

# Oak Creek Water District

**“Serving West Sedona Since 1953”**

90 Oak Creek Blvd

Sedona, AZ 86336

Date: November 14, 2025

RE: General Manager Report

## **Financial**

The billing charges for November were \$56,400

Infrequent and one-time major expenses for November:

\$41,722 Willis Drilling & Pumping Well 3

\$ 50 City of Sedona annual permit

Infrequent and one-time major revenue for November:

None

## **Operations**

**Main Water Line Break** On November 3<sup>rd</sup> we were notified of water seeping on the grounds at 120 Kallof/The Villas of Sedona. It was determined that there was a break due to tree roots in a 6” distribution line. Repairs began immediately with Summit Construction assisting and repairs were completed the following night. 10 units at 120 Kallof were without water for 36hrs due to repairs.

**Well 3** The replacement of well pump 3 took place November 11<sup>th</sup> by Willis Drilling & Pump Co. This installation included new 3” ductile iron pipe, ¼” stainless steel airline for reading water level and draw down as well as camera inspection of casing prior to installation of new materials.

## **Management**

**USDA Grant/Loan Update** Summit Construction still working on Ross Circle. Ross Road passed all testing and customers have been switched over. Panorama area close to completion. It appears they have been putting effort into other jobs. With the government shutdown, pay requests have not been approved. Summit plans on starting Northview Road in December.

**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.

**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  
October 14, 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, Paul LeFevre, Creed Ostler, Chan Smith

Absent: Paul Slevin

**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 September 2025 Board Meeting minutes

B. Approval of September 2025 financials.

**Motion to accept by Bob Bareuther/ Seconded by Paul LeFevre/ All approved.**

**5. Regular Agenda Items:**

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

A. Tour of Facilities (3:00-4:15)

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

**6. Executive Session:**

The Board may vote to go in Executive Session for reasons set forth in A.R.S. 38-431.03.

**7. Announcements:**

A. Next Regular Board Meeting: November 18, 2025, at 4:30 P.M.

B. Future Board agenda items.

**8. Adjournment:**

- 5:15 P.M./ Motion to adjourn./ Bob Bareuther

**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.