

CITY COUNCIL SUBCOMMITTEE FOR WATER ISSUES

Tuesday, June 4, 2019
9:00 a.m.

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

Minutes of the City Council Subcommittee for Water Issues meeting held on **Tuesday, June 4, 2019** in the Lower Level Conference Room, 201 South Cortez Street, Prescott, Arizona.

A. Call to Order

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

B. Roll Call

SUBCOMMITTEE MEMBERS PRESENT:

Chairman Jim Lamerson
Member Steve Blair – Arrived at 9:07 a.m.
Member Steve Sischka

CITY STAFF PRESENT:

Clyde Halstead, Senior Assistant City Attorney
Gwen Rowitsch, Administration Support Services Manager
Leslie Graser, Water Resources Administrator
Leah Hubbard, Water Resources Specialist
Carey Oberheim, Administrative Assistant

C. Approval of Minutes of May 7, 2019

COUNCILMAN SISCHKA MOVED TO APPROVE THE MEETING MINUTES OF MAY 7, 2019; CHAIRMAN LAMERSON 2ND. PASSED 2-0

D. Water Allocation Update, January 1, 2019 to June 30, 2019

Item Summary

For January 1, 2019 until July 1, 2019, alternative water supplies were made available in accordance with City Resolution No. 2018-1663. The available supply is 350 acre-feet and stated to be for, "...any development of any type during this period."

Requests for Water Service

New Water Service Agreement applications filed before May 21, 2019 (submission deadline for 6/7/2019 Subcommittee meeting).

Application No.	Requested Volume (in acre-feet)	Water Budget Remaining (in acre-feet)
		274.95
WSA 19-011 (York)	0.30	274.65

Leslie Graser presented this item for information purposes only. Chairman Lamerson asked if submissions can include number of units, multi family or single family. Leslie will include that information in the future.

E. Water Service Agreement Application – Judy York (WSA19-011)

Item Summary

Water Service Agreement Application No. WSA19-011 was filed by Judy York on April 29, 2019. The applicant is seeking an increase of two additional multifamily dwelling units within 206 West Gurley Street.

Background

The property is located on the corner of Gurley Street and Montezuma. It consists of commercial spaces on the first floor, and will have residential on the second and third floors. Currently the third floor is vacant. The additional dwelling units will require 0.30 AF per year of water and can be administratively approved.

Leah Hubbard presented this item for information purposes only, this can be approved administratively. Chairman Lamerson stated it is good to see downtown living opportunities.

F. Individual Metering of Multi-family Developments

Summary

An email from the City Manager on May 6, 2019, conveyed Councilman Lamerson's interest in the concept of individual water meters per dwelling unit at multi-family complexes. Further, it was asked which Arizona jurisdictions already apply this concept?

Background

There are two existing references one in City Code and another in water policy regarding this topic.

Current City Code 2-1-24 states, "All water furnished or sold by the City shall be delivered or supplied through meter only, and every separate building supplied with City water must have its own separate service connection and meter, except that two (2) or more buildings located on the same lot or on contiguous lots under the same ownership, or property known as a court, apartment house or block covering more than one (1) lot, may, upon written permission granted by the City Manager be supplied through the same connection and meter as long as the single ownership continues."

Current Calendar Year 2018 Water Management Policy (amended and extended by Resolution No. 2018-1663) continues to encourage the individual metering of multi-family housing by a property owner sub metering after the City's master meter. "A multi-family project will be deemed Water-Efficient Residential Development if it consists of more than 10 dwelling units, and each unit is separately metered..."

Leslie Graser presented an example using, Montana Terrace HOA, of the City's water impact fees and how the cost would differ if a single 1.5" meter was installed for the eight (8) units versus each of the eight (8) units having a 5/8" meter. Under current conditions the impact fees to develop with individual meters would be significantly higher than a single meter.

Chairman Lamerson asked what the logic to the higher cost is. Leslie stated that this example is based on the current impact fee schedule, a code change would be needed to change impact fees to adjust costs to encourage the individual meter model.

Chairman Lamerson stated we need to create an environment conducive to contractors and users, will you work in conjunction with the YCCA? Leslie has not reached out to them yet.

Councilman Sischka stated the Universal Building Code was adopted by our region, if we change our City Code to be less favorable, contractors may want to build in Prescott Valley instead of here. How did the contractor community in Tempe accept the change to individual meters? Leslie will reach out to Tempe to see if they have feedback.

Councilman Blair asked what cost is included in the Montana Terrace HOA example. Leslie answered impact fees only. Councilman Blair would like to see the whole picture and know what the impact fees plus meter costs would be.

G. Future agenda items

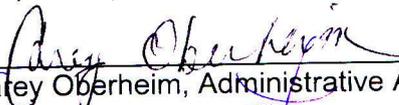
Sub-metering costs
CA #1 Quarterly Summary

No meeting in July, next meeting will be August 6, 2019

H. Adjournment

There being no further business to discuss, the meeting was adjourned at 9:30 a.m.

Respectfully Submitted by:


Catey Oberheim, Administrative Assistant


Councilman Jim Lamerson, Chairman

Date: 8/6/2019