



CITY COUNCIL MEETING

STUDY SESSION MEETING MINUTES

TUESDAY, MAY 14, 2019, 1:00 PM
Council Chambers, 201 South Cortez Street
Prescott AZ 86303
(928) 777-1272

Greg Mengarelli, Mayor	
Billie Orr, Mayor Pro Tem	Jim Lamerson, Councilman
Steve Blair, Councilman	Alexa Scholl, Councilwoman
Phil Goode, Councilman	Steve Sischka, Councilman

MINUTES OF THE STUDY SESSION MEETING OF THE PRESCOTT CITY COUNCIL HELD ON MAY 14, 2019, in the COUNCIL CHAMBERS LOCATED AT 201 SOUTH CORTEZ STREET, PRESCOTT, ARIZONA.

1. CALL TO ORDER

Mayor Mengarelli called the meeting to order at 1:00 p.m.

2. ROLL CALL

Greg Mengarelli	Mayor
Billie Orr	Mayor Pro Tem
Steve Blair	Councilman
Phil Goode	Councilman
Jim Lamerson	Councilman
Alexa Scholl	Councilwoman
Steve Sischka	Councilman

3. DISCUSSION

- A. Presentation by Public Works on the Annual Water Withdrawal and Use Report

Water Resources Manager Leslie Graser provided a presentation to Council regarding the state required 2018 annual report for water withdrawal and use summary.

- *Total Water Pumped 6,763.75 Acre Feet
- *Total Water Recharged 3,172.91 Acre Feet
- *Total Water Use by Customers 6,220.32 Acre Feet

Councilman Blair inquired as to why only a certain amount of water coming off of Watson and Willow Lake is able to be recharged.

Ms. Graser responded that it is because of state mandates, and confirmed that we are only able to take off 4,800 acre feet, find balance between needed water and recreation

needs. Surface water rights are only to a certain volume. She then continued to review the information contained in the 2018 annual report and discussed various charts which calculated:

- *Population Served & Pumping
- *City's Gallons Per Capita per Day
- *Total Recharge
- *2018 Total Water Use by Customer Type

Councilman Blair asked what our annual average recharge is.

Mayor Mengarelli asked where these numbers come from, and commented on how this information too confirms that population growth and water use are decoupled.

Ms. Graser discussed that public works collects data throughout the year and they are reviewed annually. She also confirmed that we pump

Councilman Lamerson commended staff and residents on making changes that have significantly impacted conservation.

- B. Presentation by Herb Dishlip of Herb Dishlip Consulting, LLC, on the City's Water Resource Management Model.

Water Resources Manager Leslie Graser introduced Herb Dishlip from Dishlip Consulting, LLC to provide a presentation on the Water Resource Management Model (WRMM).

Mr. Dishlip provided a presentation to Council regarding a long-term WRMM Plan. He discussed that he has been working closely with staff to come up with a concept that would assist the city with its long term planning for water resources, the information that he provides is unique to our area, but there is a framework built in.

Purpose of WRMM:

- *Organize database
- *Provide an analysis tool to determine trends
- *Provide a monitoring tool for assured water supply designation status
- *Provided planning tool to evaluate future demands versus supply conditions

The approach is to develop a geographical information system database for calculating current and future demand which allows for integration with the rest of Prescott's extensive use of Geographic Information System (GIS) and allows better visualization of growth as follows:

- *Use data sets used in 2013 water and wastewater model prepared by Carollo
- *Integrate more recent information and data from 2015 adopted General Plan
- *Develop a geographic information system database for calculating current and future demand
- *Develop a spreadsheet database system that links with GIS database and allows for data analysis and supply and demand projections

*Models should be flexible to update and reflect changing assumptions

Planning Areas:

*Area 1 - City limits + Chino Valley Irrigation District + Yavapai-Prescott Indian

Tribe + County Service Area (all served by the City)

*Area 2 - General Plan Extend + Planning Area 1

Utility Billing Dataset:

*Residential - Single Family & Multi Family

- 88% Single Family Active Accounts

- 3% Multi Family Active Accounts

*Non-Residential - All other account types

- 9% Non Residential Active Accounts

Average Percentage of Volume

*Single Family - 55.1%

*Multi Family - 10.7%

*Non-Residential - 34.2%

Monitoring Demand and Supply:

*Existing customers

*Vacant parcels within approved plats

*Vacant parcels within approved preliminary plats

*Prior contracts and agreements (including annexation agreements)

*CVID water rights purchase agreements

*YPIT settlement agreement

Mr. Dishlip discussed the importance of also tracking and taking into consideration "virtual accounts", which are vacant but approved. For example the Dells at Prescott Lakes had a preliminary plat of 167 units and a final plat of 107 parcels so there are currently 92 parcels with existing accounts, 10 with virtual accounts and 5 remaining sites.

Tracking "future" accounts:

*Types of future accounts

-non-platted areas where commitments made

-non-platted areas where no commitment but within city limits

- non-platted areas where no commitment but within the General Plan Land Use

Map

*How to track or estimate future accounts

-track based on master plan where and when available

-estimate based on current zoning within city limits

-estimate based on General Plan Land Use Map if that is all that is known

*Likely to be 4,674 future accounts in the city limit for Planning Area 1 and 14,704 for Planning Area 2

Modeling Water Demand:

*Prescott provides water for potable and non-potable uses

*Focus on growth in potable demand

- infill in existing subdivisions and tracts
- new housing and commercial subdivisions and developments
- future potential developments with the General Plan Area

*Based on Formula - growth = Buildout Demand - Starting Demand

Starting Demand:

*Water deliveries vary each year

*Create a normalized starting condition

- assume all accounts are using water
- establish individual account average demand based on a minimum of 60 months of data

- assume a water demand for new and dormant customers

*Normalized Starting Demand Results

- Single Family Residential - 3,721
- Multi Family Residential - 635
- Non-Residential - 2,357
- Total - 6,713

Build Out Demand:

*Planning Area 1 - 34,936 accounts

*Planning Area 2 - 45,966 accounts

How Long Until Build Out:

*Simulated by number of accounts added per year

- 20 year input
- 50 year input
- Ultimate build out for Planning Area 1 34 years and for Planning Area 2 64 years

Councilman Sischka asked if all of the state land were to be developed during our planned time how would that impact our usage.

Mr. Dishlip discussed the "what-if adjustments" that are taken into consideration for situations like that. He also commented on the fact that here in Prescott part of our supply is a direct result of usage and ground water allowances also need to be taken into account.

Modeling Supply:

*Ground Water Allowance - 9,371.5 acre feet with allowable increase to 10,645.6 acre feet

*Surface water related to Granite and Willow Creeks - assumed average of 1,391 acre feet

*Reclaimed water

- dependent on customer base connected to sewer system
- dependent upon return flow rates to sewer
- dependent on amount subject to Prop 400
- YPIT has right to treat their own effluent

- *Long Term Storage Credits - dependent on amount of excess reclaimed supply
- *Groundwater Right Extinguishment Credits - 94.5 acre feet per year
- *Big Chino Importation
 - condition based on building a project
 - 4,470 acre feet after split with Prescott Valley

Supply Reliability:

- *Groundwater is highly reliable, but subject to long term physical availability
- *Surface water is highly variable, and subject to "use it or lose it"
- Reclaimed water is highly reliable, but requires treatment and recharge facilities
- *Long term storage credits are highly reliable
- *Extinguishment credits are another form of groundwater
- *Big Chino importation is highly reliable, but requires construction and continuous operation of a well field and pipeline

Taking all things into consideration, we do have enough supply to meet the demands as we continue to grow and move forward in both Planning Area 1 and Planning Area 2.

Things to Do:

- *Evaluate if multi-family residential demand is being addressed adequately
- *Evaluate if commercial and related other demands are being addressed adequately
- *Establish an annual update procedure to keep the model current with development plans
- *Run "what-if" scenarios

Mayor Mengarelli thanked Mr. Dishlip for his time and all of the data that was presented, he also acknowledged previous conservation efforts that have been done.

Councilman Goode also stated that our community and council have done a commendable job in making use of water supplies, and echoed sentiments that it is important to look at more specifics of multi family as those continue to be added to the community.

Councilman Blair discussed the great past work that has been done by staff and Council. He also said that it is important to make sure areas in the community like Veteran's Administration Hospital, hotels, large businesses and the like are doing a better job with irrigation to help in conservation.

Mayor Pro Tem Orr commented that being able to look at each neighborhood in a more individual way would be beneficial and would help get the information out to educate people on where they are at.

City Manager Michael Lamar said staff will be doing that.

Councilman Lamerson stated that it is very evident to him that this community has been sensitive to water and making sure that our water is properly managed.

Public Comment:

Russ Pilcher - Prescott Resident - addressed Council regarding the importance of looking at this type of information. He commented on the declining ground water table and that it is important to ensure everyone is working hard to make sure that what we use is protected, particularly other entities and agencies that are also using the supplies.

Larry Meads - Prescott Resident - addressed Council and commented on the multi-family usage information that was presented.

Mr. Dishlip clarified how much is used by Multi Family Residential.

William Gaslow - Prescott Resident - addressed Council regarding finding out under what circumstances SRP would allow us to store our water.

Rob Simpson - Prescott Resident - addressed Council regarding Commercial Buildings and a conference he recently attended at San Diego State University (SDSU) where they discussed using their own condensation for air conditioning and the possibility of using that as an option here. He also gave Mr. Dishlip a research paper regarding how the warming of the northern CA coast and the drying of the Salton Sea impacts our monsoons.

4. ADJOURNMENT

There being no further business to discuss, Mayor Mengarelli adjourned the meeting at 2:32 p.m.

GREG MENGARELLI, Mayor

ATTEST:

MAUREEN SCOTT, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session Meeting of the City Council of the City of Prescott, Arizona held on the 14th day of May, 2019. I further certify the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2019.

AFFIX
CITY SEAL

Maureen Scott, City Clerk