



## CITY COUNCIL SUBCOMMITTEE FOR WATER ISSUES

Tuesday, August 6, 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, August 6, 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 8:58 a.m.

B. Roll Call

**SUBCOMMITTEE MEMBERS PRESENT:**

Chairman Jim Lamerson  
Member Steve Sischka

**SUBCOMMITTEE MEMBERS ABSENT:**

Member Steve Blair (excused)

**CITY STAFF PRESENT:**

Matt Podracky, Deputy City Attorney  
Craig Dotseth, Public Works Director  
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 June 4, 2019

**COUNCILMAN SISCHKA MOVED TO APPROVE THE MEETING MINUTES OF JUNE 4, 2019; CHAIRMAN LAMERSON 2<sup>ND</sup>. PASSED 2-0**

D. Water Policy Extension and Allocation Update

This agenda item was updated by the City Clerk's office after the meeting for minor type corrections and appears corrected on the City website.

**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 was 350 acre-feet and stated to be for, "...any development of any type during this period." A second policy extension was recommended by the City's Legal Department and approved with Resolution No. 2019-1713 while ongoing policy Council Study Sessions are conducted, see <http://www.prescott-az.gov/>.

**Requests for Water Service**

New Water Service Agreement applications filed before July 23, 2019

Application no.	Units/Type	Requested Volume (in acre-feet)	Water Budget Remaining (in acre-feet)
			274.65
WSA 19-012 (Stringfield)	264-350/SFR	TBD	274.65
WSA 19-013 (McCormick Place)	12/MFR and 1 COM	0	274.65
WSA 19-014 (Sitgreaves)	21/MFR	3.25	271.40

SFR = Single Family; MFR = Multi-family Residential; COM = Commercial

Leslie Graser presented this item for information purposes only.

E. Requests for Water Service Agreements

1. WSA 19-012

**Item Summary**

Water Service Agreement Application No. WSA19-012 was filed by Jeff Davis (for SFR Acquisitions, LLC) on June 10, 2019. This is a proposed masterplan community that may consist of 264 to 350 single-family dwelling units. The property for this project is currently outside of City limits.

Leslie Graser presented this item for information purposes only.

2. WSA 19-013

**Item Summary**

Water Service Agreement Application No. WSA19-013 was filed by Landcor Group (for McCormick Place Partners, LLC) on July 8, 2019. Existing Contract No. 2004-003 provided for six (6) multifamily residential units and will now be terminated due to the increase in residential units.

The property will now consist of twelve (12) multifamily living units and one (1) commercial unit, for a total of thirteen (13) condominium units.

APN 113-15-045 (120 N. McCormick Street) is currently used as required additional parking for 325 W. Gurley Street as documented in Development Agreement – McCormick Place (Bk 4111 Pg76). The Water Issues Committee reviewed WSA18-019 on November 6, 2018, to build a multifamily apartment complex on APN 113-15-045. The Water Issues Committee decided to hold WSA18-019 until the parking issue was resolved.

If the Committee decides to forward WSA19-013 to Council for consideration, the Development Agreement will be amended for the parking requirement. Both WSA19- 013 and WSA18-019 will move to the Council for consideration.

Leah Hubbard presented this item discussing the termination of the existing contract.

Chairman Lamerson asked what the change in allocation is. Leslie Graser stated that the previous allocation was 2.1 and the new allocation is 1.8.

**COUNCILMAN SISCHKA MOTIONED TO MOVE THIS APPLICATION TO COUNCIL FOR CONSIDERATION; CHAIRMAN LAMERSON 2<sup>ND</sup>. PASSED 2-0**

### 3. WSA 19-014

#### **Item Summary**

Water Service Agreement Application No. WSA19-014 was filed by Landcor Group, for Sitgreaves Investments, LLC on July 8, 2019. The applicant is seeking a potable water allocation for twenty (20) multifamily duplex dwelling units and one (1) single family dwelling unit. It is anticipated that the site will follow existing terrain and there will be an effort to retain as many trees as possible.

Leah Hubbard presented this item. Councilman Sischka asked that the property owner, Charlie Arnold, give more information on the project. Mr. Arnold stated that this is an infill project and the dwellings will be rental products. Chairman Lamerson stated that this will produce both sales tax and rental tax for the City.

**COUNCILMAN SISCHKA MOTIONED TO MOVE THIS APPLICATION TO COUNCIL FOR CONSIDERATION; CHAIRMAN LAMERSON 2<sup>ND</sup>. PASSED 2-0**

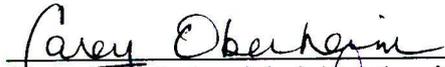
### F. Future Agenda Items

GUAC Members Update  
Comprehensive Agreement #1 Update

H. Adjournment

There being no further business to discuss, the meeting was adjourned at 9:32 a.m.

Respectfully Submitted by:

  
Carey Oberheim, Administrative Assistant

  
Councilman Jim Lamerson, Chairman

Date: 8/30/19