



COUNCIL SUBCOMMITTEE ON WATER ISSUES MEETING

REGULAR SUBCOMMITTEE MEETING MINUTES

TUESDAY, JULY 5, 2022 9:30 a.m.

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Cathey Rusing, Mayor Pro Tem - Chairperson
Brandon Montoya, Councilman – Member Steve Sischka, Councilman - Member

MINUTES OF THE REGULAR SUBCOMMITTEE MEETING OF THE PRESCOTT COUNCIL SUBCOMMITTEE ON WATER ISSUES HELD ON JULY 5, 2022, IN THE 201 S CORTEZ STREET PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

1. CALL TO ORDER

Chairperson Rusing called the meeting to order at 9:30 a.m.

2. ROLL CALL

Cathey Rusing	Chairperson
Brandon Montoya	Member
Steve Sischka	Member

3. PUBLIC COMMENT

Public comment will be accepted following each agenda item and are limited to three (3) minutes. Please complete a comment card and return it to the City Clerk, speakers will be called in the order received.

4. DISCUSSION & ACTION ITEMS

A. Approval of the June 7, 2022, Subcommittee on Water Issues Meeting Minutes

MOTION BY MEMBER SISCHKA TO APPROVE THE JUNE 7, 2022 MEETING MINUTES; SECONDED BY MEMBER MONTOYA: PASSED [3 – 0].

- B. Water Service Application No. WSA21-025, Submitted by Stroh Architecture, Inc., on Behalf of Property Owner Cortez Circle Properties, LLC. Location: APNs 109-15-015B and 109-15-015C; 6.82 Total Acres; Located in Township 13 North, Range 2 West, Section 4, SE1/4.

Deputy Public Works Director Gwen Rowitsch provided a presentation to the Subcommittee regarding WSA21-025 for Cortez Circle Apartments, a 120-unit apartment project. The project is an existing site with 38 dwelling units that currently use approximately 4.56 acre feet (AF) of water per year. The additional 82 dwelling units are comprised of approximately 9.84 AF of water. The applicant requests a clubhouse, a pool, and a spa. The clubhouse is 3,194 square feet (sf), the pool is 480 sf, and the spa is 25 sf with a combined total estimated water use of 0.17 AF/year. The total requested amount of water is 10.01 AF/year. The applicant can seek up to fifty percent of the remaining water budget for the period beginning July 1, 2022. This request does not exceed that number as there is a 25 AF budget for July-December of 2022.

Chairperson Rusing asked if the buildings will be sub-metered, what year the complex was built and if the new units will have water lines to the street.

Ms. Rowitsch stated that if the building has a common plumbing system, they are not required to be sub-metered. The applicant has not reached that stage of the project; however, when the construction plans become available staff will respond accordingly, adding that each building must have its own water service connection and meter. She is unsure when the existing complex was built.

Chairperson Rusing asked if street work would be required on the west side.

Ms. Rowitsch replied that off-street improvements are likely. At a minimum, a water main will be installed to provide two feeds to achieve water pressure for the fire hydrants.

Member Montoya asked how much water the complex is currently using and asked for confirmation that there will be 14.99 AF left in the budget for additional residential development.

Ms. Rowitsch responded that they are using 4.56 AF and confirmed that there will be 14.99 AF left in the budget.

Member Montoya asked how much water was used in the last water budget cycle.

Ms. Rowitsch responded that she believes residential water usage came in at around 20 AF, adding that the Subcommittee will receive the total numbers in August.

Member Sischka commented that the application states that landscaping for this project is already in place and does not need additional water and asked how this will be accomplished, given that the current landscaping is underdeveloped.

Applicant Doug Stroh of Stroh Architecture addressed the Subcommittee, stating that the landscaping is schematic at this point, adding that he does not know where that information came from.

Ms. Rowitsch stated that this is staff oversight. Landscaping is calculated at 1.5 AF per acre of landscaping. Staff needs an area analysis to determine how much additional water this project will require.

Chairperson Rusing asked if there are any plans for rainwater harvesting.

Mr. Stroh responded that he is unaware of any rainwater harvesting plans.

Member Montoya asked if it is reasonable to approve this application with undetermined landscape use.

Ms. Rowitsch replied that the item should be postponed until the next regular meeting.

Chairperson Rusing stated that the landscaping should be included but would like to hear from Mr. Stroh before postponing.

Mr. Stroh stated that eight of the existing units would be demolished, bringing the total to 120 units - far below the density allowance of 200 units. A large area on the south end that contains indigenous trees will remain. The pool will have an automated cover that will eliminate the use of chemicals and minimizes evaporation. Water-saving water closets will be in all the units, and all other appliances will be Energy Star. The complex will be built in phases, two to three at a time. Those tenants in the existing units will be allowed to move into the new units permanently or temporarily while their units are remodeled.

Member Montoya commented that he is excited about this project; however, the water service application cannot be approved until the total amount of water requested is known.

Chairperson Rusing asked if bringing the application back next month is possible.

Ms. Rowitsch responded that bringing the application back next month is an option. She added that another option is for the Subcommittee to approve the 10.01 AF plus the landscaping today. Staff will work with Mr. Stroh to determine the landscaping water demand before the July 26th Council Voting Meeting.

Chairperson Rusing stated that she supports the latter option; she supports this project and appreciates that the applicant is mindful of his tenants, adding that even though optional, she would like the landscape architect to consider rainwater harvesting.

Mr. Stroh commented that rainwater harvesting would be challenging because of the topography of the area; however, the catch basins work as passive water collection areas that water the trees and plants in around them.

Member Sischka commented that this project will revitalize that entire area and asked about remodeling the current buildings.

Mr. Stroh responded that they will be renovated once two to three new buildings are constructed, and a certificate of occupancy is issued.

Member Sischka stated that in construction time is money, and he realizes that delaying this for one month could be costly. He does not believe that the landscaping will be water-intensive and, even though he would have preferred having a number for this meeting, is in favor of moving the item forward to Council today.

Member of the public Peter Kroopnick addressed the Subcommittee, asking if there is an open space requirement and if the retention basins are shown on the map, adding that flood control could be an issue.

MOTION BY MEMBER SISCHKA TO FORWARD ITEM 4.B. TO COUNCIL FOR APPROVAL WITH A PROVISION TO PROVIDE REQUESTED LANDSCAPING WATER USAGE DATA PRIOR TO THE JULY 26, 2022 VOTING MEETING; SECONDED BY MEMBER MONTOYA: PASSED [3 – 0].

C. Presentation and Discussion Regarding the 2022 Consumer Confidence Report (For Calendar Year 2021) – Annual Water Quality Data.

Public Works Utilities Manager Steve Olfers presented the Subcommittee with the 2022 Consumer Confidence Report (CCR) - Annual Water Quality Data. The Environmental Protection Agency (EPA) and the Arizona Department of Environmental Quality (ADEQ) require the report to be published and provided to the public by July 1st of each year. The CCR includes information on Prescott's water sources and drinking water quality and provides information on water quality testing results. Prescott's water supply comes from Chino Valley Wells 1-5 and Airport Wells 2, 3, and 5. The average daily demand in 2021 was 6.25 million gallons per day.

Water Operations Supervisor Nathan Graham continued the presentation with an overview of the contaminants the city tests for and the results. Then, he continued with a review of the three types of treatment techniques the city uses in the water treatment process:

1. Chlorine – used for disinfection and prevention of bacterial contamination in the water storage and distribution system
2. Blending – ADEQ approved method to manage arsenic levels that combines water from various wells with various arsenic levels to achieve uniform potable water with the lowest detected arsenic levels possible
3. Absorptive Media – removal of arsenic when the levels exceed state-level requirements and blending is not feasible

Mr. Graham continued the presentation by stating that the maximum allowable arsenic level is ten parts per billion (ppb) and announced that beginning this year, the Quarterly Arsenic Results for the most recent year are available on the city website.

Chairperson Rusing commented that she appreciates the hard work that city employees put into maintaining quality water supplies adding that arsenic occurs naturally in the Southwest – it is not a result of industrial factors.

Member of the public Peter Kroopnick addressed the Subcommittee asking if there is a report on contaminant levels such as caffeine, perfluorooctane sulfonic acid (PFOS), and hormones from birth control in the recharge water.

Chairperson Rusing asked public works staff to confirm that recharge water is treated to A+ level before discharge, adding that it is important not to flush prescription medications down the toilet.

Mr. Olfers confirmed that all reclaimed water is monitored by ADEQ and reported as required, adding that PFOS are emerging contaminants being addressed.

This item was for discussion only, no formal action was taken.

5. GENERAL ANNOUNCEMENTS FROM STAFF

Water Resource Project Manager Leslie Graser provided the general announcements to the Subcommittee:

- City of Prescott Decision and Order of Assured Water Supply
 - Deficiency letter received by the Arizona Department of Water Resources (ADWR) with requests for clarifications
 - The city's response is due by 07/24/2022
- Comprehensive Agreement No. 1 – includes the Town of Prescott Valley, the Salt River Project, and the City of Prescott
 - Monitoring Committee Update
 - Monthly meetings continue as the group begins to prepare the annual report for FY22
 - Modeling Committee Update – high activity with City Contract 2017-246 due to groundwater model and report review
 - May 24th - parties provided an initial response to Golder
 - June 17th - possible response date from Golder
 - June 21st, 24th, and July 8th - Golder with Water Principal
 - Next steps to be determined

Chairperson Rusing commented that the Big Chino Water Ranch is outside the Prescott Active Management Area (AMA) and depends on the Big Chino Aquifer.

Member Sischka stated his concern that one of the parties will feel that the model doesn't provide the desired outcome and asked if that is a realistic concern.

Ms. Graser said that is more typical of past concerns, which is why the parties must come to a consensus.

- Water Infrastructure Finance Authority (WIFA) responsibility expansion to include administration of:
 - Long-term Water Augmentation Fund - \$1 billion over three years
 - Water Supply Development Revolving Fund - \$200 million
 - Water Conservation Grant Fund - \$200 million
 - Existing federal programs under the Safe Drinking Water Act
- Fifth Management Plan – June 30, 2022, the ADWR Director entered the order of adoption, adopting the fifth management plan and describing the modifications to be made
 - If no person files a timely motion for rehearing or review, the above order of adoption will become final July 30, 2022


Member of the public Peter Kroopnick addressed the Subcommittee and asked when the Comprehensive Agreement will be released to the public and if there would be a period for public comment.

Ms. Graser replied that she will be working on that and will share that information after the Committee’s July 8th meeting.

This item was for discussion only, no formal action was taken.

6. ADJOURNMENT

There being no further business to discuss, Chairperson Rusing adjourned the meeting at 10:33 a.m.

 8/2/22
 Cathey Rusing, Chairperson

ATTEST:


 Jennifer Wiita, Deputy City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Subcommittee Meeting of the Council Subcommittee on Water Issues of the City of Prescott, Arizona held on July 5, 2022. I further certify the meeting was duly called and held and that a quorum was present.

Dated this 2nd day of August, 2022.

AFFIX
CITY
SEAL



Jennifer Wiita
Jennifer Wiita, Deputy City Clerk