two years, the Division has been assessing this program to determine how the community might benefit from fresh information and new conservation strategies. Water Resource Management proposes to: (1) renew the WaterSmart Program; and (2) introduce WaterSmart: Drop by Drop.

Water Resource Management will introduce the new education campaign in January 2018

- A monthly presentation will be offered at the library followed by a Q&A session for the public (adults and young adults)
- Each month will feature an important water topic for Prescott water customers
- A factsheet will explain each topic, and be posted on the City website, distributed to the community, and provided to news outlets.
- The presentation will be advertised by news media, radio, social media, and other community outlets may advertise the presentations.
- Program effectiveness will be monitored and reported to the Committee.

Councilman Sischka asked whether the Watson and Willow Lakes Reservoirs would be included in the educational program. Ms. Graser responded that they can be, many topics can be covered. The Water Resource Management Division will begin with a very basic program, basically like building blocks. Councilman Sischka said it would be effective to incorporate local content to which community members can relate, such as for every action there is a consequence. Ms. Graser agreed.

Ms. Graser described the renewed WaterSmart program: education for adults and K-12, conservation incentives, and reduction of outdoor water use (WaterSmart Landscaping).

Mayor Pro Tem Lamerson said he was pleased with how far the community has come on water conservation. He asked how much water has been used and how much has been recharged. Ms. Graser said that the City was pumping about 7000 AF of groundwater per year, and recharging 2600 AF. She said that another factor will be affecting net groundwater withdrawal and aquifer safe-yield, the permanent recharge required by Proposition 400. Mr. McConnell added that safe-yield is a goal of the entire AMA, and pointed out that in addition to the figures Ms. Graser presented, there is natural recharge from rainfall. Councilman Blair commented that safe-yield is a goal of the entire Prescot AMA, not just the City of Prescott.

Mayor Pro Tem Lamerson observed that the City was recharging a substantial amount in comparison to groundwater withdrawal. Mr. McConnell said that moving forward, the Big Chino project represented another source of supply, and one that the AMA has identified as being necessary to reach safe-yield.

Ms. Graser presented an overview of the City water conservation program in recent decades.

Conservation Program Facts

- Various water conservation programs have been in effect since 1981, adjusting to community needs and state requirements.
- Through education, conservation incentives, tiered water rates, and other methods, the City has achieved a reduction in water use.

Water Conservation History

1981	Energy and Resource Task Force (ERTF) created a low-water use native plant list for the Prescott area (A.R.S. § 45)
1982	Water Conservation Code as adopted for purpose of establishing maximum flow rates for plumbing fixtures (Ord. No.1596)
1992	Incentive Program established to provide rebates (Ord. No. 2377)
2004	Water Conservation Committee formed to review Conservation Code and Program
2005	A full-time Water Conservation Coordinator hired
2006	Water Conservation Code amended - Time of day watering restrictions - Tiered water rates adopted (Ord. No. 4523) - Water Conservation Incentive Program updated
2008	Total groundwater pumped to serve customers has decreased each year, even with a growing population
2009	Public education program and five Best Management Practices (BMP) under State regulation implemented.
2016	Rainwater harvesting rebate increased from $0.10/gal to $0.50/gal of storage

Councilman Sischka asked if water allocation and use could be tracked geographically. Ms. Graser said that could be done using the City's Geographic Information system (GIS).

Ms. Graser said the City currently provides funding assistance to Yavapai Cooperative Extension's Wild Over Water (WOW) program, bringing a four-part education series into local 4th grade classrooms to teach children the importance of water

- Part 1: *The Incredible Journey*, Earth's hydrologic cycle
- Part 2: *Branching Out*, what a watershed is
- Part 3: *Groundwater*, how surface water and groundwater are connectedPart 4: *Then & Now*, accessibility to and usage of water now and in the past

WaterSmart: Drop by Drop. Water Resource Management will introduce the new education campaign in January 2018 for adults and young adults, and each month feature an informative water topic. A factsheet will be provided, and the presentation advertised via the news, radio, and social media, and other community outlets; the program effectiveness will be monitored and reported to the Committee.

Mayor Pro Tem Lamerson suggested making the presentations in additional venues. Ms. Graser said that will be looked at when the series is underway.

Councilman Blair raised the possibility of providing an incentive for developers to reduce water usage in the commercial and residential developments they build. Ms. Graser noted that there is now a water-efficient residential development category that reduces the amount of water required to be allocated for each dwelling unit. Councilman Blair

also asked about how the City might facilitate capturing runoff from development and putting it to use. Mr. McConnell commented that this was a sensitive subject due to water rights and the potential impacts on reservoir storage, and would require that the water right holders and providers benefit as well.

H. Discussion of Water Conservation Incentives

Ms. Graser presented. She said that Prescott City Code 3-10-8, which sets forth water conservation incentives, was last updated September 13, 2016 (Ordinance No. 5002-150). The changes increased the rainwater cistern incentive ($0.10/gal to $0.50/gal) and the maximum award (to $500.00); the minimum qualifying capacity remained at 100 gallons. Further code changes have since been proposed by Council members.

She explained that the City has had a Water Conservation Code since November 1964 (Ordinance No. 687). A new water conservation program adopted in 2006 is the basis for the one presently in effect. The incentives section provides that:

> *The Water Conservation Coordinator and Water Issues Committee shall from time to time review the incentive program, and may recommend changes to the City Council.*

At their Voting Meeting of May 9, 2017, the Council adopted Resolution No. 4380-1589, amending the "Water Management and Calendar Year 2017 Alternative Water Allocation Policy." The resolution included the following direction regarding rainwater harvesting:

> *Section 3 THAT the Water Resource Management Division shall conduct additional research, engage appropriate stakeholders and experts, and report to the Council Water Issues Committee, and said Committee shall provide a recommendation and/or alternatives to the Council within sixty (60) days of the date hereof, for further consideration of rainwater harvesting as it relates to unit allocations for residential development.*

Water Resource Management presented findings for the 60 day milestone at the Council Study Session of July 25, 2017, and recommended revisiting City rainwater harvesting policy when one full year of data is available at 50% build-out of the Antelope Crossings subdivision.

Additional discussion of the rainwater harvesting incentive ensued, and Council direction was given thereafter to review the existing code for possible updates to the rainwater harvesting provisions, and incentive program, more generally.

The purpose of today's discussion is to identify possible code changes, for subsequent refinement and transmittal to the City Council.

Councilman Blair asked if the incentive applied to new or existing rainwater harvesting systems, or both. Ms. Graser said that it was for new systems: the homeowner fills out an application, and attaches pictures and receipts of the installation.

Ms. Graser presented draft edits to the Water Conservation Code provided by Mark Woodfill, Finance Director. Councilman Sischka said it was important to understand the intent of the proposed code change relative to rainwater harvesting. . He said he received a request for an incentive award for a rainwater harvesting system installed by an individual talented enough to build it on his own from various parts rather than it being purchased from a supplier. Councilman Sischka questioned whether the present incentive was directed toward conservation, or the purchase of equipmentMr. Lamar and Councilman Blair expressed support for the primary goal of conserving water, without the means of doing so necessarily involving the purchase of equipment.

Councilman Blair commented that rainwater harvesting conservation incentives should not be awarded retroactively. Councilman Sischka described a conversation wherein a homeowner came to him and asked if they qualified for the rebate; he told them to turn it in and see what happens. They did, but the application was rejected because they could not provide receipts for the system installation, plus they had put it in about six years ago..

Leslie Hoy, citizen, asked if the date in the ordinance was correct. Ms. Graser said that it would be checked. they would take a look at it.

Mayor Pro Tem Lamerson commented that in view of the discussion, it may be time for a change.

F. ADJOURNMENT

There being no further business to discuss, the Council Water Issues Committee adjourned the Public Meeting of September 5, 2017, at 11:12 a.m.

_____
JIM LAMERSON, Chairman

ATTEST:

_____
Maureen Scott, City Clerk

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO October 3, 2017
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Alternative Water Portfolio Update

Approved By:		**Date:**
Water Resource Manager:	Leslie Graser	
Regional Programs Director:	Craig McConnell	

Summary

For Calendar Year 2017 (January 1, 2017, through December 31, 2017), alternative water was made available ("budgeted") by Council in the categories below; the current remaining unallocated balances are also indicated:

	Budget	Amount of Budget Remaining
1. Residential	70 acre-feet	10.31 acre-feet (AF)[1]
2. Commercial	100 acre-feet	100 acre-feet

[1] Reflects Council approval of U.S.VETS application on September 26, 2017

No single project is eligible for allocation of more than 50% of the applicable preceding quantity (residential or commercial), or of the remaining balance during the calendar year.

At year-end 2017, if the preceding quantities are fully allocated, 50 AF would be the opening balance for Calendar Year 2018 according to the policy adopted December 13, 2016, which identified an annual transfer of 50 AF from the vacant, residentially zoned tract reservation (until that reservation is extinguished). The actual volume for 2018 may be more that 50 AF, depending upon any unallocated, year-end 2017 balance.

Water Service Agreement (WSA) Requests on this Agenda

Application No.	Applicant	Development	Total Project Qty Required	GW[1]	Alternative Water Reserved[2]	Alternative Water Not Reserved[3]
17-008	W.D. Properties	21 APT	3.15 AF	0.9		2.25 AF
17-020	Sibson	1 SFR	0.25 AF			0.25 AF
17-021	W.D. Properties	10 APT	1.5 AF	1.5 AF		

SFR = single-family residential MF = multi-family APT = apartment units

[1] GW = eligibility from current & committed groundwater, well abandonment, or extinguished IGFRs
[2] Associated with an alternative water reservation (e.g., CVID) or administratively approvable
[3] Requires allocation from the remaining current calendar year alternative water budget (10.31 AF)

Recommended Committee Action: Information item.

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO October 3, 2017
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Water Service Agreement Application No. WSA17-008 by W.D. Properties, LLC, for APN 113-03-005, a 21-unit apartment complex at 620 1st Street

Approved By:		**Date:**
Water Resource Manager:	Leslie Graser	
City Manager:	Craig McConnell	

Summary

Water Service Agreement Application No.17-008 was submitted on March 21, 2017, by W.D. Properties, LLC. Currently, one single-family residence exists on the property, and it is connected to City water. The owner proposes to replace the single-family residence with a 21-unit apartment complex consisting of 1 bedroom units.

This project was heard by the Committee on May 2, 2017, one week prior to the May 9, 2017, Council Voting Meeting at which the amended Water Management and Calendar Year 2017 Alternative Water Allocation Policy was adopted. The Committee requested that this project, and others on the agenda, be placed on hold pending the outcome of that Voting Meeting.

The amended water policy provides:

> Policy 16 – New applications for water service agreements to serve apartments shall be accepted, but not acted upon during Calendar Year 2017, with the following exceptions: (1) it is a project for which a portion of the needed alternative water quantity was allocated in an earlier contract; or (2) the project was in process during Calendar Year 2016; or (3) the project is listed in "Exhibit A (Attachment 2); provided, however, that **on a case-by-case basis, the Council may consider other apartment projects, and approve an allocation of alternative water, if available, for each such other project upon a finding of particular community benefit.** The City shall prepare a report assessing inventories and demands for apartments and other housing types within the City limits. Findings will be reported to the City Council as input for the Calendar Year 2018 Alternative Water Allocation policy and budget.

The applicant was notified of the amended policy, and in particular the provision above. On August 15, 2017, Virgil Doerfler, Pasadena Corporation, and W.D. Properties, LLC, submitted the attached letter for the Committee's consideration regarding community benefit.

The project is located within the City limits, in a platted groundwater subdivision, and the lot is 1 acre in size. The total water needed for this project is 3.15 AF (21 units x 0.15 AF/unit):

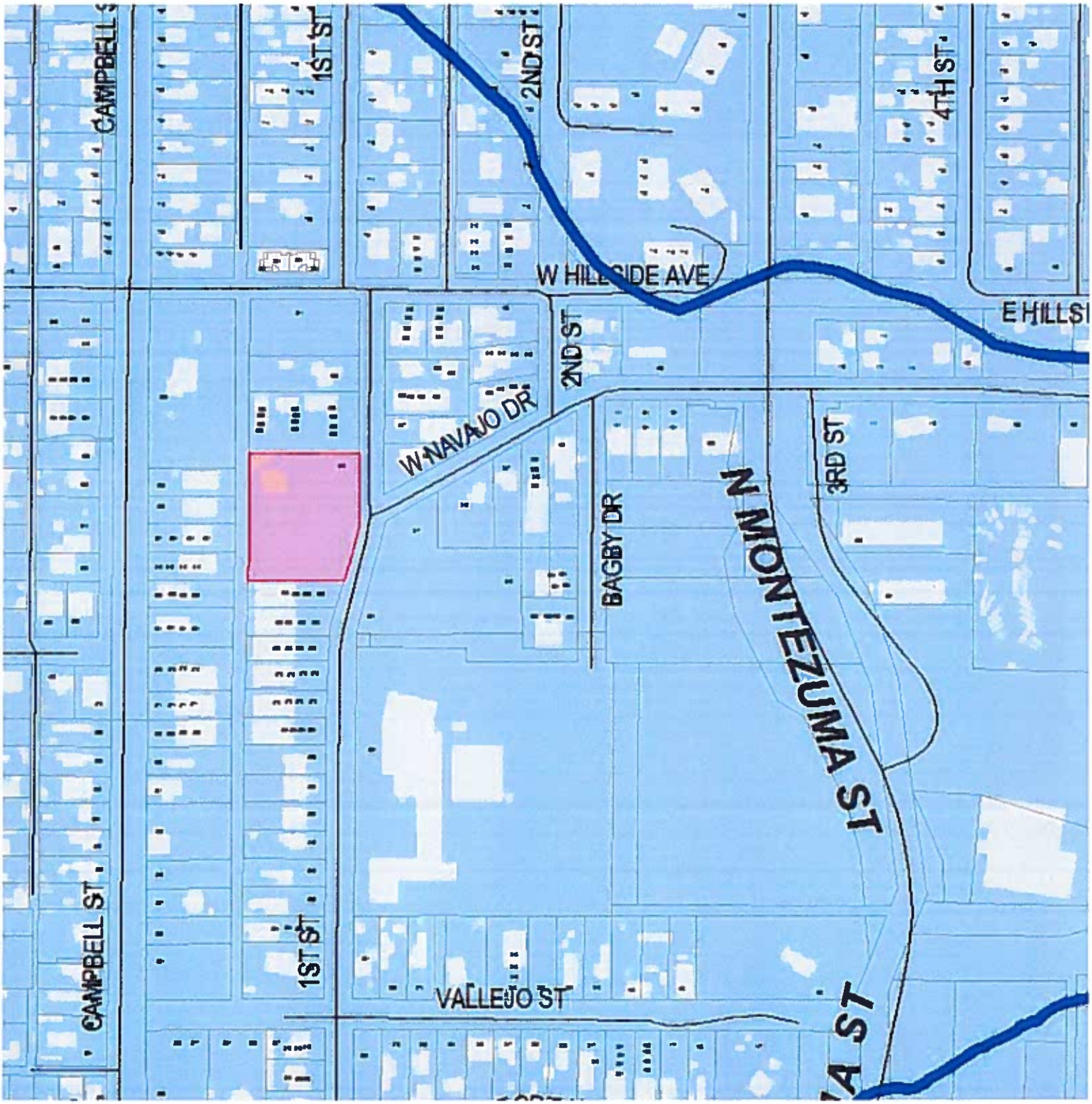
0.35 AF of current and committed (grandfathered) groundwater
0.55 AF of extinguished and pledged IGFR (remainder of 1.7 AF pledged for the WSA17-021 project)
2.25 AF of 2017 alternative water being requested
3.15 AF total

Attachments

1) Location Map
2) Water Service Agreement Application No. WSA17-008
3) Applicant letter dated August 15, 2017
4) ADWR document for extinguished and pledged IGFR
5) Draft Water Service Agreement

Recommended Committee Action: **MOVE** to forward Water Service Agreement Application No. WSA 17-008 to Council for consideration.

Item E.1.
Attachment 1



Item E.1.
Attachment 2

WSA 17 - 008

WATER SERVICE AGREEMENT APPLICATION

Water Resources: Annikki Chamberlain
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: W.D. Properties
Contact Person: Virgil Doerfler
Address: P.O. Box 11630
City/State/Zip: Prescott, AZ 86304
Phone: 928-443-7590
Email: pasadenacorp@gmail.com

PROPERTY OWNER INFORMATION

Owner: SAME
Contact Person:
Address:
City/State/Zip:
Phone:
Email:

PROJECT SITE

Address:
Current Zoning:
Proposed Zoning:
Assessor's Parcel Number(s) of Existing Property
113 - 03 - 005
Existing Water Service (Y/N): Y
Existing Sewer Service (Y/N): Y
Existing Well (Y/N): N
If Yes, Well Registry No.:

PROJECT DESCRIPTION

Is the project Residential or Commercial? Residential
Please provide brief description: (21) One bedroom apartments

# of Proposed Units: 21
# of Proposed Lots: 1

Has a Water Demand Analysis been completed (commercial)? No
Has a building permit application been submitted? No
Has a Planning and Zoning Recommendation been made? No

FEES: Fees are subject to change.

Single Family Residence	Multi-Family/Apartments		Residential Subdivision		Commercial Subdivision or Individual Commercial Project	
☐ $150	2-5 units	☐ $150	6-25 lots	☐ $300	<2 acre feet	☐ $150
	6-10 units	☐ $200	26-100 lots	☐ $500	2-4.9 acre feet	☐ $200
Existing Connection Change of Use	11-50 units	☒ $300	100+ lots	☐ $700	5-10 acre feet	☐ $250
	51-99 units	☐ $400			>10 acre feet	☐ $300
☐ $150	100+ units	☐ $500			100+ units	☐ $500

Applicant Signature: [signature] Date: 3/21/17

Item E.1.
Attachment 3

PASADENA CORPORATION
PO Box 11630
Prescott Arizona 86304
928-445-7590 928-445-0272 fax
pasadenacorp@gmail.com

August 15, 2017,

To whom it may concern,

I would like to encourage the city to consider our project of a 21 unit apartment complex located at 620 1st Street, Prescott AZ.

We believe this project will not only be a benefit to the surrounding community, but also to the residents of the area.

The location of these apartments is walking distance to historic downtown where residents can enjoy shopping, dining, and leisure. It is conveniently located about a block away from an elementary school and numerous parks and trails.

We currently own and manage an apartment complex in the Prescott area and are aware of the increased need for portable housing and believe this project will benefit the residents in the area tremendously.

Thank you for the consideration,

Virgil Doerfler

Virgil Doerfler
President/CEO of Pasadena Corporation

Item E.1
Attachment 4

DOUGLAS A. DUCEY
Governor

THOMAS BUSCHATZKE
Director

ARIZONA DEPARTMENT of WATER RESOURCES
1110 West Washington Street, Suite 310
Phoenix, Arizona 85007
602 771 8500
azwater.gov

August 24, 2017

Heather Ihde
P.O. Box 11630
Prescott, Arizona 86304

Re: Conveyance of Extinguishment Credits Associated with Extinguishment Certificate No. 58-160010.0007

Dear Ms. Ihde:

The Arizona Department of Water Resources has processed the pledging of extinguishment credits associated with Extinguishment Certificate No. 58-111871.0027. Enclosed is Extinguishment Certificate No. 58-111871.0030 which confirms the conveyance of 172.5 acre-feet of extinguishment credits from Virgil Doerfler to the City of Prescott, Designation of Assured Water Supply No. 86-401501.0001.

If you have any questions about the conveyance of these credits, please contact the Assured and Adequate Water Supply Program at 602-771-8599.

Sincerely,

David L. McKay, Manager
Assured & Adequate Water Supply/Recharge Programs

Enclosure

Cc: via electronic mail: Kym Luttermoser, ADWR

Extinguishment Certificate

STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES

Pursuant to the provision of
A.R.S. § 45-576 and R12-15-723

Virgil Doerfler
P.O. Box 11630
Prescott, Arizona 86304

has conveyed Extinguishment Credits from the Certificate No. 58-111871.0027

A New Extinguishment Certificate No.

58-111871.0030

has been issued in the
PRESCOTT ACTIVE MANAGEMENT AREA

The value of the extinguishment certificate totals 172.5 acre-feet of extinguishment credits as of the date specified below. These credits have been pledged to the City of Prescott, Designation of Assured Water Supply No. 86-401501.0001.

Extinguishment Certificate No. 58-111871.0030 is effective as of this 22nd day of August, 2017

David L. McKay, Manager
Assured & Adequate Water Supply and Recharge Programs

THESE CREDITS MAY NOT BE CONVEYED IF THEY HAVE BEEN PLEDGED TO A CERTIFICATE OR DESIGNATION OF ASSURED WATER SUPPLY

Arizona Department of Water Resources Office of Assured and Adequate Water Supply 1110 W Washington St, Ste 310 Phoenix, Arizona 85007-2954 (602) 771-8599 Web: www.azwater.gov	**Conveyance of Extinguishment Credits** A.A.C. R12-15-723

- The Credit holder's signature on this form must be notarized.
- FEES: **The fee for a Conveyance of Extinguishment Credits is $250.00.** Payment may be made by cash, check, or credit card (if you wish to pay by credit card, please contact the Office of Assured and Adequate Water Supply at 602-771-8599). Checks should be made payable to the Arizona Department of Water Resources. **Failure to enclose the fee will cause the form to be returned. Fees for a Conveyance of Extinguishment Credits are authorized by A.R.S. § 45-113 and A.A.C. R12-15-104.**
- The effective date of this conveyance is the date of Notarization.
- Enclose the original extinguishment document for the first conveyance. If the original document has been lost, a notarized statement to this effect must be submitted.
- Once extinguishment credits are pledged to a Certificate of Assured Water Supply, they may not be re-conveyed.
- In the case of a change in ownership of the subdivision, use this form to re-convey the credits to the same subdivision. You may choose to withdraw the pledged credits in the case of a change in ownership, but only if no lots have been sold.
- Extinguishment credits may not be transferred or pledged outside of the active management area in which they originated.

DATE RECEIVED

The undersigned party hereby notifies the Arizona Department of Water Resources of the Conveyance of the following extinguishment credits:

EXTINGUISHMENT DOCUMENT NUMBER 58- 1 1 1 8 7 1 . 0 0 2 4	ACTIVE MANAGEMENT AREA (CHECK ONE) ☐ Phoenix ☐ Pinal ■ Prescott ☐ Tucson
AMOUNT OF CREDITS ON CURRENT EXTINGUISHMENT DOCUMENT 172.5 Acre-Feet	**CREDITS ARE BEING PLEDGED TO (CHECK ONE):**
AMOUNT OF CREDITS TO BE CONVEYED 172.5 Acre-Feet	■ DESIGNATED WATER PROVIDER — DWR NO 26- 401501.0001 ☐ CERTIFICATE OF ASSURED WATER SUPPLY — DWR NO 27-
	☐ **CREDITS ARE NOT BEING PLEDGED AT THIS TIME**

Creditholder		***If credits are not being pledged at this time, convey to:***	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL Virgil Doerfler		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
MAILING ADDRESS PO Box 11630		MAILING ADDRESS	
CITY / STATE / ZIP CODE Prescott, AZ 86304		CITY / STATE / ZIP CODE	
CONTACT PERSON NAME AND TITLE Heather Ihde, Project Coordinator		CONTACT PERSON NAME AND TITLE	
TELEPHONE NUMBER 928-443-7590	FAX 928-443-0272	TELEPHONE NUMBER	FAX
Sign in the presence of a Notary Public			
SIGNATURE OF CREDITHOLDER X Virgil Doerfler	DATE 8-15-17		

REV 6/22/2016

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF ARIZONA)
) §
COUNTY OF Yavapai)

Subscribed and sworn to before me by Virgil Drotleff (SELLER).
this 15th day of August, 2017.

NOTARY PUBLIC SIGNATURE

OFFICIAL SEAL
CONNIE L. ALLMON
NOTARY PUBLIC - STATE OF ARIZONA
YAVAPAI COUNTY
My Comm. Expires December 2, 2017

12/2/17
DATE COMMISSION EXPIRES

REV 6/22/2016

Item E.1.
Attachment 5

AGREEMENT FOR POTABLE WATER (WSA No. 17-008)
W. D. Properties, LLC
City Contract No. ____-___

WHEREAS, W.D. Properties, LLC (herein referred to as "Applicant"), is the owner of certain real property described herein (the "Property") within the City of Prescott; and

WHEREAS, the Property currently contains one-single family unit receiving 0.35 acre-foot/yr (AF) of City current and committed (grandfathered) groundwater; and

WHEREAS, the Applicant is proposing to construct twenty-one (21) multi-family dwelling units (the "Project"), the total potable water demand of which is 3.15 AF/year, and has requested that it be served by a combination of said 0.35 AF/year of grandfathered groundwater, 0.55 AF/year of extinguished groundwater rights, and 2.25 AF/year of alternative water; and

WHEREAS, the Applicant has pledged to the City extinguished groundwater rights in the total amount of 1.7 AF/year, of which 0.55 AF/year is intended to be directed to this project; and

WHEREAS, PCC Section 2-1-12(E) requires that an agreement be reached between the City and the Applicant in order to provide potable water; and

WHEREAS the City Council finds that compliance with this Agreement by the Applicant shall result in:

1. The project or development being consistent with and conforming to, furthering the implementation of, and not being contrary to, the adopted Water Management Policy of the City; and

2. The project or development being consistent with and conforming to, furthering the implementation of, and not being contrary to the adopted General Plan of the City; and

3. The project or development being consistent with and conforming to, furthering the implementation of, and not being contrary to any applicable adopted plans, including but not limited to Specific Area Plans, Circulation Plans, Capital Improvement Plans, Open Space and Trail Plans, Neighborhood Plans, Local Historic District Plans, growth planning or growth management plans, and redevelopment plans; and

4. The project being in accord with the duly adopted Prescott Water Budget and availability within its Water Portfolio.

NOW, THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party to the other, it is hereby agreed as follows:

1. That this Agreement shall relate to the Property, identified as Yavapai County Assessor Parcel Number 113-03-005, more particularly described by the attached Exhibit "A" and depicted by Exhibit "B".

2. That the City will set designate and provide a maximum of 3.15 acre-feet annually of potable water to serve the Project, subject to the following:

A. As a condition of water service, the Applicant shall connect the Project to the City's Sanitary Sewer System.

B. The Applicant shall be responsible for any and all costs associated with connections of the Project to the water and sewer systems, and necessary for initiation of said utilities services, including applicable City fees and charges, and line upgrades and extensions.

C. Any change in use of the Property exceeding a total of 21 multi-family dwelling units shall result in termination of this Agreement.

D. The quantity of 2.25 acre-feet annually of alternative water shall be reserved for the Project for an initial period of one (1) year from the date of this Agreement, which quantity shall be made available upon issuance by the City of a building permit for 21 multi-family residential dwelling units. In the event the Applicant has not satisfied all requirements for issuance of said building permit within said one (1) year period, this Agreement shall automatically terminate, and in such case neither the Applicant shall have any entitlement to, nor shall the City have any obligation to provide, said quantity of alternative water to the Project.

E. Said quantity of 2.25 acre-feet annually of alternative water shall continue to be reserved for the Project for a period of three (3) years from the date of building permit approval, which quantity shall be vested upon issuance by the City of a certificate of occupancy for 21 multi-family residential dwelling units. In the event the Applicant has not satisfied all requirements for issuance of said certificate of occupancy within said three (3) year period, this Agreement shall automatically terminate, and in such case neither the Applicant shall have any entitlement to, nor shall the City have any obligation to provide, alternative water to the Project.

F. In the event that the 21 multi-family dwelling units identified on the site plan are reduced in the final approved site plan, then and in that event, the amount of alternative water set aside for the Project pursuant to this Agreement shall be reduced by 0.15 acre-foot for each such dwelling unit not constructed, and the Applicant shall not be entitled to any such reduction for future development purposes.

G. In the event of automatic termination as described by Paragraph 2 D. or 2E., the City shall return the unused extinguished groundwater rights to the Applicant.

H. In the event that there is a well on the property, such well will need to be abandoned in accordance with State Law. Any installation of a new well, or use of water on the Property from any other well, unless explicitly permitted herein, shall result in the termination of this Agreement.

I. The Property shall not be split.

3. This Agreement shall run with the land, and shall be binding upon the Applicant's successors in interest and assigns.

4. Pursuant to A.R.S. Section 38-511, the City of Prescott may cancel this Agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the subject matter of the Agreement. In the event of the foregoing, the City of Prescott further elects to recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City of Prescott from any other party to the Agreement arising as a result of this Agreement.

5. That the Applicant hereby agrees to indemnify and hold harmless the City, its departments and divisions, its employees and agents, from any and all claims, liabilities, expenses or lawsuits as a result of this Agreement, arising from the acts or omissions of the Applicant, its agents, and/or employees.

6. Although this Agreement has been drafted by the Prescott City Attorney, it is the result of negotiations by and between the parties. Therefore, any ambiguity in this Agreement is not to be construed against either party.

7. Time is of the essence in this Agreement. The failure of either party to require strict performance of any provision of this Agreement shall not be deemed a waiver of the right of said party thereafter to require strict performance of that or any other provision of this Agreement in accordance with the terms hereof, and without notice.

8. The parties hereto expressly covenant and agree that in the event of a dispute arising from this Agreement, each of the parties hereto waives any right to a trial by jury. In the event of litigation, the parties hereby agree to submit to a trial before the Court.

9. The parties hereto expressly covenant and agree that in the event of litigation arising from this Agreement, neither party shall be entitled to an award of attorney's fees, either pursuant to the Contract, pursuant to ARS Section 12-341.01(A) and (B), or pursuant to any other state or federal statute.

APPLICANT:

DATED this _____ day of _____, 2017.

By: _____
Virgil Doerfler, W.D. Properties, LLC, member

STATE OF ARIZONA)
)ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed it.

_____ _____
[Seal] Notary Public

CITY OF PRESCOTT:

DATED this _____ day of _____, 2017.

_____
HARRY B. OBERG
Mayor

ATTEST:

_____
MAUREEN SCOTT
City Clerk

APPROVED AS TO FORM:

_____
JON PALADINI
City Attorney

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed it.

_____
[Seal]

_____
Notary Public

Exhibit A
W.D. Properties

The South half of Lot 12 and all of Lots 14, 16, 18, and 20, in Block 14 Dameron Park Addition according to the plat of record in the office of the Yavapai County Recorder in Book 3 of Maps, page 29.

Legal Description

Exhibit B
WSA 17-008

0 40 80 120 Feet

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO October 3, 2017
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Water Service Agreement Application No. WSA17-020 by Timothy Sibson for a single-family residence at 789 Modall Drive, APN 1116-06-052F

Approved By:	**Date:**
Water Resource Manager: Leslie Graser	
City Manager: Craig McConnell	

Summary

Water Service Agreement Application No.17-020 was submitted August 16, 2017, by Timothy Sibson, seeking service for a new single-family residence on his property. The subject parcel is included in the reservation for vacant, residentially zoned tracts. The total water required for this project is 0.25 AF/year.

According to City policy, the provision of alternative water to a project requires connection to the sanitary sewer system. The property owner has established a sewer easement, and will be connecting to the City system.

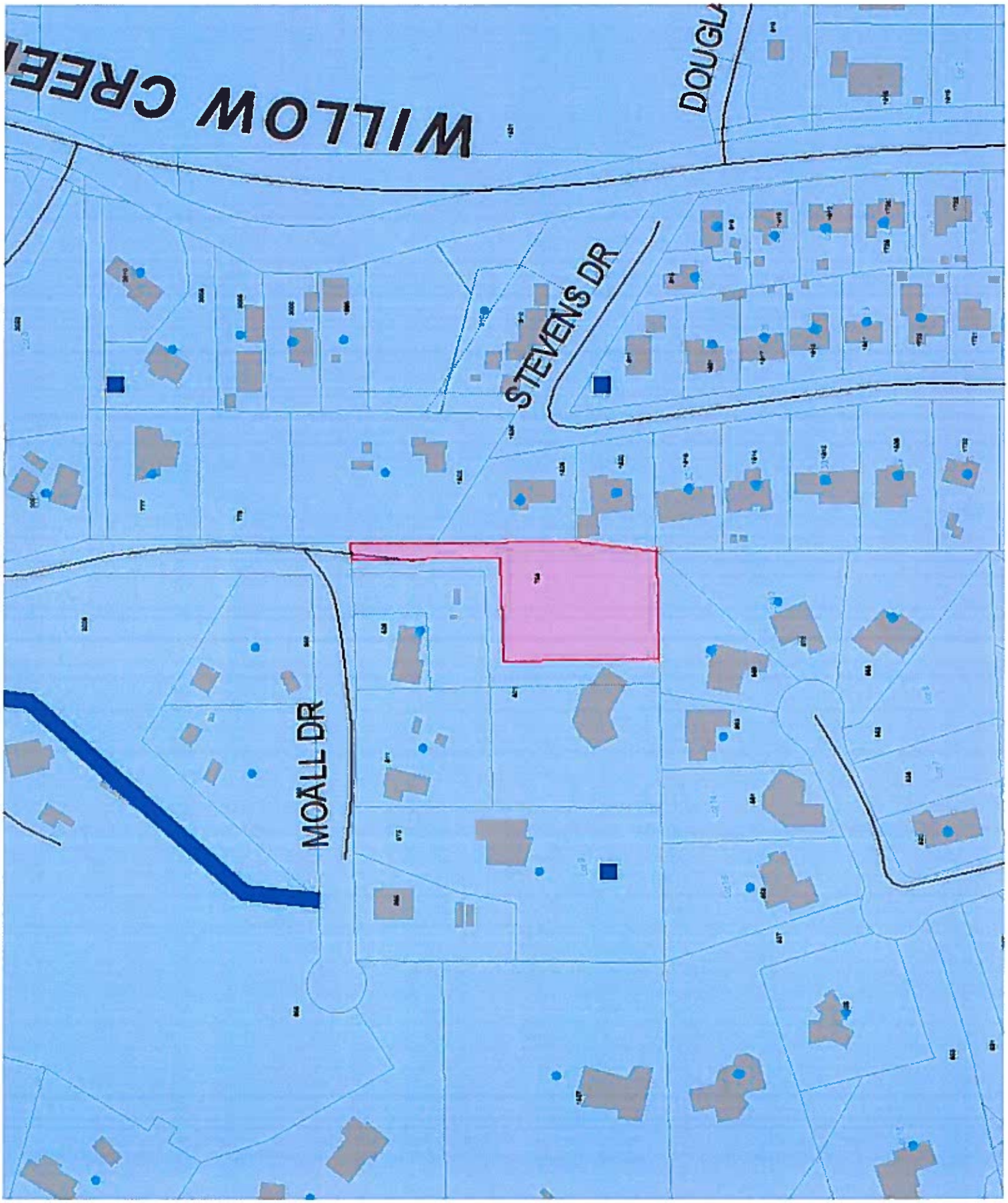
This request may be approved administratively by the City Manager, pursuant to the water allocation policy.

Attachments

1) Location Map
2) Water Service Agreement Application No. WSA17-020

Recommended Committee Action: For information purposes

Item E.2.
Attachment 1



Item E.2
Attachment 2

WSA WSA 17-020

CITY OF PRESCOTT ARIZONA

WATER SERVICE AGREEMENT APPLICATION

Water Resources
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: Timothy L Sibson
Contact Person: Timothy L Sibson
Address: 789 Mball DR
City/State/Zip: Prescott AZ 86301
Phone: 928-710-8853
Email: Sibstm@aol.com

PROPERTY OWNER INFORMATION

Owner:
Contact Person:
Address: Same
City/State/Zip: Same
Phone:
Email:

PROJECT SITE

Address: 789 Mball
Current Zoning: R
Proposed Zoning:
Assessor's Parcel Number(s) of Existing Property
116-06-052 F - - - - - - - - -
Existing Water Service (Y/N):
Existing Sewer Service (Y/N):
Existing Well (Y/N):
If Yes, Well Registry No.:

PROJECT DESCRIPTION

Is the project Residential or Commercial? Residential
Please provide brief description:

# of Proposed Units: 1 SFR
# of Proposed Lots:

Has a Water Demand Analysis been completed (commercial)?
Has a building permit application been submitted?
Has a Planning and Zoning Recommendation been made?

FEES: Fees are subject to change.

Single Family Residence	Multi-Family/Apartments		Residential Subdivision		Commercial Subdivision or Individual Commercial Project	
☒ $150	2-5 units	☐ $150	6-25 lots	☐ $300	<2 acre feet	☐ $150
	6-10 units	☐ $200	26-100 lots	☐ $500	2-4.9 acre feet	☐ $200
Existing Connection Change of Use	11-50 units	☐ $300	100+ lots	☐ $700	5-10 acre feet	☐ $250
	51-99 units	☐ $400			>10 acre feet	☐ $300
☐ $150	100+ units	☐ $500			100+ units	☐ $500

Applicant Signature: [signature] Date: 8/16/17

1060 W. Iron Springs
86305

Mail hard copy

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO October 3, 2017
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Water Service Agreement Application No. WSA17-021 by W.D. Properties, LLC, for APN 113-03-002, a 10-unit apartment complex at 310 W. Hillside Avenue

Approved By:		**Date:**
Water Resource Manager:	Leslie Graser	
City Manager:	Craig McConnell	

Summary

Water Service Agreement Application No.17-021 was submitted on September 14, 2017, by W.D. Properties, LLC. APN 113-03-002 is Lot 2R of the Dameron Park Addition, and zoned MF-M. Although undeveloped, the lot is eligible for grandfathered groundwater in the amount of 0.35 AF/year.

The amended water policy adopted by City Council on May 9, 2017, provides:

> Policy 16 – New applications for water service agreements to serve apartments shall be accepted, but not acted upon during Calendar Year 2017, with the following exceptions: (1) it is a project for which a portion of the needed alternative water quantity was allocated in an earlier contract; or (2) the project was in process during Calendar Year 2016; or (3) the project is listed in "Exhibit A (Attachment 2); provided, however, that on a case-by-case basis, the Council may consider other apartment projects, and approve an allocation of alternative water, if available, for each such other project upon a finding of particular community benefit. The City shall prepare a report assessing inventories and demands for apartments and other housing types within the City limits. Findings will be reported to the City Council as input for the Calendar Year 2018 Alternative Water Allocation policy and budget.

The property owner is aware of the amended policy, and proposes to pledge extinguished, Irrigation Grandfather Rights (IGFRs) for this project. Relative to IGFRs, the policy further provides:

> Any applicant for development and/or water service within the City of Prescott water service area may acquire and present for consideration sufficient "extinguishment" credits to support their development. The volume of the credits will be required to meet the calculated 100-year demand for water.

The property owner has obtained site plan approval, and filed both building permit and Water Service Agreement applications. The City has received the ADWR document containing 172.5 AF (1.7 AF/year) of extinguishment credits pledged to the City. For this project, the total water requirement is 1.5 AF (10 units X 0.15 AF/unit). Since the lot is eligible for 0.35 AF/year of grandfathered groundwater, the net project requirement is 1.15 AF/year (1.5 AF - 0.35 AF).

Agenda Item: Water Service Agreement Application No. WSA17-021 by W.D. Properties LLC, for APN 113-03-002, a 10-unit apartment complex at 310 W. Hillside Avenue

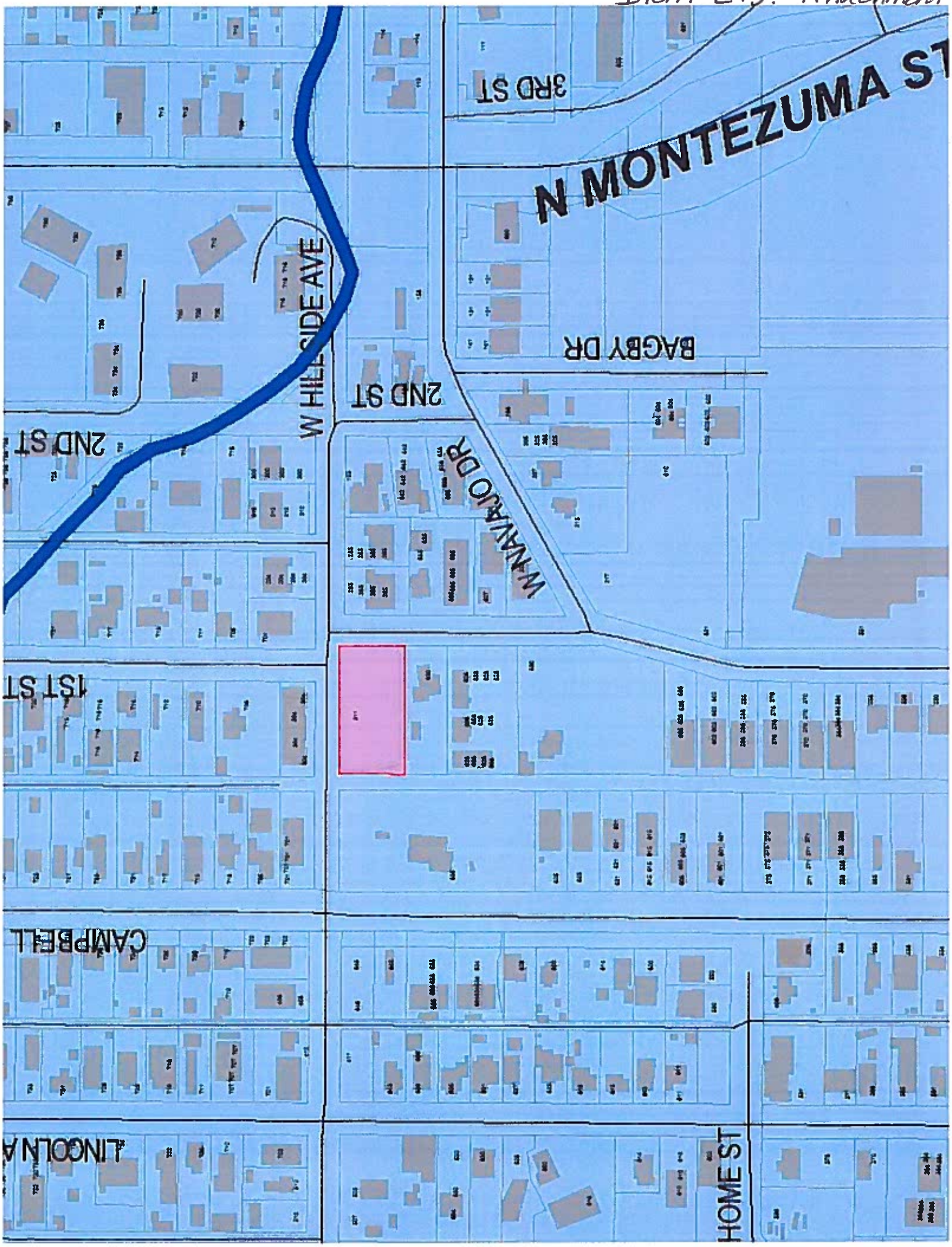
The owner proposes to apply the balance of the pledged IGFRs (0.55 AF) to another project, the 1st Street Apartments (WSA Application No. 17-008 for 21 units).

Attachments

1) Location Map
2) Water Service Agreement Application No. WSA17-018
3) ADWR document for extinguished and pledged IGFR
4) Draft Water Service Agreement

Recommended Committee Action: **MOVE** to forward Water Service Agreement Application No. WSA 17-021 to Council for consideration.

Item E.3. Attachment 1



Item E.3.
Attachment 2
WSA 17-021

WATER SERVICE AGREEMENT APPLICATION

Water Resource Management Division
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: W. D. Properties LLC
Contact Person: Virgil Doerfler
Address: P.O. Box 11630
City/State/Zip: Prescott, AZ 86304
Phone: 928-443-7590
Email: pasadenacorp@gmail.com

Property Owner: Same
Contact Person:
Address:
City/State/Zip:
Phone:
Email:

PROJECT SITE

Address:
Current Zoning:
Proposed Zoning:
Assessor's Parcel Number(s) of Existing Property
113-03-002
Existing Water Service (Y/N): Y
Existing Sewer Service (Y/N): Y
Existing Well (Y/N): N
If Yes, Well Registry No.: N/A

PROJECT DESCRIPTION

Is the project Residential or Commercial? 10 unit apartment complex
Please provide brief description:

# of Proposed Units: 10
# of Proposed Lots:

Has a Water Demand Analysis been completed (commercial)? N/A
Has a building permit application been submitted? B1708-028
Has a Planning and Zoning Recommendation been made? in k

FEES: subject to fees in effect at that time of application submittal

☐ $	Single Family Residence	☒ $ 203.20	Multi-Family Residence, Mobile Home Park
☐ $	Residential Subdivision	☐ $	Commercial Subdivision
☐ $	Commercial Project	☐ $	Change of Use

Applicant Signature: K Whitaker
Date: 9-14-17

OFFICE USE ONLY

PERMIT #: WSA16-____	FEE PAID:	Trak It:	Legal Attached:

Item E.3
Attachment 3

DOUGLAS A. DUCEY
Governor

THOMAS BUSCHATZKE
Director

ARIZONA DEPARTMENT of WATER RESOURCES
1110 West Washington Street, Suite 310
Phoenix, Arizona 85007
602 771 8500
azwater gov

August 24, 2017

Heather Ihde
P.O. Box 11630
Prescott, Arizona 86304

Re: Conveyance of Extinguishment Credits Associated with Extinguishment Certificate No. 58-160010.0007

Dear Ms. Ihde:

The Arizona Department of Water Resources has processed the pledging of extinguishment credits associated with Extinguishment Certificate No. 58-111871.0027. Enclosed is Extinguishment Certificate No. 58-111871.0030 which confirms the conveyance of 172.5 acre-feet of extinguishment credits from Virgil Doerfler to the City of Prescott, Designation of Assured Water Supply No. 86-401501.0001.

If you have any questions about the conveyance of these credits, please contact the Assured and Adequate Water Supply Program at 602-771-8599.

Sincerely,

David L. McKay, Manager
Assured & Adequate Water Supply/Recharge Programs

Enclosure

Cc: via electronic mail: Kym Luttermoser, ADWR

Extinguishment Certificate

STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES

Pursuant to the provision of
A.R.S. § 45-576 and R12-15-723

Virgil Doerfler
P.O. Box 11630
Prescott, Arizona 86304

has conveyed Extinguishment Credits from the Certificate No. 58-111871.0027

A New Extinguishment Certificate No.

58-111871.0030

has been issued in the
PRESCOTT ACTIVE MANAGEMENT AREA

The value of the extinguishment certificate totals 172.5 acre-feet of extinguishment credits as of the date specified below. These credits have been pledged to the City of Prescott, Designation of Assured Water Supply No. 86-401501.0001.

Extinguishment Certificate No. 58-111871.0030 is effective as of this 22nd day of August, 2017

David L. McKay, Manager
Assured & Adequate Water Supply and Recharge Programs

THESE CREDITS MAY NOT BE CONVEYED IF THEY HAVE BEEN PLEDGED TO A CERTIFICATE OR DESIGNATION OF ASSURED WATER SUPPLY

Arizona Department of Water Resources Office of Assured and Adequate Water Supply 1110 W Washington St, Ste 310 Phoenix, Arizona 85007-2954 (602) 771-8599 Web: www.azwater.gov	**Conveyance of Extinguishment Credits** A.A.C. R12-15-723

DATE RECEIVED

- The Credit holder's signature on this form must be notarized.
- FEES: **The fee for a Conveyance of Extinguishment Credits is $250.00.** Payment may be made by cash, check, or credit card (if you wish to pay by credit card, please contact the Office of Assured and Adequate Water Supply at 602-771-8599). Checks should be made payable to the Arizona Department of Water Resources. **Failure to enclose the fee will cause the form to be returned. Fees for a Conveyance of Extinguishment Credits are authorized by A.R.S. § 45-113 and A.A.C. R12-15-104.**
- The effective date of this conveyance is the date of Notarization.
- Enclose the original extinguishment document for the first conveyance. If the original document has been lost, a notarized statement to this effect must be submitted.
- Once extinguishment credits are pledged to a Certificate of Assured Water Supply, they may not be re-conveyed.
- In the case of a change in ownership of the subdivision, use this form to re-convey the credits to the same subdivision. You may choose to withdraw the pledged credits in the case of a change in ownership, but only if no lots have been sold.
- Extinguishment credits may not be transferred or pledged outside of the active management area in which they originated.

The undersigned party hereby notifies the Arizona Department of Water Resources of the Conveyance of the following extinguishment credits:

EXTINGUISHMENT DOCUMENT NUMBER 58 - 1 1 1 8 7 1 . 0 0 2 4	ACTIVE MANAGEMENT AREA (CHECK ONE) ☐ Phoenix ☐ Pinal ■ Prescott ☐ Tucson
AMOUNT OF CREDITS ON CURRENT EXTINGUISHMENT DOCUMENT 172.5 Acre-Feet	**CREDITS ARE BEING PLEDGED TO (CHECK ONE):**
AMOUNT OF CREDITS TO BE CONVEYED 172.5 Acre-Feet	■ DESIGNATED WATER PROVIDER — DWR NO 26- 401501.0001
	☐ CERTIFICATE OF ASSURED WATER SUPPLY — DWR NO 27-
	☐ **CREDITS ARE NOT BEING PLEDGED AT THIS TIME**

Creditholder		***If credits are not being pledged at this time, convey to:***	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL Virgil Doerfler		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
MAILING ADDRESS PO Box 11630		MAILING ADDRESS	
CITY / STATE / ZIP CODE Prescott, AZ 86304		CITY / STATE / ZIP CODE	
CONTACT PERSON NAME AND TITLE Heather Ihde, Project Coordinator		CONTACT PERSON NAME AND TITLE	
TELEPHONE NUMBER 928-443-7590	FAX 928-443-0272	TELEPHONE NUMBER	FAX
Sign in the presence of a Notary Public			
SIGNATURE OF CREDITHOLDER x Virgil Doerfler	DATE 8-15-17		

REV 8/22/2016

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF ARIZONA)
) §
COUNTY OF Yavapai)

Subscribed and sworn to before me by Virgil Doetfler (SELLER).

this 15th day of August, 2017.

NOTARY PUBLIC SIGNATURE

OFFICIAL SEAL
CONNIE L. ALLMON
NOTARY PUBLIC - STATE OF ARIZONA
YAVAPAI COUNTY
My Comm. Expires December 2, 2017

12 / 2 / 17
DATE COMMISSION EXPIRES

REV 6/22/2016

Item E.3.
Attachment 4

AGREEMENT FOR POTABLE WATER
W.D. PROPERTIES (WSA 17-021)
City Contract No. _____-___

WHEREAS, W.D. Properties, LLC (hereinafter referred to as "Applicant"), is the owner of certain real property described herein (the "Property") located within the City of Prescott; and

WHEREAS, the Property is a portion of a subdivision platted prior to 1998, and hence eligible for water service for one (1) single-family dwelling unit of 0.35 acre-foot (AF) per year from grandfathered groundwater recognized by the Arizona Department of Water Resources; and

WHEREAS, the Applicant desires to develop a ten (10) unit apartment complex on the Property (the "Project"); and

WHEREAS, the Applicant wishes to secure provision of potable water for the Project from the City of Prescott ("City"); and

WHEREAS, PCC Section 2-1-12(E) requires that an agreement be reached between the City and the Applicant in order to provide potable water; and

WHEREAS, the Water Management and Calendar Year 2017 Alternative Water Allocation Policy adopted by City Resolution No. 4380-1589 enables the City to accept assured water supply credits to serve an increase in density on the property to the extent permitted by the applicable plans, codes, regulations and other requirements of the City; and

WHEREAS, the Applicant has requested an increase in density that would result in ten (10) new dwelling units, requiring a total of 1.5 AF of potable water per year; and

WHEREAS, the Applicant has conveyed 1.15 AF per year in extinguished groundwater credits to the City for the increase in density; and

WHEREAS the City Council finds that compliance with this Agreement by the Applicant shall result in:

1. The project or development being consistent with and conforming to, furthering the implementation of, and not being contrary to, the adopted Water Management Policy of the City; and

2. The project or development being consistent with and conforming to, furthering the implementation of, and is not contrary to the adopted General Plan; and

3. The project or development being consistent with and conforming to, furthering the implementation of, and is not contrary to any applicable adopted plans, including but not limited to Zoning, Specific Area Plans, Circulation Plans, Capital Improvement Plans, Open Space and Trail Plans, Neighborhood Plans, Local Historic District Plans, growth planning or growth management plans, and redevelopment plans; and

4. The project being in accord with the duly adopted Prescott Water Budget.

NOW, THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party to the other, it is hereby agreed as follows:

1. That this Agreement shall relate to that property identified as Yavapai County Assessor Parcel No. 113-03-002, more particularly described by the attached Exhibit "A" and depicted by Exhibit "B".

2. The City will set aside 1.5 acre-feet annually of potable water to serve the Project, of which 0.35 AF is grandfathered groundwater, and 1.15 AF extinguished groundwater rights, subject to the following:

A. As a condition of water service, the Applicant shall connect the Project to the City's Sanitary Sewer System.

B. The Applicant shall be responsible for any and all costs associated with connections of the Project to the water and sewer systems, and necessary for initiation of said utilities services, including applicable City fees and charges, and line upgrades and extensions.

C. Any change in use of the Property exceeding a total of ten (10) dwelling units shall result in the termination of this Agreement.

D. In the event that there is a well on the property, such well will need to be abandoned in accordance with State Law. Any installation of a new well, or use of water on the Property from any other well, unless explicitly permitted herein, shall result in the termination of this Agreement.

E. The Property shall not be split.

F. That in the event the Applicant chooses not to proceed with the Project, written notice of the same shall be provided to the City Manager of the City of Prescott, this Agreement shall be terminated, and the City shall return the unused extinguishment groundwater rights to the Applicant.

3. This Agreement shall run with the land, and shall be binding upon the Applicants successors in interest and assigns.

4. Pursuant to A.R.S. Section 38-511, the City of Prescott may cancel this Agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the subject matter of the Agreement. In the event of the foregoing, the City of Prescott further elects to recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City of Prescott from any other party to the Agreement arising as a result of this Agreement.

5. That the Applicant hereby agrees to indemnify and hold harmless the City, its departments and divisions, its employees and agents, from any and all claims, liabilities, expenses or lawsuits as a result of this Agreement arising from the Applicant, its agents, and/or employees.

6. This Agreement is the result of negotiations by and between the parties. Although it has been drafted by the Prescott City Attorney, it is the result of the negotiations between the parties. Therefore, any ambiguity in this Agreement is not to be construed against either party.

7. Time is of the essence in this Agreement. The failure of either party to require strict performance of any provision of this Agreement shall not be deemed a waiver of the right of said party thereafter to require strict performance of that or any other provision of this Agreement in accordance with the terms hereof, and without notice.

8. The parties hereto expressly covenant and agree that in the event of a dispute arising from this Agreement, each of the parties hereto waives any right to a trial by jury. In the event of litigation, the parties hereby agree to submit to a trial before the Court.

9. The parties hereto expressly covenant and agree that in the event of litigation arising from this Agreement, neither party shall be entitled to an award of attorneys fees, either pursuant to the Agreement, pursuant to ARS Section 12-341.01(A) and (B), or pursuant to any other state or federal statute.

APPLICANT:

DATED this _____ day of _____, 2017.

By: _____
VIRGIL DOERFLER, W.D. PROPERTIES, LLC, Member

STATE OF ARIZONA)
)ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed it.

_____ _____
[Seal] Notary Public

CITY OF PRESCOTT:

DATED this _____ day of _____, 2017.

_____
HARRY B. OBERG
Mayor

ATTEST:

_____
MAUREEN SCOTT
City Clerk

APPROVED AS TO FORM:

_____
JON PALADINI
City Attorney

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Harry B. Oberg, Mayor, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it.

_____ _____

[Seal] Notary Public

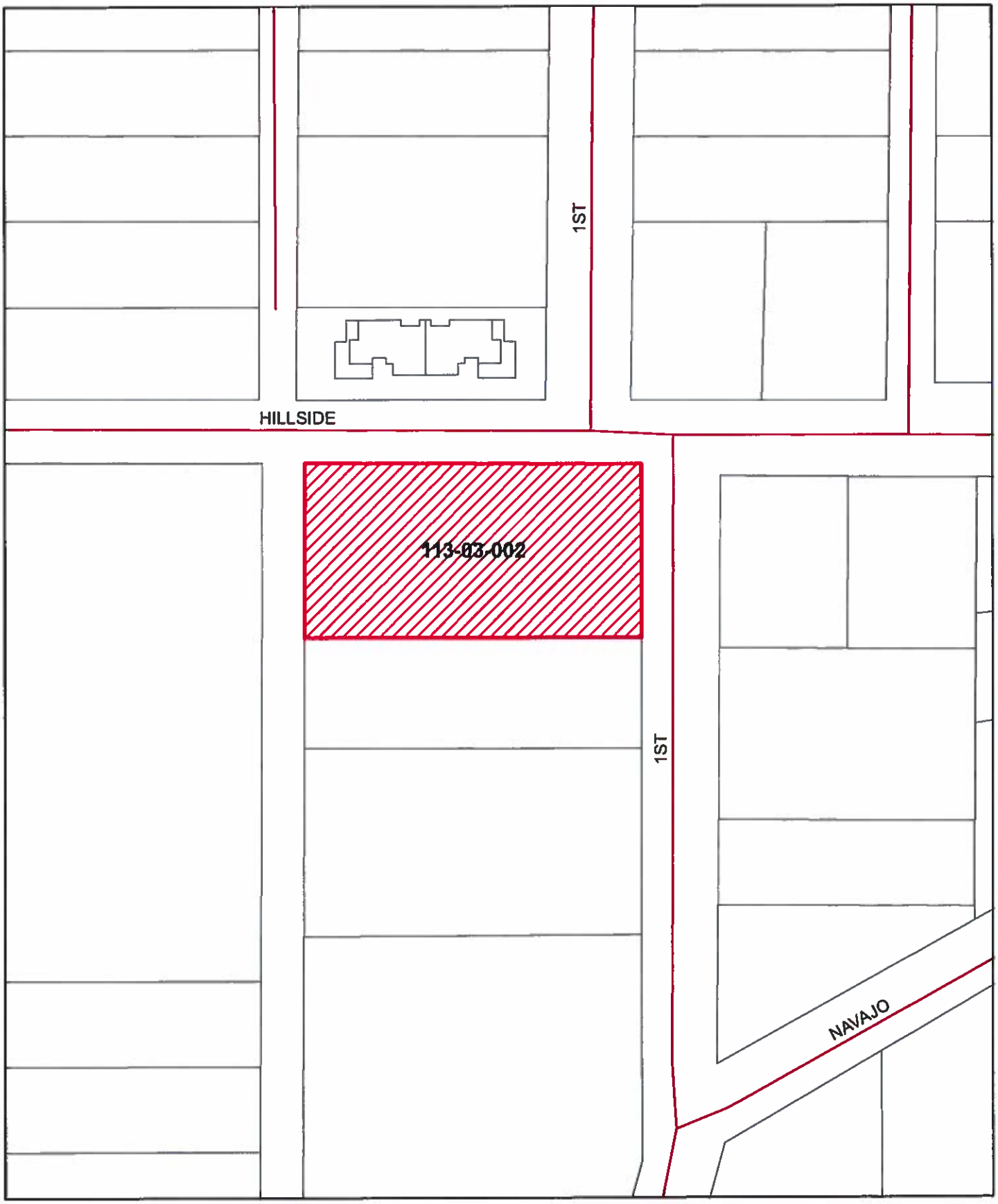
Exhibit A

Lots 2 and 4, Block 14, Dameron Park Addition, according to Book 3 of Maps, page 29, records of Yavapai County, Arizona.

Legal Description

Exhibit B
WSA 17-021

0 40 80 120 Feet



COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO October 3, 2017
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Calendar Year 2018 Water Management and Alternative Water Allocation Policy

Approved By:	**Date:**
Water Resource Manager: Leslie Graser	
City Manager: Michael Lamar	

Background

Resolution No. 4380-1589, adopted May 9, 2017, "Water Management and Calendar Year 2017 Alternative Water Allocation Policy," amended the 2017 policy by introducing updated unit allocations for single family and multi-family development, and reducing unit allocations for projects that meet EPA WaterSense Water-Efficient Residential Development requirements. No changes were made to the volumes of alternative water budgeted (made available) in 2017 for development: 70 AF for residential, and 100 AF for commercial.

Summary

Water Resource Management will provide a status report on the City's water portfolio and forthcoming 2018 draft water management policy.

- Review the blocks of water within the City's portfolio
- Restate portfolio challenges
- Identify anticipated requests for alternative water in the coming year
- Provide an update on the housing study identified in Policy 16
- Provide the outline and anticipated timetable for the Water Management and Calendar Year 2018 Alternative Water Allocation Policy

Recommended Committee Action: None - for information and discussion.

COUNCIL WATER ISSUES COMMITTEE AGENDA MEMO October 3, 2017
DEPARTMENT: City Manager (Water Resource Management)
AGENDA ITEM: Big Chino Project Comprehensive Agreement No. 1 Update

Approved By:	**Date:**
Water Resource Manager: Leslie Graser	
City Manager: Michael Lamar	

`Background

On September 19, 2012, Council approved Comprehensive Agreement No. 1 (CA1) with Salt River Project (SRP) and the Town of Prescott Valley, providing for implementation of an enhanced groundwater and surface water monitoring system generating data for a more refined ("nested") groundwater model to be developed for the Big Chino Sub-basin and its connection to the Upper Verde River. According to the contract, an annual report is prepared summarizing each fiscal year (July 1st to June 30th).

The project includes data collection contracts with SRP, the United States Geological Survey, and Southwest Groundwater Consultants, Inc., beginning in FY14 and extending to the present. In February 2017, the CA1 Parties entered into a contract with Golder Associates, Inc., for creation of the refined groundwater flow model. Good progress continues to be made, with monitoring well drilling and work on the model to be ramped up in Calendar Year 2018.

Summary

The Annual Report for FY 2017 details project accomplishments, finances, and plans for the next fiscal year. This report will be available on the City's webpage.

Recommended Committee Action: None - information and discussion item.