

COUNCIL WATER ISSUES
COMMITTEE
REGULAR MEETING
TUESDAY, JUNE 6, 2017
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE COUNCIL WATER ISSUES COMMITTEE HELD ON JUNE 6, 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 9:01 a.m.

B. Roll Call.

COUNCIL WATER ISSUES COMMITTEE MEMBERS:

Present:

Chairman Jim Lamerson
Member Steve Blair
Member Steve Sischka arrived 9:06 am.

Absent/Excused

Staff Present:

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

C. Approval of minutes of the May 2, 2017, Council Water Issues Committee meeting.

COUNCILMAN MOVED TO APPROVE THE MINUTES OF THE MAY 2, 2017, WATER ISSUES COMMITTEE MEETING; SECONDED BY; PASSED 2-0.

D. Alternative Water Portfolio Update

Leslie Graser, Water Resource Manager, gave a presentation on the Alternative Water Portfolio. She said 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	21.35 Acre-feet (AF) ¹

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2. Commercial 100 acre-feet 100 acre-feet

Ms. Graser said no single project was eligible for allocation of more than 50% of the applicable preceding quantity (residential or commercial), or of the remaining balance during the calendar year.

Ms. Graser said 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 was extinguished). The actual volume recommended for 2018 may be more than 50 AF, depending upon any unallocated, year-end 2017 balance.

Water Service Agreement (WSA) Requests on this Agenda

Application No.	Applicant	Type of Development	Total Project		Alternative Water	
			Qty Required	GGW ²	Reserved	Not Reserved ³
17-008	W.D. Properties	21 APTS	2.52 AF	0.35 AF		2.17 AF
17-012	Hooper	1 SFR	0.25 AF			0.25 AF
17-014	Satu Dewi Ltd	1 duplex (2 MF)	0.30 AF	0.15 AF		0.15 AF
17-015	Vinton	1 SFR + 2 APTS	0.55 AF	0.25 AF		0.30 AF

SFR = single-family residence MF = multi-family APTS = apartments

¹ 28.35 AF – 7.0 AF set aside pending U.S.VETS MF housing grant (Res. No. 4385-1596, 5/23/17)

² GGW = eligible for Pre-1998 grandfathered groundwater

³ Requires allocation from remaining current calendar year alternative water budget (21.35 AF)

Mayor Pro Tem Lamerson asked Ms. Graser for clarification on the standards overview.

Ms. Graser explained it would be for less than 4 units.

NO ACTION WAS TAKEN.

E. Rainwater Harvesting Policy

Craig McConnell, Regional Resource Manager, said at the Study Session of April 25, 2017, several Councilmember's expressed an interest in recognizing the contribution rainwater harvesting could make in reducing outdoor potable water use, by offering, as an additional incentive, a lesser unit allocation (enabling more units per acre-foot of water) for residences built with qualifying installations. As stated then, the subject was previously raised by the Water Issues Committee, at which time the Water Resource Management Division recommended the following:

Rainwater harvesting - Water-Efficient Residential Development, as described herein, relies upon EPA WaterSense® best practices, including outdoor (landscaping) improvements. No specific

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consideration was proposed for rainwater harvesting as a means of reducing potable outdoor water use; however, it should be noted that the City offers a conservation rebate for installing qualifying storage (<http://www.waterrebates.com/az-prescott>), and the homeowner will benefit from recurring savings on their water bill.

Mr. McConnell said some concerns were expressed at the Study Session regarding offering a lesser unit allocation as described: to what type(s) of rainwater harvesting the incentive would apply (barrels, above or below-ground cisterns), how to determine the reduction quantity (the fraction of an acre-foot offset in potable water use provided by the rainwater harvesting), whether the rainwater harvesting equipment would be properly maintained, sediment removed, etc., and consistently used in the long-term future. Additionally, it was conceivable that to the extent a property with rainwater harvesting was more extensively landscaped to take advantage of that irrigation source, in years of drought, if the rainwater harvesting storage/replenishment was insufficient to properly sustain the landscaping, an increase in potable water could actually result.

Mr. McConnell said to more fully address this topic, Resolution No. 4380-1589 directed:

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.

Mayor Pro Tem Lamerson briefed Councilman Sischka on his arrival to the meeting on had been discussed.

Councilman Sischka asked how deep the committee would go.

Mr. McConnell said the deeper they get the more complex, he suggested to keep it simple

Councilman Sischka said

Mr. McConnell said that was what some of the stakeholder had indicated on the survey they had sent out.

F. Applications for Water Service Agreements

1. W.O. Properties (WSA 17-008)

Ms. Graser presented, and showed a map regarding the area of interest.

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Ms. Graser said Water Service Agreement Application No. WSA 17-008 was submitted on March 6, 2017, by W.O. Properties, seeking an alternative water allocation for a new apartment complex consisting of 21 units. The application was accepted in accordance with the Water Management and Calendar Year 2017 Alternative Water Allocation Policy. APN 113-03-005 was part of the Dameron Park Addition, and zoned Multi-family Medium (MF-M). The one (1) single-family residence now located upon the property would be removed.

Ms. Graser said Site Plan SI17-002 was also submitted for the project, and at their April 27, 2017, meeting, the Planning & Zoning Commission recommended approval of the site plan by Council.

Ms. Graser said due to this property having one (1) existing single-family residential unit, 0.35 acre-foot (AF) of grandfathered groundwater was available to offset, in part, the water necessary for the apartments. Following Council revision of the unit allocations of alternative water required for residential development at their May 9, 2017, meeting, and with the assumption that the 21 units will be separately metered (sub-metered), a total of 2.52 AF will be necessary; applying the 0.35 AF credit, the net alternative water required would be 2.17 AF:
 $21 \text{ units} \times 0.12 \text{ AF/unit} = 2.52 \text{ AF} - 0.35 \text{ AF} = 2.17 \text{ AF}$

Mr. McConnell clarified this project door was opened but, The W.O. Properties application does not meet any of the three Policy 16 exemptions. Accordingly, it was deemed a new apartment application for which the Policy prescribes deferral. Alternatively, the applicant may submit to the Water Resource Management Division a statement describing the particular community benefit the project would bring, for transmittal to/review by the Committee, and subsequent consideration by the Council. The applicant had been informed of this status.

Mayor Pro Tem Lamerson asked they could come back and re-submit at a later date and qualify

Mr. McConnell said that was correct.

Councilman Blair said what they did not want to do was initiate building apartments and they sit empty. He asked what the total numbers of apartments were.

Mr. McConnell said they had over 1000 apartments for which they had allocated for that had not been built.

Mayor Pro Tem Lamerson said it was not the total amount of apartments build but if there was a community benefits.

Councilman Blair said due to the water limitation they needed to look at it a little differently.

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Mr. McConnell said if they did approve a project for alternative water they would have to have a performance requirement and it would tie up the water for several years. If that project did not happen that water did not go with that project, developer or that land that water service agreement expired, that water would go elsewhere, and what happened would be that water allocated would be off the table for that amount of time.

NO ACTION WAS TAKEN.

2. Kirk N. & Connie S. Hooper (WSA 17-012)

Ms. Graser presented, and showed a map regarding the area of interest.

Ms. Graser said the Water Service Agreement Application No. WSA17-012 was submitted April 26, 2017, seeking an alternative water allocation for an existing single-family residence on land within the City limits. For water service, the subject unit currently relies on the meter for an adjacent lot due to both parcels previously being under single ownership. She said this request can be administratively approved by the City Manager. According to the 2017 Water Management Policy, as amended, an alternative water allocation of 0 .25 acre-foot was required.

Mr. McConnell said it was clear in the city code.

Councilman Sischka asked who would pay for the connection.

Mr. McConnell said they would, set forth by city code.

Mayor Pro Tem Lamerson asked if they would be able to supply water even though they were not able to for fire protection.

Councilman Blair said it was a water policy issue, but it was ironic that they were able to determine the water impact fee for connection for this and not for the impact fee for water connection for fire protection.

Mayor Pro Tem Lamerson said he understood the frustration. They had to provide it with no extra fees to help pay for it.

Mr. McConnell said it had the presumption that there would be water to get the meter and if there was no water there was no water. If they wanted to split the lot they had to go through a pre-application conference and they would receive the information if there was no water to split the lot.

Councilman Blair asked if they were informed at the time they were at pre-application conference.

Ms. Graser said yes, this would be brought up during the pre-application process.

Mayor Pro Tem Lamerson asked for an explanation of alternative water.

Ms. Graser said they would have to identify what lot they wanted to split and they would do the research and get back to them with the information.

Mr. McConnell said this was defined and straight forward.

NO ACTION WAS TAKEN

3. Satu Dewi Ltd (WSA 17-014)

Ms. Graser presented, and showed a map of the project area.

Ms. Graser said the Water Service Agreement Application No. WSA17-014 was submitted on May 22, 2017, by Steve Perry, representative for Satu Dewi Ltd, seeking an alternative water allocation for a new duplex on land within the City limits. The parcel had a current and committed groundwater supply for one (1) dwelling unit. The project will require an allocation of alternative water by the City to augment the current and committed groundwater supply in order to serve the increased water demand of two (2) dwelling units. She said Per the City Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, the applicant submitted Water Service Agreement Application No. WSA17-014. This request can be administratively approved by the City Manager. According to the Policy, an alternative water allocation of 0.15 acre-foot was required.

NO ACTION WAS TAKEN.

4. Jacob Vinton (WSA 15-015)

Ms. Graser presented, and showed a map of the project area.

Ms. Graser said the Water Service Agreement Application No. WSA17-015 was submitted May 12, 2017, by Jacob Vinton, seeking water service for a new single-family residence and two (2) new apartment units to be located on land not presently developed for residential use within the City limits. The parcel had a current and committed groundwater supply for one (1) single-family dwelling unit. The project will require an allocation of alternative water to augment the current and committed groundwater supply, in order to serve the two apartment units: 2 units x 0.15 acre-foot (AF) per unit= 0.30 AF. She said Per the City Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, the applicant submitted Water Service Agreement Application No. WSA17-015. This request can be administratively approved by the City Manager. As stated, an alternative water allocation of 0.30

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AF will be required. She said Per the City Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, the applicant submitted Water Service Agreement Application No. WSA17-015. This request can be administratively approved by the City Manager. As stated, an alternative water allocation of 0.30 AF will be required.

NO ACTION WAS TAKEN.

G. Change of July Meeting time/date to 9:00 am, Wednesday, July 5, 2017

Mr. McConnell corrected the meeting start time to 10:00 am.

Ms. Hoy introduced Mr. Fred Oswald she said he was a Rainwater guru.

Mr. Oswald said he was a retired mechanical engineer from NASA. He explained that education on the rainwater harvesting would be needed.

Mayor Pro Tem Lamerson said they did encourage using less water.

Councilman Sischka said the problem with an incentive for rainwater harvesting was it was only a onetime incentive.

Jim Holt, in the audience shared the Upper Verde watershed would be embarking on a rainwater harvesting project.

Mayor Pro Tem would be curious to see how the government would look at this from a private sector point of view.

Councilman Blair said he would like to see a landscape forum, to educate on various zeroscape landscaping for the backyard.

Ms. Hoy said they did hold meetings and not forums on landscaping ideas, and they had various videos online.

Councilman Blair said if they could come up with a beneficial way.

Mayor Pro Tem said if they had gone out and did a comprehensive look to see who the biggest water users were and if they were incorporating rain harvesting.

Ms. Hoy asked if he would like to give her some of the questions he had.

Mayor Pro Tem Lamerson said he would be happy to anytime.

H. Adjournment

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There being no further business to be discussed, the Council Water Issues Committee adjourned the Public Meeting of June 6, 2017, at 9:39 a.m.

JIM LAMERSON, Chairman

ATTEST:

Rhonda K. Basore, interim City Clerk