

# City of Prescott

## Council Subcommittee on Water Issues



December 2, 2025 | 9:30 AM  
201 N Montezuma Street  
Council Chambers, 1st Floor  
Prescott, AZ 86301

### AGENDA

The following Agenda will be considered by the **Prescott Council Subcommittee on Water Issues at a Regular Subcommittee Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending the meeting through the use of a technological device.

#### Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City's website: [City of Prescott Live Meeting Feed](#)

Public comments for Council may be submitted through the City website: [Public Comment Form](#)

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DISCUSSION & ACTION ITEMS**

- A. Approval of the October 7, 2025 Council Subcommittee on Water Issues Meeting Minutes.

**Recommended Action: MOVE to approve the minutes as presented**

- B. Presentation & Discussion Regarding the 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for July 1, 2025 through November 19, 2025.

**Recommended Action: This item is for discussion only. No formal action will be taken.**

- C. Presentation & Discussion Regarding the January 2026 through June 2026 Residential & Non-Residential Water Budgets, in Accordance with the Amended 2022 Water Management Policy, Guideline No. 11.

**Recommended Action: MOVE to forward the residential & non-residential water budgets for January through December 2026 to Council as recommended**

- D. Presentation & Discussion Regarding a PFAS Treatment Study Update.

**Recommended Action: This item is for discussion only. No formal action will be taken.**

- E. Presentation & Discussion Regarding an Update on Willow Lake Management Plan and Water Levels at Willow Lake.  
**Recommended Action: This item is for discussion only. No formal action will be taken.**

**4. GENERAL ANNOUNCEMENTS FROM STAFF**

**5. ADJOURNMENT**

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 11/25/25 at 9:30 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

*Sarah M. Thornhill*

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Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: December 2 Subcommittee on Water Issues  
DATE: December 2, 2025  
DEPT: City Clerk  
ITEM #: 3.A  
SUBJECT: Approval of the October 7, 2025 Council Subcommittee on Water Issues Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the minutes from the October 7, 2025 Council Subcommittee on Water Issues meeting. Staff recommends approval of the minutes as presented.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to approve the minutes as presented

## ATTACHMENTS

1. October 7, 2025 WIS Minutes



# City of Prescott

## Council Subcommittee on Water Issues

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October 7, 2025 | 9:30 AM  
201 N Montezuma Street  
Council Chambers, 1st Floor  
Prescott, AZ 86301

### MINUTES

#### 1. CALL TO ORDER

Chair Goode called the meeting to order at 9:30 a.m.

#### 2. ROLL CALL

Phil Goode - Chair  
Lois Fruhwirth - Member  
Ted Gambogi - Member

#### 3. DISCUSSION & ACTION ITEMS

- A. Approval of the September 2, 2025 Council Subcommittee on Water Issues Meeting Minutes.

**MOTION BY CHAIR GOODE TO APPROVE THE SEPTEMBER 2, 2025 MINUTES; SECONDED BY MEMBER FRUHWIRTH: PASSED (3 - 0)**

- B. 2022 Water Management Policy Discussion - Current Residential & Non-Residential Water Budget Overview for July 1, 2025 through September 24, 2025.

Water Resource Manager Brian Ruiz provided an update on the water budget process. He noted that under the amended 2022 water policy guidelines, the water budget is set on a semiannual basis for residential and non-residential projects. For the period July 1–December 31, 2025, both categories were allocated 25 acre-feet. He reported that three single-family residential projects were administratively approved between July 1 and September 24, 2025, using a total of 0.87 acre-feet, leaving 24.13 acre-feet available for the remainder of the period. For non-residential projects, four were approved in the same period, totaling 1.99 acre-feet, leaving 23.02 acre-feet available.

Member Fruhwirth asked for more details regarding the restroom project.

Water Resource Project Manager Tracie Beasley clarified that a restaurant is expanding and improving its restroom facilities for patrons.

Chair Goode stated that the amount of water requested for the restroom seems a little high.

Mr. Ruiz responded he will look into the details of the restroom project.

- C. Presentation & Discussion Regarding the Progress of the Automated Metering Infrastructure (AMI) Project.

Water Superintendent Nathan Graham provided a presentation on the water meter changeout program. Approximately 27,018 meters will be replaced throughout the project, have completed 10,266 replacements as of September 10, 2025. The project includes development of a customer-facing application, EyeOnWater, allowing users to monitor and adjust water usage, set alerts, and receive leak notifications. Currently, 1,223 customers—approximately 12%—are enrolled, which aligns with the national average. Mr. Graham explained the plan for meter replacement for each route throughout the water service areas.

Chair Goode asked if the meters have been purchased ahead of time or as needed and is there a contract with price protection.

Mr. Graham confirmed that meters are purchased as needed through the contract with price protection. Meter replacement is expected to continue through 2028 as they progress through the water service areas.

Member Fruhwirth asked if county residents with the City of Prescott water service area having their meters changed as well.

Mr. Graham confirmed those meters are being replaced as well.

Chair Goode commented that he has heard positive feedback regarding water savings with the new meters and associated app.

Member Fruhwirth added that she has used the app to find landscaping leaks that would otherwise have been undiscovered without the usage monitoring available in the app. She asked how long water is usually shut off due to the meter replacement at a home.

Mr. Graham responded that the average is about a 10-minute window where a residence would be without water due to the changeout.

Member Gambogi commented that usage on the app and the suggestions it provides to save water could be improved with benchmarks to work towards saving more water. The meter changeout is a positive change.

D. Presentation & Discussion Regarding ADEQ's PFAS Sampling & Mitigation Program.

Mr. Ruiz introduced Sara Konrad, Grant Project Manager with Arizona Department of Environmental Quality (ADEQ).

Ms. Konrad discussed PFAS mitigation efforts for small and disadvantaged communities, highlighting available federal funding, ADEQ resources, and recent sampling work. She also provided background on PFAS and their widespread environmental presence.

Member Gambogi asked what is being done to reduce production of PFAS chemicals.

Ms. Konrad responded that new, shorter compounds are being produced that

stay in the body a shorter amount of time.

Ms. Konrad continued outlining recent EPA actions establishing maximum contaminant levels (MCLs) for five PFAS compounds in drinking water. These include limits of 4 parts per trillion (ppt) for PFOA and PFOS, and 10 ppt for PFHxS, PFNA, and GenX chemicals, with a hazard index applied when multiple compounds are present. Public water systems must complete initial monitoring within three years and achieve full compliance by April 2029. EPA is currently reviewing potential changes to these standards, including reconsideration of some compounds and possible extension of the compliance deadline to 2031, though legal challenges are anticipated due to federal “anti-backsliding” provisions.

ADEQ has been conducting PFAS sampling statewide for small public water systems serving 3,300 or fewer people—representing about 85% of Arizona’s systems—since late 2022. Sampling results are publicly available on ADEQ’s website, showing areas with no detection, detections below MCLs, and detections above MCLs.

Chair Gambogi asked why certain areas across the state are showing concentrations of PFAS detection.

Ms. Konrad responded that concentrations are found near Air Force bases, including Davis-Monthan in Tucson and Luke Air Force Base in the West Valley. Additional contamination has been detected along the Santa Cruz River—likely originating from Mexico—as well as in Gila and Yavapai counties, though the sources in those areas remain uncertain and may involve local fire training or spill events.

Member Fruhwirth asked for clarification on UCMR5.

Ms. Konrad responded that it stands for unregulated contaminant monitoring rule round 5, which is the EPA’s nationwide sampling of all public water systems of 3,300 people or more. Ms. Konrad continued explaining that they manage the Emerging Contaminants Grant Fund, which currently totals \$84 million following a recent \$20 million allocation on October 1. The funding, provided through the federal Bipartisan Infrastructure Law, supports PFAS mitigation projects for small (populations under 10,000) and disadvantaged communities. Prescott qualifies as a disadvantaged community and is therefore eligible for this funding. Most funds are designated for mitigation projects, with a portion used for training, outreach, and resource development.

Member Gambogi asked if mitigation efforts near the Air Force bases are paid for directly by the Federal Government and not from the grant funds.

Ms. Konrad confirmed.

Chair Goode asked about the Dry Gulch area and mitigation efforts there.

Ms. Konrad responded that ADEQ has been talking with EPA on how to work on the issue along with the county.

Member Gambogi asked for clarification if artificial turf contains PFAS and would it possibly leach into the ground and water.

Ms. Beasley responded that she has started researching the topic and will bring forward more details once she finds more concrete research.

Member Fruhwirth asked if ADEQ would be willing to pay to bring hard to reach neighborhoods into the city water system rather than private wells.

Ms. Konrad responded potentially, ADEQ would need to see a lot more details about the project. She continued to review eligible uses of grant funds from ADEQ and summarized a few PFAS solution projects.

Chair Goode asked how long it takes to get a water sample back.

Ms. Konrad responded that turnaround times have been 4 weeks in the past but are now around 2 weeks.

Chair Goode commented that he is really concerned about the areas affected in the City of Prescott.

**4. GENERAL ANNOUNCEMENTS FROM STAFF**

Ms. Beasley provided updates and announcements.

- First EyeOnWater event was held on September 26, 2025
- Planning the next event at the library in early 2026
- Prescott Water Festival was held on October 2, 2025 for fourth grade students
- Radio PSAs going out on radio now for water rebates and also in the newspaper

**5. ADJOURNMENT**

There being no further business to discuss, Chair Goode adjourned the meeting at 10:49 a.m.

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PHILIP R. GOODE, Mayor

ATTEST:

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Torey Dawson, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: December 2 Subcommittee on Water Issues  
DATE: December 2, 2025  
DEPT: Public Works  
ITEM #: 3.B  
SUBJECT: Presentation & Discussion Regarding the 2022 Water Management Policy - Current Residential & Non-Residential Water Budget Overview for July 1, 2025 through November 19, 2025.

## ITEM SUMMARY

This item is for a review and discussion regarding the current residential and non-residential water budgets, including projects that have received approval for water between July 1, 2025 and November 19, 2025.

## BACKGROUND

The Amended 2022 Water Policy, Guidelines 11-13, established a semi-annual water budget for residential and non-residential projects. The budget set for July 1, 2025 through December 31, 2025 for residential projects was 25 acre-ft/year and the budget set for non-residential projects was 25 acre-ft/year.

Between July 1, 2025 and November 19, 2025, six new residential projects were approved administratively under Water Policy Guideline 2, totaling 1.76 acre-ft/year. The total remaining residential budget is 23.24 acre-ft/year.

Between July 1, 2025 and November 19, 2025, five new non-residential projects were approved administratively, requesting less than 1.5 acre-ft/year under Water Policy Guideline 2, and one project was approved by Council, totaling 4.05 acre-ft/year. Each of these projects. The total remaining non-residential budget is 20.96 acre-ft/year.

Between July 1, 2025 and November 19, 2025, sixteen projects were approved under existing contracts. Two of these projects were new single-family homes located in Chino Valley, three were non-residential under contract, and the remaining were single-family homes within various development agreements or groundwater subdivisions. The total volume approved under existing contracts is 2.77 acre-ft/year. Projects under existing contract are not included in the water budget (Guideline 9).

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

## ATTACHMENTS

1. WSA Tracking Tables\_11.19.25



**WATER POLICY TRACKING TABLE  
APPROVED PROJECTS**

<b>NON-RESIDENTIAL PROJECTS</b>							
	<b>PROJECT TYPE</b>	<b>DESCRIPTION</b>	<b>PERMIT NUMBER</b>	<b>ADDRESS</b>	<b>AFY</b>	<b>APPROVAL TYPE</b>	<b>DATE APPROVED</b>
1	NON-RESIDENTIAL	Coffee Shop	B2505-079	402 E SHELDON ST	0.41	ADMIN-COMMERCIAL UNDER 1.5 AFY	7/21/2025
2	NON-RESIDENTIAL	Office building	B2412-192	3225 Lakeside Village	0.845	ADMIN-COMMERCIAL UNDER 1.5 AFY	8/1/2025
3	NON-RESIDENTIAL	New Office and Warehouse	B2507-107	2227 CIRRUS DR	0.31	ADMIN-COMMERCIAL UNDER 1.5 AFY	9/3/2025
4	NON-RESIDENTIAL	Restroom	B2506-028	218 N CORTEZ ST	0.21	ADMIN-COMMERCIAL UNDER 1.5 AFY	9/11/2025
5	NON-RESIDENTIAL	New Medical Office Building	B2508-055	3209 Lakeside Village	0.23	ADMIN-COMMERCIAL UNDER 1.5 AFY	11/13/2025
6	NON-RESIDENTIAL	12 Casitas	Pending	3400 Gateway	2.04	COUNCIL	11/4/2025
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

TOTAL APPROVED	4.05
TOTAL BUDGET	25.00
TOTAL REMAINING	20.96

**WATER POLICY TRACKING TABLE  
APPROVED PROJECTS**

**APPROVED UNDER EXISTING CONTRACT**

	PERMIT TYPE	# OF RES UNITS	PERMIT NUMBER	ADDRESS	AFY	APPROVAL TYPE	EXISTING ENTITLEMENT	DATE APPROVED	DEMAND METHOD	
1	RESIDENTIAL	SFR- Molly Rae	1	ENG2507-006	141 BRENNNA DR	0.27	ADMIN - Residential under 1 AFY	Molly Rae 2007-27	7/21/2025	Unique Contract/Agreement
2	RESIDENTIAL	SFR- Molly Rae	1	ENG2507-007	119 BRENNNA DR	0.27	ADMIN- Residential under 1 AFY	Molly Rae 2007-27	7/21/2025	Unique Contract/Agreement
3	RESIDENTIAL	SFR-The Ranch at Prescott Unit 8	1	B2310-030	3045 INDIAN SPRINGS CIRCLE	0.17	ADMIN- Residential under 1 AFY	THE RANCH AT PRE	8/11/2025	WRMM Multiplier
4	RESIDENTIAL	SFR-Yavapai Hills Unit 9 Phase 5A	1	B2507-058	1113 SUNRISE BLVD	0.17	ADMIN- Residential under 1 AFY	Yavapai Hills	7/17/2025	WRMM Multiplier
5	RESIDENTIAL	SFR-The Ranch at Prescott Unit 6	1	B2507-015	233 SLEEPYGLLEN CIR	0.17	ADMIN- Residential under 1 AFY	THE RANCH AT PRE	7/18/2025	WRMM Multiplier
6	RESIDENTIAL	SFR-Arroyo Vista	1	B2507-073	5828 CINNAMON DR	0.17	ADMIN- Residential under 1 AFY	Arroyo Vista	7/21/2025	WRMM Multiplier
7	RESIDENTIAL	SFR-Newport Heights Units 1 and 2	1	B2507-079	1237 NEWPORT RIDGE DR	0.17	ADMIN- Residential under 1 AFY	Newport Heights	7/21/2025	WRMM Multiplier
8	RESIDENTIAL	SFR- Hidden Valley Ranch Phase &	1	B2508-023	1650 ABERT CT	0.17	ADMIN- Residential under 1 AFY	Hidden Valley Ranch	8/11/2025	WRMM Multiplier
9	RESIDENTIAL	SFR- Granite Dells Estates Phs 3C	1	B2507-113	5243 HIGH CLIFF WAY	0.17	ADMIN- Residential under 1 AFY	Granite Dells Estates	7/27/2025	WRMM Multiplier
10	RESIDENTIAL	SFR- Idylwild	1	Pending	1670 KAIBAB LOOP	0.17	ADMIN- Residential under 1 AFY	Idylwild 46	9/4/2025	WRMM Multiplier
11	NON-RESIDENTIAL	Change of Use to Tutoring Center	0	B2508-124	195 Plaza Drive	-0.19	ADMIN-COMMERCIAL UNDER 1.5 AFY	Idylwild	10/17/2025	WRMM Multiplier
12	RESIDENTIAL	SFR - Parcel C-2 at Hassayampa	1	B2510-053	1810 Forest Creek Ln.	0.17	N/A EXISTING CONTRACT/AGREEMENT	Hassayampa	11/4/2025	WRMM Multiplier
13	RESIDENTIAL	SFR - Estancia De Prescott	1	B2510-062	103 W. Soaring Ave.	0.17	N/A EXISTING CONTRACT/AGREEMENT	ESTANCIA DE PRE	11/4/2025	WRMM Multiplier
14	NON-RESIDENTIAL	Commercial Warehouse	0	Pending	2650 Liberator	0.51	ADMIN-COMMERCIAL UNDER 1.5 AFY	WSA25-050	11/6/2025	WRMM Multiplier
15	RESIDENTIAL	SRF-Prescott Original Townsite	1	B2510-079	416 S Cortez	0.17	N/A EXISTING CONTRACT/AGREEMENT	PRESCOTT ORIGINAL	11/12/2025	WRMM Multiplier
16	NON-RESIDENTIAL	Self Storage	0	B2508-115	3528 Ranch Rd	0.04	ADMIN-COMMERCIAL UNDER 1.5 AFY	WSA25-057	11/17/2025	Billing Records
17										

	Number of Projects	Res Units	AF
<b>Total Residential</b>	<b>13</b>	<b>13</b>	<b>2.41</b>
<b>Total Non-Residential</b>	<b>3</b>	<b>0</b>	<b>0.36</b>
<b>Totals</b>	<b>16</b>	<b>13</b>	<b>2.77</b>

**Existing Entitlement for water can be in the following forms:**  
 Groundwater Subdivision - Committed demand to platted areas as of 1998  
 Contract - Recorded agreement with the City for an allocated amount of water for a project of project area.



TO: MAYOR AND CITY COUNCIL  
AGENDA: December 2 Subcommittee on Water Issues  
DATE: December 2, 2025  
DEPT: Public Works  
ITEM #: 3.C  
SUBJECT: Presentation & Discussion Regarding the January 2026 through June 2026 Residential & Non-Residential Water Budgets, in Accordance with the Amended 2022 Water Management Policy, Guideline No. 11.

## ITEM SUMMARY

This item is for discussion and action regarding the January through June 2026 residential and non-residential water budgets.

The Amended 2022 Water Management Policy, Guideline 11, requires that the City Council set water budgets for both Residential and Non-Residential development at the last meeting in June and December of each year. This item will be for discussion and recommendation of the amount of the water budgets for January 1, 2026, through June 30, 2026.

## BACKGROUND

The City Council adopted the Amended 2022 Water Management Policy on March 26, 2024. The document sets forth the guidelines for a property owner or developer to receive water service from the City. Guideline 11 states, "The Council shall set the water budgets semi-annually at it's last meeting in June and December of each year." Guideline 12 sets the residential Water Budget and Guideline 13 sets the non-residential Water Budget.

The Water Policy tab of the Water Resource Management page of the City's webpage, includes information regarding the current Water Budget(s) as well as the amount of water approved and the amount of water remaining available for both residential and non-residential developments. The information is updated on the first and third Wednesday of each month and includes administratively approved projects as well as projects approved by City Council. Projects do not reduce the amount of water available in the Water Budget until they are administratively approved per water policy or approved by City Council.

The Council set a residential Water Budget of 25 acre feet per year (AFY) for July 1, 2025 through December 31, 2025. A total of 1.76 AFY was used to date with 23.24 AFY remaining. This represents approximately 7% of the Water Budget used for this time period.

The Council set a non-residential Water Budget of 25 AF for July 1, 2025 through December 31, 2025. A total of 4.05 AFY was approved to date with 20.96 AFY remaining. This represents approximately 16% of the Water Budget used for this time period.

Staff will provide an overview of potential projects which may come forward in the next review period as part of the discussion of this item.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to forward the residential & non-residential water budgets for January through December 2026 to Council as recommended

## **ATTACHMENTS**

1. Water Budget Jan-June \_Presentation

# Council Subcommittee for Water Issues

December 2, 2025

**Brian Ruiz**  
Water Resource Manager



Setting of  
Residential & Non-  
Residential Water  
Budget January –  
June  
2026



## 2025 JULY TO DECEMBER WATER BUDGET SUMMARY

<u>RESIDENTIAL</u>		
	Number Applications	July -December 2024 AFY
<b>Water Budget</b>		<b>25.00</b>
Adminstrative Approval	6	1.76
Council Approval	0	0.00
<b>TOTAL RESIDENTIAL APPROVALS</b>	<b>6</b>	<b>1.76</b>
<b>TOTAL WATER BUDGET REMAINING</b>		<b>23.24</b>
<u>NON-RESIDENTIAL</u>		
	Number Applications	July -December 2024 AFY
<b>Water Budget</b>		<b>25.00</b>
Adminstrative Approval	6	2.01
Council Approval	1	2.04
<b>TOTAL RESIDENTIAL APPROVALS</b>	<b>1</b>	<b>4.05</b>
<b>TOTAL WATER BUDGET REMAINING</b>		<b>20.96</b>

**POTENTIAL RESIDENTIAL**

<b>PAC Description</b>	<b>Location</b>	<b>Approximate Water Demand AFY</b>
7 Unit Apartment Conversion & Retail on 1st floor	130 N Cortez	2.0
63 Apartment Units	3150 Touchmark Blvd	2.0
9 Unit Multifamily	410 S Cortez	1.5
10 Unit Apartment Complex	450 Goodwin St	1.5
15 Apartment Units	500 Copper Basin	2.0
Multi-family Triplex	646 W Gurley St	1.5
13 SFR & 1 HOA use	APN 105-09-295D	4.0
66 Residential Units Subdivision	3200 E SR 89	11.0
<b>TOTAL POTENTIAL WATER</b>		<b>25.5</b>
<b>EXPECTED RANGE</b>		<b>6-13</b>

**POTENTIAL NON-RESIDENTIAL**

<b>PAC Description</b>	<b>Location</b>	<b>Approximate Water Demand AFY</b>
47 Rooms with Wine Bar	140 S. Montezuma St	8.0
New Church & Classroom Building	5438 Larry Caldwell	2.0
Brewery & Taproom	219 N Cortez St	2.0
Prescott National Cemetery Expansion	1405 E SR 69	5.0
Steel Warehouse & Office	6687 Inter Cal Way	2.0
Storage Units	475 6th Street	2.0
Community Center	Jenna Lane - Deep Well	3.0
Outpatient Recovery Center	637 Hillside Avenue	1.5
Coffee shop/drive thru	1297 E. Gurley St	1.5
Medical Office	3206 Lakeside Village	1.0
<b>TOTAL POTENTIAL WATER</b>		<b>28.0</b>
<b>EXPECTED RANGE</b>		<b>7-14</b>

*Questions*

*Thank you*



TO: MAYOR AND CITY COUNCIL  
AGENDA: December 2 Subcommittee on Water Issues  
DATE: December 2, 2025  
DEPT: Public Works  
ITEM #: 3.D  
SUBJECT: Presentation & Discussion Regarding a PFAS Treatment Study Update.

## ITEM SUMMARY

This item is to give an update on the PFAS consultant contract. The City of Prescott has been working with Dibble Engineering to prepare a number of technical memoranda that will assist City staff in determining the best way forward to remove PFAS contaminants from the water supply and aquifer.

## BACKGROUND

PFAS is known as Per-and Polyfluoroalkyl substances. There are many thousands of contaminants in the category of PFAS. The Environmental Protection Agency (EPA) has passed regulations for the removal of these contaminants from the potable water system. In May 2022, Prescott staff conducted a study of all the potable wells in Chino Valley and the airport, the sources of Prescott's drinking water. Within the samples collected, PFAS was identified in all the City wells at some level and Airport Well 5 had such a high concentration, it was idled and removed from the water system. In Fall 2023, EPA adjusted the Maximum Contaminate Level (MCL) of the PFOA and PFOS species to 4 parts per trillion (ppt), regulated several other species of PFAS in a mixture, and set the time of compliance to May 2029. City staff continued sampling the wells monthly, then quarterly to ensure that PFAS levels were below the 4ppt concentration. All wells in the Chino and Airport Well field were under the regulated levels for PFAS except Airport Well 5, which showed contamination levels four times higher than the required MCL. Fall of 2024, City staff advertised for an engineering contractor to assist City staff in understanding the nature of the PFAS contamination, potential sources of contamination, and the best methods for removal of PFAS from the water system. In May 2025, the EPA suggested that they reduce the number of regulated contaminants to just PFOS and PFOA species of PFAS, keep the current level of 4ppt, and extend the time for conforming to the PFAS MCL until May 2031. The final decision is due in Spring of 2026.

The scope of the Request for Qualifications (RFQ) includes the following analyses: **Hydrological Evaluation** of the airport area, which will study the aquifer and find the best area for new wells that would be outside the current PFAS contamination area. The **Particle Tracking Model** will look for potential sources of PFAS which will also assist in siting new wells. **Alternative Treatment methods** for the removal of PFAS to determine the best contaminant removal concept for the City's water. The options that will be evaluated will be blending, wellhead, or centralized treatment. A **Treatment Alternatives** memo that compares the capital, operating, and maintenance costs as well as determines which treatment technology will be the best for our water. Those technologies include Granular Activated Carbon (GAC), Ion Exchange (IX), and Fluoro-sorb removal with high-level conceptual layouts. The last memo will prepare alternatives and a decision matrix, final recommendations, and a final conceptual layout and costs for each type of treatment technology. Finally, all the memos will be combined in a final report that will be titled **PFAS Roadmap**. In addition, the vendor will perform up to 21 virtual and in-person meetings, which include a City Council meeting or study session and one public meeting. The study will take approximately 1 year to complete and will provide a large amount of data to assist staff and Council in deciding on the next steps in removing PFAS contamination from the water system.

In late September 2025, ADEQ contacted the City of Prescott and said ADEQ had money to assist in the development of PFAS treatment systems. Water Operations is currently reviewing additional scope that will be funded through ADEQ to add to the current PFAS consultant contract.

### **FINANCIAL IMPACT**

There is no fiscal impact associated with this item.

### **RECOMMENDED ACTION**

This item is for discussion only. No formal action will be taken.

### **ATTACHMENTS**

1. PFAS Treatment Update Presentation

# PFAS Consultant Contract Update

**December 2,  
2025**

**NATHAN GRAHAM**  
Water Operations Superintendent



# Introduction to Per- and Polyfluoroalkyl Substances (PFAS)

## What Are PFAS and Why Do They Matter?

- **PFAS is a general name for Fluorinated Carbon chains that resist degradation in the environment.**
- **Over 10,000+ identified**
- **Found in many commercial products including cookware, food packages, and textiles**
- **Released into the wastewater system from normal use**
- **Wastewater plants cannot effectively remove from the waste stream**
- **Also found in water, air, and soil samples throughout the environment**

# PFAS introduction (cont.)

## PFAS Findings

- In May of 2022, City Wells were tested and were found to contain a small amount of PFAS in all wells
- Airport Well 5 was found to have the highest level of contamination and was subsequently removed from the water system.
- The Environmental Protection Agency (EPA) issued new rules in 2023.
  - Maximum Contaminant Levels (MCL) were set at 4 parts per trillion (PPT) for PFOS and PFOA as well as other species that are regulated as a mixture

# PFAS Introduction (Cont.)

## COP Response and EPA Rule Adjustments

- COP begins monthly then quarterly testing
- Current levels in some of the Chino and Airport wells are below the 4 ppt with Airport well 5 results averaging around 4 times the MCL limit.
- In Fall of 2024, COP advertised a RFQ for a vendor to help with decision making in how to treat Airport Well 5 as well as other wells.
- May of 2025, EPA retracts several regulated PFAS substance but maintains the MCL on PFOS and PFOA but extends date of compliance to May of 2031

# PFAS Consultant Contract Scope

## Purpose & Objectives

- The scope of this contract is very complex but will help us understand how PFAS gets into the aquifer and ways to determine additional well sites at the Airport Wellfield.
- The following technical reports will be generated from this study:
  - Hydrogeologic Evaluation
    - Study the existing aquifer
    - Find the best areas for new wells
  - Particle Tracking Model
    - Look for potential PFAS sources
    - Assists in siting new wells



# PFAS Consultant Contract Scope (Cont.)

- **Evaluating PFAS Treatment**
  - **Hydraulic Analysis of Airport Distribution System**
    - **Model Airport Distribution System**
    - **Include new PFAS Treatment system**
    - **Recommend Airport Distribution System upgrades**
  - **Treatment Alternatives**
    - **Which technology should we use**
      - **Granular Activated Carbon (GAC)**
      - **Ion exchange (IX)**
    - **Residuals Management**
    - **High-level treatment conceptual layouts**



# PFAS Consultant Contract Scope (Cont.)

## Timelines and Deliverables

- **PFAS Roadmap (Final Report)**
  - **Combine all memoranda into one report**
  - **Recommendations for phasing for Immediate, Intermediate, and Long-time solutions**
- **Vendor will provide workshops for Staff**
  - **13 total virtual and in person meetings and workshops**
  - **Includes 2 meeting for either City Council and/or public**
- **Timelines**
  - **First tech memo 20 weeks after Notice to proceed (NTP)**
  - **Other tech memos to follow every 2-4 weeks**
  - **Council meeting and public meetings**
  - **PFAS roadmap at 48 weeks after NTP**



# ADEQ Provides Additional Funding

- **At the October 7, 2025 WIS meeting, ADEQ presented information on additional funding sources available to small and disadvantaged water systems to address PFAS issues. Prescott was identified as a disadvantaged community and may qualify for ADEQ funding**
- **Several small water systems in the Prescott area currently have elevated PFAS levels, and ADEQ is interested in exploring whether they could be connected to Prescott's system. A feasibility study is underway to evaluate the possibility of integrating these smaller systems into ours and to determine the potential benefits of doing so**

# Additional Scope With ADEQ Funding

- Identify existing Chino Valley aquifer conditions; Recommend well design considerations based on existing hydrogeological conditions. Provide future PFAS Migration model to assist in understanding which wells may require PFAS remediation
- Identify a preferred treatment technology for PFAS for the Chino System. The following technology options will be evaluated: Granular activated carbon, ion exchange, and Fluoro-sorb. Include hi-level conceptual site layouts. Combined vs individual well-head treatment will be included
- Model the Chino and Airport Distribution systems, with new PFAS treatment, to determine feasibility of, and improvements required for, the combined treatment options

# **Additional Scope With ADEQ Funding (cont.)**

- **Combine all memoranda into one comprehensive report, including recommendations for phasing of immediate, intermediate and long-term solutions**
- **Develop a cost analysis and feasibility between treatment or drilling new wells**

# Treatment Technologies

# PFAS Treatment Technologies Overview

Technology Pros Cons



**Granular Activated Carbon (BAT)**

- Effective for PFAS removal
- Widely used and well-understood
- Lower O&M cost than IX
- Reactivation is available with select vendors

- Backwash and forward flushing system required
- High competition, low selectivity
- Treatment effectiveness varies with WQ and PFAS speciation
- Higher capital cost than IX

- Ease of Implementation and O&M
- High selectivity
- Effective for PFAS removal
- Smaller footprint and capital cost than GAC due to lack of backwash waste tank



**Ion Exchange (BAT)**

- Resin more expensive than GAC per ft<sup>3</sup>
- Performance impacted by chloride, sulfate, and other anions
- Forward flushing is required
- Higher O&M cost than GAC

*Note: NF/RO and Fluoro-sorb are excluded from treatment evaluation due to the impracticality*

# Where We're at Now

# Preliminary Study Schedule



City of Prescott  
 PFAS Remediation and Recommendations  
 STUDY PHASE SCHEDULE  
 COP Project No. 2208-001



ID	Task Name	Duration	Start	Finish	July	August	September	October	November	December	January	February	March	April	May	June							
1	<b>Prescott PFAS Study Phase</b>	<b>44.8 w</b>	Thu 7/17/25	Tue 5/26/26	[Orange bar spanning from July to May]																		
2	Notice To Proceed	0 w	Thu 7/17/25	Thu 7/17/25	◆ 7/17																		
3	Kickoff Meeting	0 w	Fri 8/15/25	Fri 8/15/25		◆ 8/15																	
4	<b>Groundwater Modeling</b>	<b>20 w</b>	Thu 7/17/25	Wed 12/3/25	[Orange bar spanning from July to December]																		
5	Evaluation	16 w	Thu 7/17/25	Wed 11/5/25	[Teal bar spanning from July to November]																		
6	Workshop	0 w	Thu 10/16/25	Thu 10/16/25				◆ 10/16															
7	Draft Hydrogeological Tech Memo	8 w	Thu 10/2/25	Wed 11/26/25				[Teal bar spanning from October to November]															
8	Present & Submit Hydrogeological Tech Memo	0 w	Mon 12/1/25	Mon 12/1/25						◆ 12/1													
9	City Review	3 w	Mon 12/1/25	Fri 12/19/25						[Teal bar spanning from December to January]													
10	Review Meeting	0 w	Fri 12/19/25	Fri 12/19/25						◆ 12/19													
11	<b>Treatment Technology Evaluation</b>	<b>26 w</b>	Thu 7/17/25	Wed 1/14/26	[Orange bar spanning from July to January]																		
12	Treatment Analysis	20 w	Thu 7/17/25	Wed 12/3/25	[Teal bar spanning from July to November]																		
13	Workshop	0 w	Thu 10/30/25	Thu 10/30/25				◆ 10/30															
14	Draft Memo	12 w	Thu 10/16/25	Wed 1/7/26				[Teal bar spanning from October to January]															
15	Present & Submit Memo	0 w	Thu 1/8/26	Thu 1/8/26							◆ 1/8												
16	City Review	3 w	Thu 1/8/26	Wed 1/28/26							[Teal bar spanning from January to February]												
17	Review Meeting	0 w	Thu 1/29/26	Thu 1/29/26							◆ 1/29												
18	<b>Hydraulic Analysis of Airport Distribution System</b>	<b>30 w</b>	Thu 7/17/25	Wed 2/11/26	[Orange bar spanning from July to February]																		
19	Hydraulic Model Development	26 w	Thu 7/17/25	Wed 1/14/26	[Teal bar spanning from July to November]																		
20	Workshop	0 w	Thu 11/20/25	Thu 11/20/25					◆ 11/20														
21	Draft Memo	13 w	Thu 11/6/25	Wed 2/4/26					[Teal bar spanning from November to February]														
22	Present & Submit Memo	0 w	Thu 2/5/26	Thu 2/5/26							◆ 2/5												
23	City Review	3 w	Thu 2/5/26	Wed 2/25/26							[Teal bar spanning from February to March]												
24	Review Meeting	0 w	Thu 2/26/26	Thu 2/26/26							◆ 2/26												
25	<b>Council Meeting</b>	<b>4 w</b>	Wed 2/11/26	Tue 3/10/26							[Orange bar spanning from February to March]												
26	Prepare Presentation	4 w	Thu 2/26/26	Wed 3/25/26							[Teal bar spanning from February to March]												
27	Council Meeting	0 w	Thu 3/26/26	Thu 3/26/26								◆ 3/26											
28	Public Involvement Meeting	4 w	Wed 3/11/26	Tue 4/7/26								[Orange bar spanning from March to April]											

# Overview of Treatment Recommendations

Sources	Excursion Compound	Mitigation Strategy	Treated Flow (gpm)	Non-Cost Feasible Technologies Preferred
AP 2	--	Wellhead Treatment	1,050	IX
AP 3	PFOA, PFHxS	Wellhead Treatment	1,000	GAC or IX
AP 5	PFOA, PFOS, HI	Wellhead Treatment OR Centralized Treatment with AP 6 / Higher Wellhead Treatment Capacity	2,200 (Initial) 5,000 (Buildout)	GAC or IX

\*AP2 & AP3 have no historical PFAS/PFOA excursions

\*\* AP5 treatment flow is 5,000 gpm with projected AP6 flow combined

# Questions?



TO: MAYOR AND CITY COUNCIL  
AGENDA: December 2 Subcommittee on Water Issues  
DATE: December 2, 2025  
DEPT: Public Works  
ITEM #: 3.E  
SUBJECT: Presentation & Discussion Regarding an Update on Willow Lake Management Plan and Water Levels at Willow Lake.

## ITEM SUMMARY

This item is for an update on the Willow Lake Management Plan and discussion regarding water levels at Willow Creek Reservoir.

## BACKGROUND

Public Works and Water Resources are collaborating on a Willow Lake Management Plan to improve operations and functionality at Willow Creek Reservoir, AKA Willow Lake. The new management plan seeks to parse Willow Lake from the existing Lakes Master Plan which includes both Watson and Willow Lakes and was developed in 1998. Creating a management plan unique to Willow Lake will allow for improved management of water quality and quantity, recreation, vegetation, and public outreach and education.

Southwest Decision Resources has been contracted by the city to facilitate development of the management plan. A steering committee and working groups have been formed that consist of city staff, citizens, and stakeholders including but not limited to AZ Game and Fish, The Audubon Society, University of Arizona Cooperative Extension, AZ Fish and Wildlife Service, Yavapai County, and ADEQ.

To date, the management plan has resulted in initiation of a Willow Lake coring and sediment study scoping to help facilitate water quality and quantity improvement, and a Willow Creek functional assessment to improve groundwater recharge and reduce erosion and sedimentation in the Willow Creek watershed. Surveying of recently dewatered areas has resulted in scoping for a large-scale tamarisk removal project. Water quality treatment options are under review for when lake levels are higher, alongside bathymetric surveying and dredging feasibility review.

As of November 18<sup>th</sup>, the water level at Willow Lake is 15.5ft below spillway elevation. Water levels were lowered by 9 ft to initiate a gravity sewer project and subsequent evaporation lowered the lake level an additional 6.5 ft.

Projects recommended by the Willow Lake Management Plan and associated surveys and studies will be reviewed by the Public Works Green Stormwater Infrastructure and Healthy Lakes programs to select the projects that are achievable under the budget and scope of each respective program.

## FINANCIAL IMPACT

Funding is budgeted and available in Water Resources FY26 budget

## RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

## ATTACHMENTS

1. Willow Lake Presentation

# Prescott City Council: Subcommittee on Water Issues

Dec 2nd, 2025

Jeremy Cordova  
Environmental Project Manager



## Update on Willow Lake Management Plan and Reservoir Water Levels



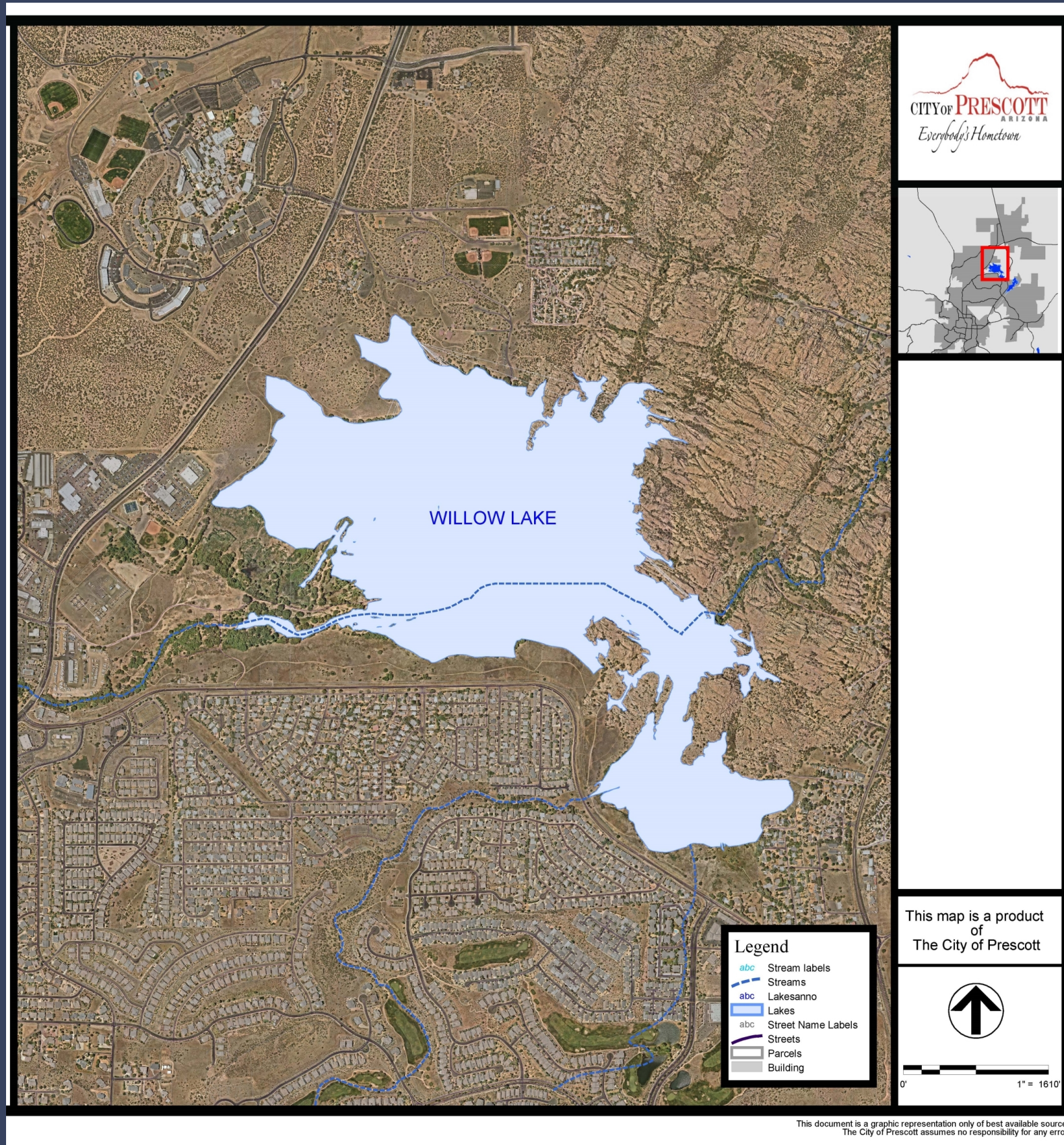
# AGENDA



- Background and Need for Plan
- Water Levels at Willow Creek Reservoir
- Management Plan approach
- Current Progress
- Questions and input



# BACKGROUND



## Willow Creek Reservoir history

- 1912-1914** - Willow and Watson reservoirs constructed
- 1935** - Willow Creek dam built
- 1935-1965** - Channel connecting Watson to Willow constructed
- 1998** - Operational Plan for Watson and Willow Lakes drafted
- 1998** - City acquired land and water from Chino Valley Irrigation District
- 1998** - Watson and Willow Lakes Master Plan developed



# NEED FOR PLAN



(Above) Image of Willow Lake, Prescott, AZ

## Update Past Plan

- Watson and Willow Master Plan: 1998 – unique lakes

## Coordinate Departments

- Clear direction to City staff

## Meet City goals

- Adaptive management of water quality and quantity, vegetation, recreation, and public outreach

## Streamline Reservoir Operations

- Better meet community needs and educate visitors

# WATER LEVELS



(Above) Image of Willow Lake, Prescott, AZ

Current Water Level: 15.5ft below dam spillway  
(lowest level in over 15 years based on satellite imagery)

Reason for low water level:

Infrastructure project required lowering lake by 9ft,  
evaporation lowered the lake an additional ~6.5 ft during  
delays due to archaeological surveys

# EFFECTS OF LOW WATER LEVELS

## Low Water Levels Have Resulted in:

Decline in water quality

Significant incursion of invasive Tamarisk (salt cedar) trees

Large stands of vegetation below spillway elevation

Large increase in unauthorized "social" trails

Significant increase in lake management needs

## Opportunities:

Examine sediment and morphology of lake bottom

Develop vegetation management zones around lake

Evaluate modification to bed elevations for storage and environmental benefits



(Above) Image of Willow Lake, Prescott, AZ



# MANAGEMENT PLAN PROGRESS



(Above) Image of Willow Lake, Prescott AZ

Standing meetings with city and outside stakeholders to develop and refine plan

Collaboration between city, county, state, and local stakeholders and advocacy groups to establish plan support

Scoping initiated for Willow Lake coring and sediment study, and Willow Creek functional assessment.

Lake water quality treatments are under examination

Development in progress for plan to remediate former Prescott Dirt site

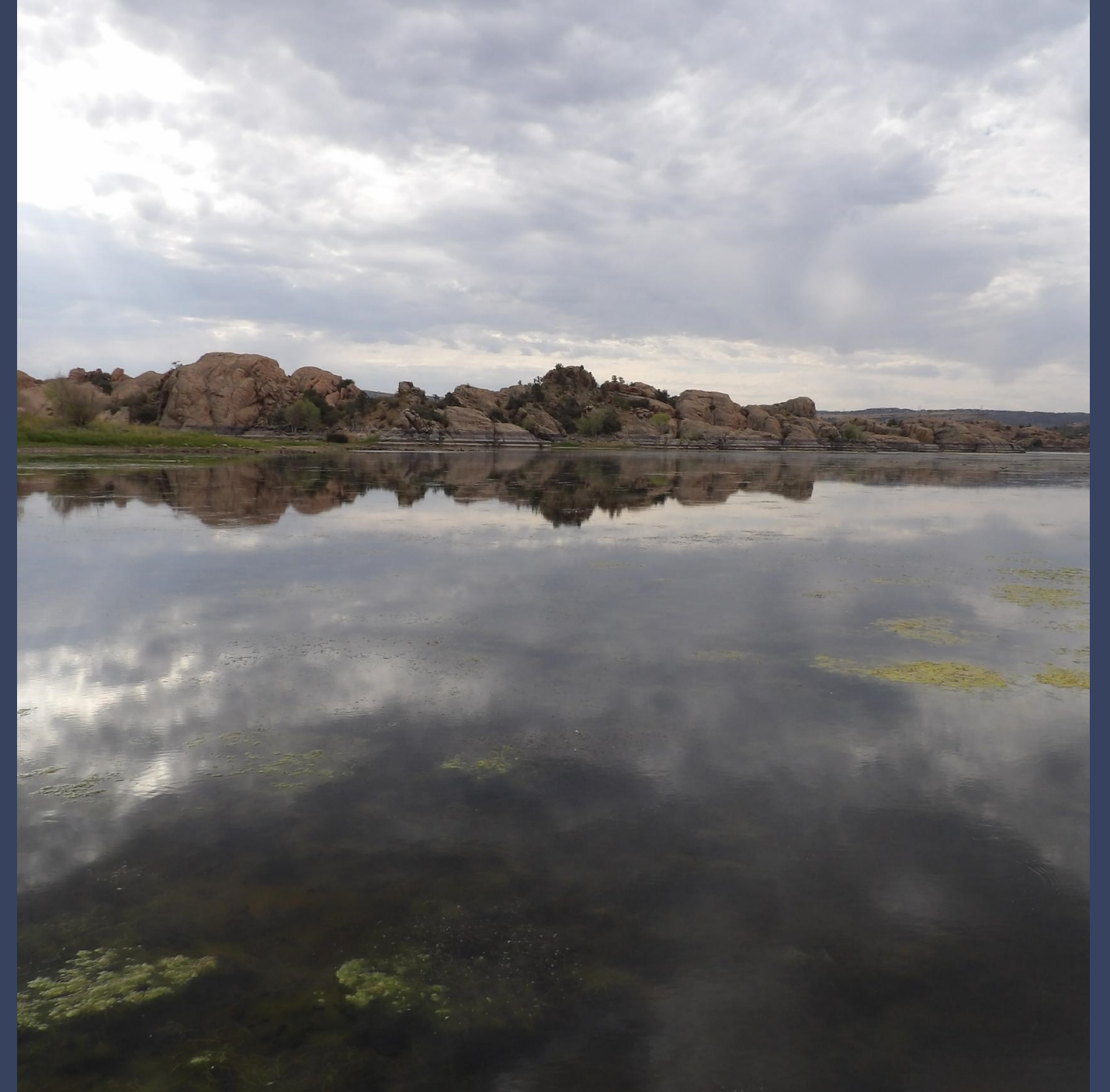
Green Stormwater Infrastructure program is positioned to enact recommended projects to improve Willow Lake

# NEXT STEPS

Refine plan goals and deliverables

Continue council engagement

- Sept study session
- Dec WIS session
- Study session on draft plan content to come
- 2 on 2's with council for guidance and updates
  
- Field Trip with Yavapai County Flood Control and ADEQ Surface Water Monitoring/Citizen Science for additional data collection
  
- Design and construct projects to improve groundwater recharge in the Willow Creek watershed
  
- Examination of beaver introduction with Game and Fish



(Above) Willow Creek Reservoir



THANK YOU