

Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd
Sedona, AZ 86336

Date: October 10, 2025

RE: General Manager Report

Financial

The billing charges for August were \$63,000

Infrequent and one-time major expenses for September:

\$1,453 ADEQ Annual Fee for random testing

\$2,827 SPMR Annual License and Support

Infrequent and one-time major revenue for September:

None

Operations

12 New meters with end points were installed on Ross Rd. Summit punch list for phase A is being finalized. TC samples are absent for month of October. Jason Long Operator on Record. Beginning to create Operations Maintenance schedule and spread sheet for the district.

Management

USDA Grant/Loan Update Summit Construction still working on Ross Road and Ross Circle. Rock Rock Rock. They hope to wrap up the Panorama Tank site and the small stretch down the driveway by end of October. Summit plans on miscellaneous work until Northview Road is completed by the City. USDA audit looks good. Just a few random data requesting being made.

Lead and Copper Inventory The new inventory requirements being modified with each street Summit Construction completes. ADEQ have now reduced the testing to a random sample of 20% of the unknowns as long as all are the same material and non-lead. One of the two required tests per dwelling can now be a visual inspection of where the water connection enters the building.

Saddlerock Crossing: Design work has begun again per Ardurra. Ardurra was given copies of the tank storage history during the Well 4 pump replacement along with list of top water users. Discussions need to take place with the developer about system improvements since they will contribute an additional 10% usage to the system. Tom Bourassa was involved in establishing hook-up fees for A.C.C approval

Sedona Lofts: City staff stated it's a slow-motion project, 2-3 years before it will be built.

EyeOnWater: We have been stressing to everyone the importance of signing up for this.

City of Sedona: Requesting the District goes into an agreement with them in assisting with sewer past due bills. Based on customer feedback at last meeting, appears a no go?

Southwestern Utilities: Jason Long making regular visits as Operator of Record.

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, Arizona
September 16, 2025**

1. Call to order and roll call:

Called to order at 4:30 P.M. *A quorum was established."

Present: Bob Bareuther, Doug Bowen, Camille LeFevre, Creed Ostler, Paul Slevin, Chan Smith

Absent: Paul LeFevre

2. Call to the Public for Item(s) not on the Agenda

Members of the public may address the Board regarding items not on the Agenda

3. Managers' Reports:

General Manager and Operations Manager updated the BOD - See attachment

4. Consent Agenda Items:

A. Approval of August 2025 Board Meeting minutes

B. Approval of August 2025 financials.

Motion to accept by Chan Smith/ Seconded by Camille LeFevre/ All approved.

5. Regular Agenda Items:

The Board may discuss, consider, and act on these matters separately.

A. Status Update and Discussion about USDA Grant/Loan Project

6. Executive Session:

Call to order at 4:51 P.M.

Personnel

7. Announcements:

A. Next Regular Board Meeting: October 14, 2025, at 4:30 P.M.

B. Future Board agenda item

October's meeting will begin earlier with a traveling tour of the Oak Creek Water properties including pumps, tanks, arsenic treatment plant.

8. Adjournment:

- 5:15 P.M./ Motion to adjourn./ Chan Smith

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

Oak Creek Water District – System Tour Summary

Wells and Supply

The Oak Creek Water District operates three groundwater wells:

- Well #2 (1964): 608 ft deep, 7-inch casing, ~137,000 gal/day.
- Well #3 (1978): 608 ft deep, 7-inch casing, ~190,000 gal/day.
- Well #4 (1997): 630 ft deep, 16-inch casing, ~450,000 gal/day.

Wells #2 and #3 share a site at 252 Oak Creek Blvd and alternate operation monthly. Well #4 is located at 680 Sunset Drive. All wells are equipped with Variable Frequency Drives (VFDs) for efficient control and soft starts.

Storage and Distribution

Well water is pumped to three steel storage tanks at the Panorama site (two 60,000-gal and one 150,000-gal). From Panorama, water is boosted uphill to two Airport Mesa tanks (84,000 and 116,000 gallons).

- Two 7.5 HP booster pumps at Airport Mesa (60 GPM each).
- Two 7.5 HP lift pumps at Panorama (125 GPM each).

Once tanks are full, the system operates by gravity flow across four pressure zones: Main, Saddle Rock, Mingus Mountain, and Airport.

The system elevation varies from 4,250 to 4,800 ft (approx. 450 ft difference).

There are 768 active connections, including residential, multifamily, commercial, irrigation, and miscellaneous meters, and roughly 52,000 ft of water main.

Arsenic Removal Systems (ARS)

Two arsenic removal systems ensure all well water meets drinking water standards before entering distribution and storage:

System 1 – Wells #2 & #3 Site. Uses titanium-based Metsorb HMRG media from Graver Technologies. Pre-filters (VAF V-1000, 25µm) protect the media. Electronic valve manifold controls flow, backwash, and rinse cycles.

System 2 – Well #4 Site. Same media and configuration, scaled for higher flow. Media is NSF 61-certified and non-hazardous for disposal.

System Monitoring and Control

The district utilizes Supervisory Control and Data Acquisition (SCADA) and Mission Communications software for real-time monitoring and control of wells, tanks, and boosters.

- Provides visibility into tank levels, pressures, and pump operations.
- Enables remote start/stop, setpoint adjustments, and alarm acknowledgment.
- Automates pump sequencing based on tank levels.
- Alerts operators for faults, power loss, or low tank conditions.