

**ICR SANITARY DISTRICT**

**PO Box 2344 Prescott, AZ 86302**

**~ Special Meeting ~**

**May 4, 2021**

**Date:** Tuesday May 4, 2021

**Time:** 4:00 p.m.

**Place:** WingSpace Conference Room - 371 Garden Street, Prescott, AZ

**1. CALL TO ORDER** *Mr. Summers called the meeting to order at 4:00 p.m.*

**2. ROLL CALL** *Present were: Bob Summers, Board Chairman; Jerry DeSantis, Board Member; Jeff McLeod, Board Member; Bob Busch, District Manager; and Isabel Yribe, Clerk. Also, Todd Severson, Peter Burger, and Jay Frank from Symmetry Companies attended the meeting via conference call.*

**3. BUSINESS**

**A. Discussion and consultation with Symmetry Companies key senior personnel regarding projected TRR build-out from 2021 – 2035.** *Mr. DeSantis gave a brief synopsis of what the Planning Committee hoped to achieve in order to assist with the District's plant expansion. There was a discussion regarding the number of lots actively connected to the sewer plant, the lots that already had Capacity Assurance Approvals, lots that have not been mapped or platted, and lots that have not yet been connected to the plant. Mr. DeSantis stated that there are 721 active connections to the Sanitary District, 359 of those parcels are in Talking Rock Ranch.. He also stated that there are 999 parcels with Capacity Assurance Approvals. Mr. DeSantis stated that those figures represented 36% buildout. Mr. DeSantis asked the Symmetry representatives what the projected buildout was for the years 2025, 2030, and 2035 were. Mr. Peter Burger used four categories to describe the lots in Talking Rock Ranch. Those categories were: Sold Lots no longer owned by the Developer; Subdivision Plat Maps and Improved lots that the Developer still holds that have not yet sold; Unmapped Lots that the Developer owns but have not yet requested Capacity Assurance Approvals; and Future Unmapped Lots that Talking Rock Ranch has received entitlements for future developments. Mr. Burger stated that of the 640 remaining lots, Talking Rock Ranch owned 255 lots (not yet connected to the Sanitary District) and 385 lots were sold to third party owners. There was a discussion regarding the different phases in Talking Rock Ranch and the number of proposed lots for each phase. The board members reviewed the map provided by Mr. McLeod of the District that the sanitary plant serviced. There was also a brief discussion regarding the probable changes to the number of homesites in each phase as the preliminary study did not go into great depth. There was a brief discussion regarding the infrastructure that had yet to be completed in Sterling Ranch. Mr. Todd Severson stated that Phase 9d was being re-platted and would need Capacity Assurance Approval. There was a brief discussion regarding the re-platting of lots 101 to 107 and how they were taking six lots and turning them into 17 lots. There was also a brief discussion regarding*

*the five and ten acre parcels that originally were platted as 135 lots and were taken down to 45 lots, instead. It was discussed that the infrastructure would have to accommodate those changes. Timelines were briefly discussed and would depend on the economy. Mr. Burger asked the board members not to look at the number of lots per phase as the preliminary study had changed somewhat. He did state that 388 lots seemed like a logical number for a total, however. Mr. DeSantis stated that it was estimated that the 359 lots by 2035 was closer to 800 lots. Mr. Burger stated that roughly there are 740 lots, over an 18 year period with only 359 actually tied into the Sanitary District. Mr. Burger stated that he would do some research in order to provide the Board with harder numbers. Mr. Burger also stated that he was able to meet with the Board, in person, to go over the County map if they wanted him to. Mr. Summers mentioned the use of UV treatment versus the use of chlorine treatment in the future.*

**B. Planning Committee Next Steps and Timing** *Mr. DeSantis stated that a meeting was likely to take place in a month or so.*

## **8. ADJOURNMENT**

Therefore, the meeting was adjourned at approximately 5:00p.m. .

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Board Clerk

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Date