



City of Prescott

Council Subcommittee on Water Issues

February 3, 2026 | 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 December 2, 2025 Council Subcommittee on Water Issues Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. Presentation & Discussion Regarding the 2022 Amended Water Management Policy - Current Residential & Non-Residential Water Budget Overview for January 1, 2026, through January 22, 2026.
Recommended Action: This item is for discussion only. No formal action will be taken.
 - C. **WSA25-060:** Water Service Application Submitted by, Embry-Riddle Aeronautical University. Location: A Portion of APN 106-03-004, Comprising 240 Acres, in T14N, R02W, Section 03, SE 1/4.
Recommended Action: MOVE to recommend forwarding WSA25-060 to Council for approval or denial
 - D. Presentation & Discussion Regarding an Update on the PFAS Treatment Study.
Recommended Action: This item is for discussion only. No formal action will be taken.
 - E. Presentation & Discussion Regarding a Progress Report on the Long-Term Water Management Plan.

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 1/29/26 at 1:30 p.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Thornhill

Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: February 3 Subcommittee on Water Issues
DATE: February 3, 2026
DEPT: City Clerk
ITEM #: 3.A
SUBJECT: Approval of the December 2, 2025 Council Subcommittee on Water Issues Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the minutes from the December 2, 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. December 2, 2025 WIS Minutes



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

MINUTES

1. CALL TO ORDER

Chair Rusing called the meeting to order at 9:33 a.m.

2. ROLL CALL

Chair Rusing
Member Fruhwirth
Member Garing

3. DISCUSSION & ACTION ITEMS

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

Chair Rusing asked for clarification on the water usage calculation for the restroom project at 218 N. Cortez Street.

Water Resource Manager Brian Ruiz responded that there was a typographical error in the non-residential water usage table for 218 North Cortez and was corrected, revising restroom water demand from 0.42 to 0.21 acre-feet, and the tables were updated accordingly.

MOTION BY CHAIR RUSING TO APPROVE THE OCTOBER 7, 2025 MEETING MINUTES; SECONDED BY MEMBER FRUHWIRTH: PASSED (3 - 0)

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

Mr. Ruiz presented a review of residential and non-residential water budgets for projects approved between July 1 and November 19, 2025, in accordance with the amended 2022 Water Policy. During this period, six residential projects were approved totaling 1.76 acre-feet, leaving 23.24 acre-feet remaining in the residential budget. Five non-residential projects were approved administratively and one by Council, totaling 4.05 acre-feet, leaving 20.96 acre-feet remaining in the non-residential budget.

Member Garing asked if unused water is carried forward.

Mr. Ruiz responded that per the water policy, water that wasn't allocated can carry over from one period to another.

Mr. Ruiz continued presenting the table summarizing water use approved administratively under existing contracts between July 1 and November 19, 2025. During this period, 16 projects were approved totaling 2.77 acre-feet of water, including two single-family residences in Chino Valley, three non-residential contracts, and the remaining projects consisting of single-family residential developments under groundwater subdivisions or development agreements. These projects are not counted toward the residential or non-residential water budgets and are provided for informational purposes only.

This item was for discussion only. No formal action was 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.

Mr. Ruiz presented the proposed residential and non-residential water budgets for the January–June 2026 period, as required by the amended 2022 Water Management Policy, which directs City Council to set semiannual budgets at the last meetings in June and December. For informational purposes, staff reviewed water usage from the prior July–December 2025 budget cycle, noting 1.76 acre-feet used for residential projects and 4.05 acre-feet used for non-residential projects, leaving remaining balances of 23.24 and 20.96 acre-feet, respectively. Projects expected during the upcoming budget cycle based on recent pre-application (PAC) activity and permit trends were summarized. Estimated water demand for these potential projects totals approximately 25 acre-feet; however, historical trends indicate that only 20–50% of estimated demand typically materializes. These estimates are provided for planning and informational purposes only and do not represent guaranteed or approved water usage.

Member Garing asked how staff determines that actual water usage on approved projects is typically lower than initial estimates, and whether this determination is based on reviewing water meter records over time following development.

Mr. Ruiz clarified that the lower percentage reflects water requests received during prior budget periods compared to the amount budgeted, not actual post-construction water usage. Actual water use is determined after projects are built and permitted, which occurs outside the budget period. Based on past trends, staff estimates that water requests in the upcoming six-month period may range from 6 to 13 acre-feet, though this could change if request activity increases.

MOTION BY MEMBER FRUHWIRTH TO RECOMMEND 25 ACRE FEET FOR BOTH RESIDENTIAL & NON-RESIDENTIAL WATER BUDGETS FOR JANUARY THROUGH JUNE 2026 TO COUNCIL; SECONDED BY CHAIR RUSING. (PASSED 3-0)

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

Water Operations Superintendent Nathan Graham presented an update on the City's PFAS consultant contract. He explained that PFAS is a general name for

fluorinated carbon chains commonly found in consumer products and are resistant to degradation in the environment. In May 2022, City wells were tested and low levels of PFAS were detected in most wells, with Airport Well 5 showing the highest levels and subsequently being taken offline. Mr. Graham reviewed EPA (Environmental Protection Agency) regulatory changes, noting that in 2023 the EPA established a maximum contaminant level (MCL) of 4 parts per trillion for PFOS and PFOA, significantly lower than prior guidance. The city responded by increasing PFAS monitoring, moving from monthly to quarterly testing. Some Chino Valley and airport wells are below the MCL, while Airport Well 5 remains above the limit. In Fall 2024, the City issued a request for qualifications to obtain consultant support for evaluating treatment options and future well development. In May 2025, the EPA revised PFAS regulations, maintaining the MCL for PFOS and PFOA and extending the compliance deadline to May 2031. The PFAS consultant contract will assess PFAS sources, groundwater movement, and potential new well sites at the Airport Wellfield. It will evaluate treatment options, distribution system upgrades, and residuals management. Deliverables include a PFAS Roadmap with phased recommendations and staff workshops, with the final report expected about 48 weeks after notice to proceed. At the October 7, 2025 WIS meeting, ADEQ presented funding opportunities for small and disadvantaged water systems to address PFAS. Prescott was identified as a disadvantaged community and may qualify for funding. ADEQ is also exploring whether several small local water systems with elevated PFAS levels could be connected to Prescott's system, and a feasibility study is underway to evaluate potential integration and benefits.

Member Garing commented that one treatment option is powdered activated carbon (PAC) which uses smaller particles and, according to an American Waterworks study, produces less residual waste. A key consideration is disposal, as spent carbon containing PFAS is considered hazardous waste and cannot typically be sent to the landfill. Other technologies, such as micro carbon spheres, were highlighted for their efficiency in treating a wide range of PFAS compounds while generating minimal residual waste.

Member Fruhwirth expressed concern about ADEQ's proposal to connect non-City of Prescott water systems to Prescott's system. She emphasized the importance of ensuring that water sent to these areas is balanced by wastewater recharge, suggesting that sewer system needs for these communities should also be addressed and funded, so that Prescott is not providing service without appropriate return or infrastructure support.

Mr. Ruiz clarified that ADEQ is aware that any service to non-City of Prescott water systems must consider return flow and sewer infrastructure. ADEQ, not the city, is conducting the feasibility studies, and these studies will include evaluation of potential sewer needs in the affected areas.

Mr. Graham provided an overview of PFAS treatment technologies, comparing Granular Activated Carbon (GAC) and Ion Exchange (IX).

- **GAC Pros:** Effective for PFAS removal, widely used, well understood, lower O&M costs than IX, reactivation possible at select facilities.
- **GAC Cons:** Requires significant backwash and flushing, high competition/low selectivity, effectiveness varies with water quality and PFAS speciation, higher capital costs than IX.
- **Ion Exchange Pros:** Easy to implement, high selectivity, effective for PFAS, smaller footprint, lower capital costs due to lack of backwash tank.
- **Ion Exchange Cons:** Resin is more expensive, performance affected by chloride and sulfate, requires forward flushing, higher O&M costs than GAC.

Other technologies such as reverse osmosis and fluoro-sorb were excluded due to impractical waste disposal challenges.

Member Garing added that Ion Exchange creates a large waste stream of very salty water when the resin is regenerated, something to be aware of and look at closely.

This item was for discussion only. No formal action was taken.

E. Presentation & Discussion Regarding an Update on Willow Lake Management Plan and Water Levels at Willow Lake.

Environmental Project Manager Jeremy Cordova provided an update on the Willow Lake Management Plan and reservoir water levels. A brief history of Willow Creek Reservoir was presented. The reservoir was originally constructed between 1912 and 1914, with the Willow Creek Dam built in 1935. Between 1935 and 1965, several stages of a crosscut channel were constructed and modified between Watson and Willow Lakes to allow water transfer. In 1998, the City of Prescott developed an operational plan for Watson and Willow Lakes and purchased the land and water rights from the Chino Valley Irrigation District. Since that time, management of both lakes have been governed by that 1998 master plan. He explained the need for a new, Willow Lake-specific management plan due to the significant differences between Willow and Watson Lakes. Watson Lake is smaller in footprint but deeper and colder, hosts more than 250,000 visitors annually, and supports festivals, events, campgrounds, and high levels of recreation. Willow Lake is broader, shallower, warmer, quieter, and more natural in character, receiving approximately 170,000 visits per year, primarily from residents. The proposed Willow Lake Management Plan is intended to provide coordination and direction among City departments and staff. Primary focus areas were identified: adaptive management of water quality and quantity, vegetation, recreation, and public outreach. Willow Lake is currently about 15 feet below the dam spillway, the lowest level in over 15 years. The decline began when the lake was lowered for an infrastructure project that was delayed due to archaeological discoveries, followed by additional water loss from evaporation. The lake will be allowed to refill naturally, or through transfers from Watson Lake, once archaeological reviews are complete.

Chair Rusing asked if the sewer main extension would be under the lake.

Mr. Cordova responded that his understanding is that the pipe will be near the edge of the lake.

Mr. Cordova further explained that low water levels at Willow Lake have degraded water quality, increased invasive vegetation, and expanded unauthorized trails, creating greater management and habitat protection challenges. However, the low lake level also provides opportunities to assess and improve lake bed conditions, manage vegetation and wildfire fuels, and plan long-term reservoir and recreation enhancements.

Member Fruhwirth asked whether any outside organizations would have concerns or objections to the city examining the lake bed sediment and morphology, or making potential modifications to the lake bottom.

Mr. Cordova responded that the reservoir's rated capacity cannot be increased, but lost capacity may be recovered. Any sediment work would be limited to deposited sediment and would avoid disturbing native background material, which is expected to contain archaeological resources. A consultant has been engaged to study sediment depth, composition, and chemistry to determine feasible removal limits and appropriate disposal or reuse options, as costs vary significantly.

Mr. Ruiz added that certain obligations and notification requirements apply to modifications of the lakes, including coordination with entities such as SRP. At this stage, efforts are limited to studies, and all required parties would be notified if any proposed changes advance to project implementation.

Member Garing asked if there is an environmental document in process for this project.

Mr. Cordova answered that a Willow Creek environmental assessment with Natural Channel Design is moving forward. A proposal has been received and, following procurement guidance, staff will proceed with a contract. The assessment will identify areas of erosion and sediment deposition, evaluate sources of sediment entering the lake, explore methods to reduce sedimentation, and examine opportunities to improve groundwater recharge to help stabilize lake levels. The study will result in a plan with defined strategies and goals, which may lead to future projects to implement those recommendations.

Member Garing questioned if there are downstream water rights holders that the city has to release water for.

Mr. Ruiz explained that operation of water releases from Watson and Willow Lakes is governed by a stipulation and judgment between the former lake owner and SRP, which sets the allowable volume and timing of releases. The city operates within these parameters when releasing water to recharge basins. While the agreement establishes maximum release limits, staff indicated there does not appear to be a minimum release requirement. Upon acquisition of the

lakes, some Chino Valley Irrigation District water rights holders relinquished all rights, while others retained partial rights. The City continues to meet its obligations by providing required water deliveries to remaining rights holders in accordance with the governing agreements.

Mr. Cordova continued with the presentation and reported that progress on the Willow Lake Management Plan includes regular coordination meetings with City staff and outside stakeholders, resulting in improved collaboration among City, County, State, and local partners. Key actions underway include scoping a lake coring and sediment study, receiving a proposal for a Willow Creek functional assessment to improve water delivery and water quality, evaluating potential water quality treatment options similar to those used at Watson and Upper Goldwater Lakes, and developing a remediation plan for the former Prescott Dirt Site. Two funded Public Works programs—Green Stormwater Infrastructure and Healthy Lakes—are in place to implement recommended projects. Next steps include refining plan goals and deliverables, returning to Council for a future study session and individual briefings, coordinating a field visit with Yavapai County Flood Control and ADEQ partners to align water quality data collection, and designing projects to improve groundwater recharge and reduce sedimentation. Staff is also exploring, in coordination with Arizona Game and Fish, the potential use of beavers as a natural and cost-effective tool to improve water quality, habitat, and flood control in the Willow Creek corridor.

This item was for discussion only. No formal action was taken.

4. GENERAL ANNOUNCEMENTS FROM STAFF

Mr. Ruiz highlighted the City’s Environmental Services team and their creation of the Prescott Water Quality Dashboard. The dashboard, accessible through the *Participate Prescott* link on the City’s website, provides the public with updates on water bodies, including color-coded water quality conditions, lake levels, basic lake information, FAQs, and educational videos. It is intended to keep the community informed and engaged with the status of local water resources.

This item was for discussion only. No formal action was taken.

5. ADJOURNMENT

There being no further business to discuss, Chair Rusing adjourned the meeting at 10:48 a.m.

CATHEY RUSING, Chair

ATTEST:

Torey Dawson, Deputy City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: February 3 Subcommittee on Water Issues
DATE: February 3, 2026
DEPT: Public Works
ITEM #: 3.B
SUBJECT: Presentation & Discussion Regarding the 2022 Amended Water Management Policy - Current Residential & Non-Residential Water Budget Overview for January 1, 2026, through January 22, 2026.

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 January 1, 2026, through January 22, 2026.

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 January 1, 2026, through June 30, 2026, for residential projects is 25 acre-ft/year and the budget set for non-residential projects is 25 acre-ft/year.

Between January 1, 2026, and January 22, 2026, zero new residential projects were approved administratively (Water Policy Guideline 2), or by Council. No water was allocated and the total remaining residential budget is 25 acre-ft/year.

Between January 1, 2026, and January 22, 2026, two new non-residential projects were approved administratively (Water Policy Guideline 2) for 0.22 acre-ft/year of water. The total remaining non-residential budget is 24.78 acre-ft/year.

Between January 1, 2026, and January 22, 2026, one project was approved under existing contracts. This project was a new single-family home located within Forest Ridge at Hassayampa subdivision. Projects under existing contracts are not included in the water budget and are provided only for reference (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. 1.21.2026 Website Update

**WATER POLICY TRACKING TABLE
APPROVED PROJECTS**

NON-RESIDENTIAL PROJECTS							
	PROJECT TYPE	DESCRIPTION	PERMIT NUMBER	ADRESS	AFY	APPROVAL TYPE	DATE APPROVED
1	NON-RESIDENTIAL	Seventh Day Adventist School	B2404-092	2980 Willow Creek Road	0.03	ADMIN-COMMERCIAL UNDER 1.5 AFY	1/3/2025
2	NON-RESIDENTIAL	Hair Salon	Pending	3227 Lakeside	0.19	ADMIN-COMMERCIAL UNDER 1.5 AFY	1/6/2026
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

TOTAL APPROVED	0.22
TOTAL BUDGET	25.00
TOTAL REMAINING	24.78

**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-Forest Ridge at Hassayampa	1	B2512-125	2115 Forest Mountain Rd.	0.17	N/A EXISTING CONTRACT/AGREEMENT	Forest Ridge at Has	1/13/2026	WRMM MULTIPLIER
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										

	Number of Projects	Res Units	AF
Total Residential	1	1	0.17
Total Non-Residential	0	0	0.00
Totals	1	1	0.17

*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: February 3 Subcommittee on Water Issues
DATE: February 3, 2026
DEPT: Public Works
ITEM #: 3.C
SUBJECT: **WSA25-060:** Water Service Application Submitted by, Embry-Riddle Aeronautical University. Location: A Portion of APN 106-03-004, Comprising 240 Acres, in T14N, R02W, Section 03, SE 1/4.

ITEM SUMMARY

This item is for discussion regarding a Water Service Application for a 16-unit campus housing project. The site is located within the Embry-Riddle campus west of Willow Creek Road.

BACKGROUND

Per the Amended 2022 Water Management Policy, a Water Service Agreement (WSA) application was submitted for this project for review of estimated water usage and approval of water service. No formal planning application is required for this project per the Land Development Code. The WSA application package includes a basic site plan and vicinity map to establish the location of the buildings within the campus (See Attachment 1).

A demand analysis was prepared by City staff using residential water multipliers from the Water Resources Management Model (WRMM). The project consists of four dormitory-style residential buildings with four residential units per building, giving 16 total residential units. The estimated water use for the four buildings is 1.92 acre-feet per year. The project's proposed landscape includes approximately 5,000 square-feet of turf along with low-water use plants from the Prescott Active Management Area Fifth Management Plan. The proposed turf water use was calculated based on 4.77 acre-feet per year water use and the low-water use plants at 1.5 AFY/acre per ADWR guidelines. The total water use anticipated for the project is 3.17 acre-feet per year.

Applicant has completed the following:
Application Received: November 19, 2025
Application Deemed Complete: December 9, 2025
Planning and Zoning Commission: N/A
Water Issues Subcommittee: February 3, 2026
City Council: March 10, 2026

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to recommend forwarding WSA25-060 to Council for approval or denial

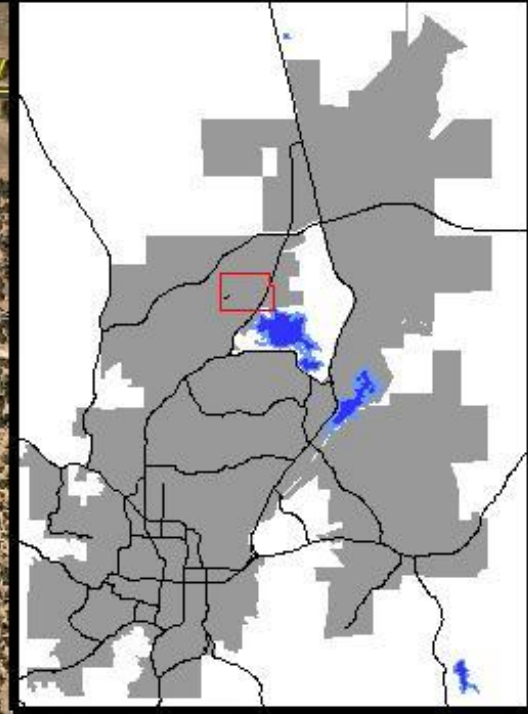
ATTACHMENTS

1. WSA25-060 Presentation



Legend

- Street Name Labels
- Streets
- Parcels



Embry-Riddle Campus

This map is a product of
The City of Prescott



This document is a graphic representation only of best available sources. The City of Prescott assumes no responsibility for any errors.

PLANT SCHEDULE (ON SITE)

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	MAX. SIZE	REMARKS
--------	-----------------------	------	------	-----------	---------

TREES

	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	24" BOX	-	15x15	STANDARD
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' BURBA DESERT WILLOW	24" BOX	-	18x18	LOW-BREAKING
	CUPRESSUS ARIZONICA ARIZONA CYPRESS	7" TALL	-	30x20	STANDARD
	FRAXINUS VELUTINA ARIZONA ASH	24" BOX	-	40x30	STANDARD
	PISTACIA x RED PUSH RED PUSH PISTACHE	24" BOX	-	40x30	STANDARD

SHRUBS

	EUPHORBIA RIGIDA GOPHER PLANT	5 GAL.	-	3x4	2 GPH EMITTER
	CARYOPTERIS CLANDONENSIS 'DARK NIGHT' DARK NIGHT BLUE MIST SPIREA	5 GAL.	-	3x4	2 GPH EMITTER
	CHAMAEBATARIA MILLEFOLIUM FERNBUSH	5 GAL.	-	6x6	2 GPH EMITTER
	FALLUISA PARADOXA APACHE PLUM	5 GAL.	-	5x5	2 GPH EMITTER
	PEROVSKIA ATRIPLOCFOLIA RUSSIAN SAGE	5 GAL.	-	4x4	2 GPH EMITTER

GRASSES / ACCENTS

	AGAVE PARRYI 'NEOMEXICANA' NEW MEXICO AGAVE	3 GAL.	-	2x2	1 GPH EMITTER
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	-	5x5	1 GPH EMITTER
	HEPERALOE PARRI 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	5 GAL.	-	2x2	1 GPH EMITTER
	MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	3 GAL.	-	3x3	2 GPH EMITTER
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	-	4x4	2 GPH EMITTER

GROUND COVER

	TEUCORIUM CHAMAEDRYS GERMANDER	1 GAL.	-	2x2	2 GPH EMITTER
	VERBENA RIGIDA SANDPAPER VERBENA	1 GAL.	-	2x4	2 GPH EMITTER

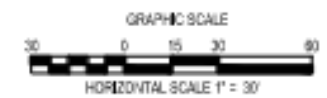
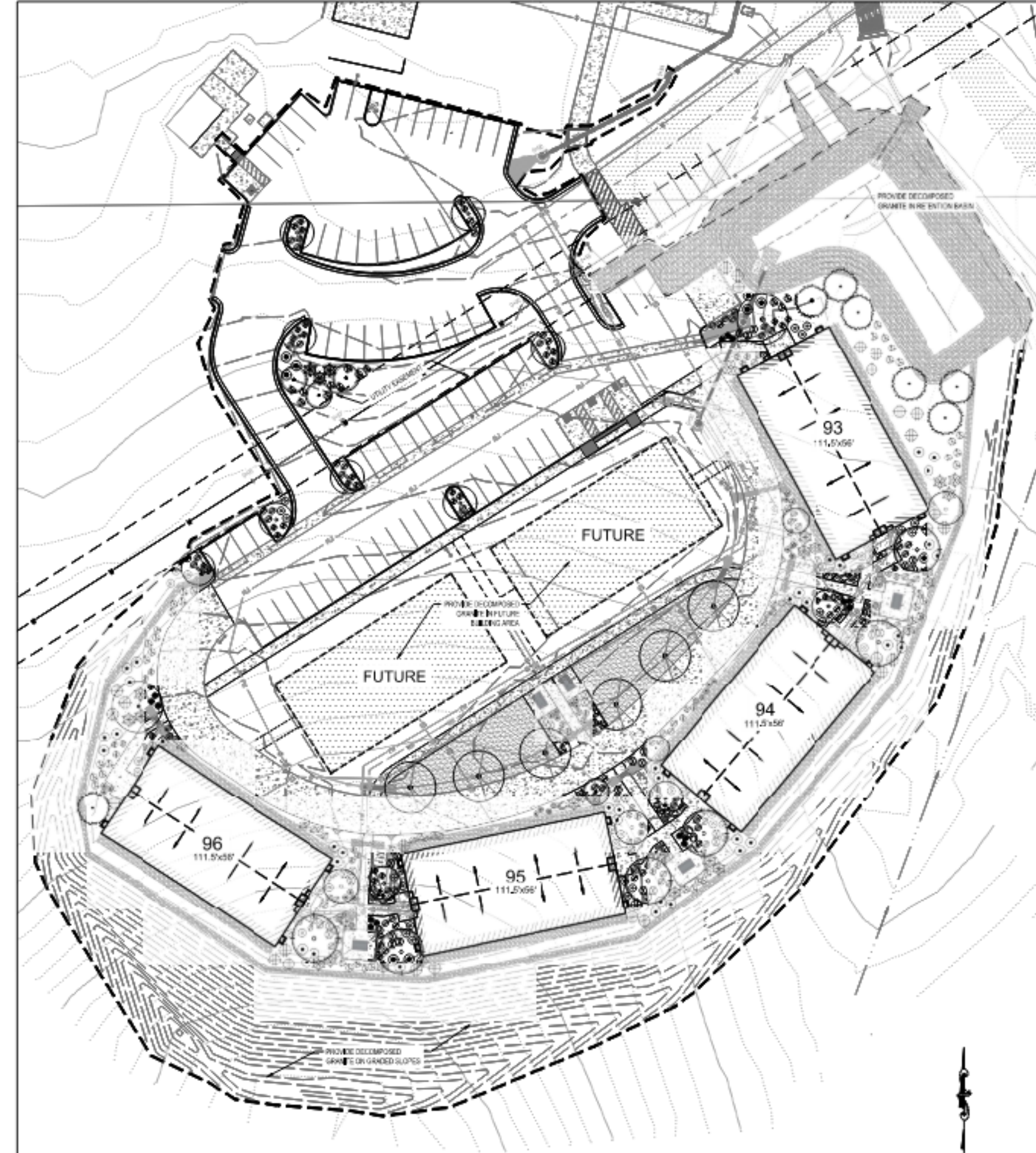
	GRASS LOCAL SOURCE	500	5,035 S.F.	POP-UP SPRAY HEADS	
--	-----------------------	-----	------------	--------------------	--

MATERIALS

	MADISON GOLD DECOMPOSED GRANITE	3/4" SCREENED	2" DEPTH IN ALL LANDSCAPE AREAS
	MADISON GOLD DECOMPOSED GRANITE	3-5" RIP-RAP	5" DEPTH IN DRAINAGE CHANNELS
	BOULDERS SURFACE SELECT	-	33% EACH SIZE 3, 1, AND 1.5 TON
	EXTRUDED CONCRETE HEADER	6"x6" CURBSTYLE	INSTALL PER DETAIL

IRRIGATION NOTES

A DRIP IRRIGATION SYSTEM IS TO BE INSTALLED TO TEMPORARILY IRRIGATE THE PLANT MATERIALS IN ORDER TO ESTABLISH THE PLANT MATERIALS. PLANTS ARE TO BE WATERED ONLY TO ESTABLISH AND/OR IN TIMES OF SEVERE DROUGHT WHEN SUPPLEMENTAL WATERING IS NECESSARY TO MAINTAIN THE HEALTH OF THE PLANTS.



NO.	DATE	REVISION

ENGINEERING • PLANNING • SURVEYING
LANDSCAPE ARCHITECTURE • URBAN DESIGN

The **WLB** Group, Inc.

EMBRY-RIDDLE
LANDSCAPE PLAN



SHEET
L1.0

WSA25-060 Application Summary

- 4-Dorm Buildings with 4 units each – 16
Total Residential Units
- Estimated demand for buildings – 1.92 AFY
- Estimated demand for landscape – 1.25 AFY
- Previous Usage – None
- Estimated Total Demand – 3.17 AFY



TO: MAYOR AND CITY COUNCIL
AGENDA: February 3 Subcommittee on Water Issues
DATE: February 3, 2026
DEPT: Public Works
ITEM #: 3.D
SUBJECT: Presentation & Discussion Regarding an Update on the PFAS Treatment Study.

ITEM SUMMARY

This item is for city staff to provide a follow-up discussion regarding the December 2, 2025, WIS presentation. This presentation will address any Subcommittee questions or concerns and provide updated information on the status of the study. Background information and presentation material from the previous December meeting have been attached here for reference.

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 ft³
- 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	Prescott PFAS Study Phase	44.8 w	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	Groundwater Modeling	20 w	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	Treatment Technology Evaluation	26 w	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	Hydraulic Analysis of Airport Distribution System	30 w	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	Council Meeting	4 w	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: February 3 Subcommittee on Water Issues
DATE: February 3, 2026
DEPT: Community Development
ITEM #: 3.E
SUBJECT: Presentation & Discussion Regarding a Progress Report on the Long-Term Water Management Plan.

ITEM SUMMARY

This item is for staff to provide a progress report on the development of the City's Long-Term Water Management Plan.

BACKGROUND

The last update to the Council Subcommittee for Water Issues was on September 2, 2025, and to the City Council at the November 18, 2025, Study Session.

For ongoing project information, the City maintains the [City's website](#), and the [City's Participate Prescott website](#). The latest project information sheet, *2024 Baseline - Conservation* was available on the websites in January 2026. Water Resource Management staff is also available for questions by email, phone, or in-person.

FINANCIAL IMPACT

Overall project funding is budgeted and available in the Public Works Department FY26 Water Budget, as well as available through the United States Bureau of Reclamation's Water Management Planing, Water Conservation Field Services Program (R24AS00252) grant.

RECOMMENDED ACTION

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

ATTACHMENTS

1. LTWMP Progress Presentation

LONG-TERM WATER MANAGEMENT PLAN

PROGRESS REPORT

Presenter: Leslie Graser

Council Subcommittee
for Water Issues
Council Chambers
2/3/2026

AGENDA

- Project updates
- WRMM verifications with contracts



Project Updates



- All consultants are in contract
- Kickoff meeting with infrastructure consultant was held on 1/20/2026
- Latest Project Information sheet titled *2024 Baseline - Conservation* is available on the City's Website and Participate Prescott site
- Council and Council Subcommittee for Water Issues calendars have meetings scheduled at key times in the project
- Consultation meetings with other Depts

Consultation meetings with other City Departments

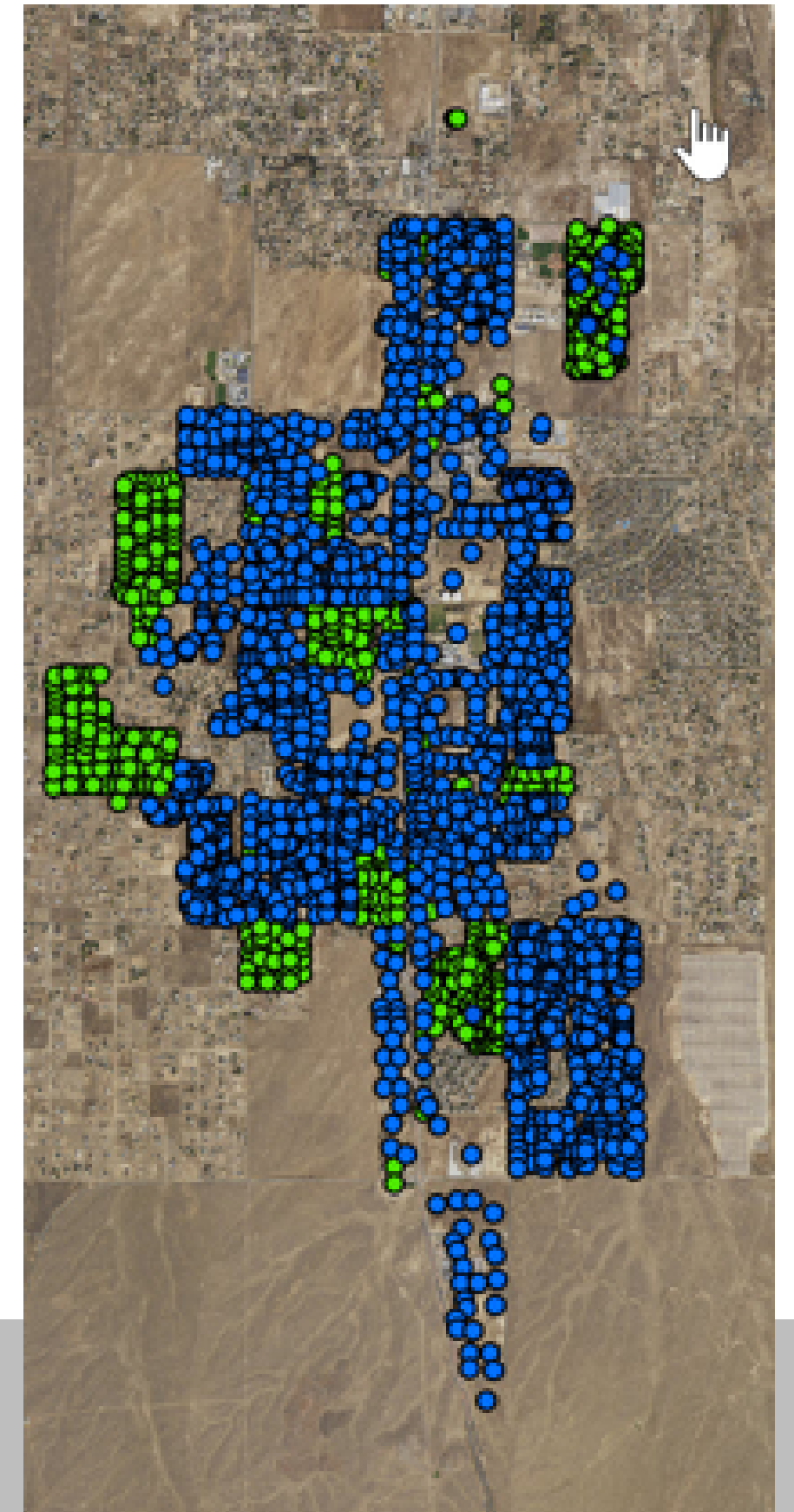
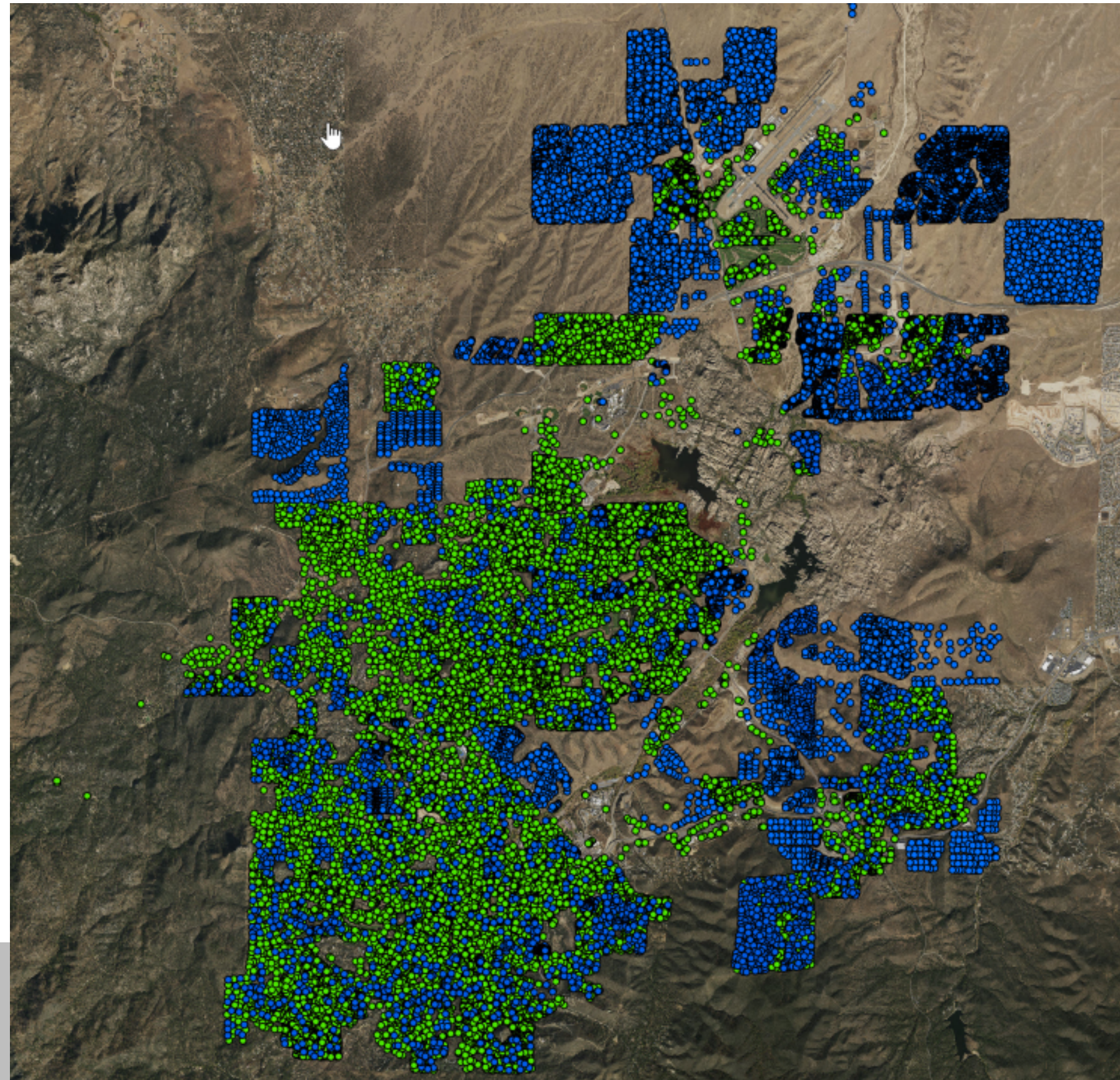
Council Strategic Plan FY2025-2029		
STRATEGIC PRIORITY	RESULT	
1. Public Safety	1.1 Two new strategically located fire stations	LTWMP connection
	3. Infrastructure improvements that will allow unconstrained operations of commercial carriers, other airport tenants, and fire fighting capabilities from the Prescott Regional Airport	Water Resources Management Model (WRMM) updated with locations and estimated water demands
2. Dynamic Economic Environment	1. Economic Development Strategic Plan	Meeting held with Airport on 12/10/2025
	2. Proactively identifying and attracting new commercial development to serve the residential development that is occurring in the northern part of the community.	Meeting held with Economic Development on 11/7/2025 Discussion on non-residential needs to balance the residential development now and future obligations in contracts.
	4.1 Economic Development Strategic Plan specific to the airport for bringing in new businesses (paying high wages) and commerce in and around the Prescott Regional Airport	See above
	4.2 Two new aviation-related businesses will be located near the Prescott Regional Airport	Meeting held with Economic Development on 11/7/2025 Meeting held with Airport on 12/10/2025
3. Infrastructure	4. Alignment with the Workforce Housing Committee, the General Plan, and the Housing Needs Assessment, the City will facilitate housing options for essential workers	Meeting held with Airport on 12/10/2025
4. Natural Environment	1. Community will experience increased outdoor recreation opportunities and meaningful wildlife corridors	Meetings held with Community Development on 11/6, 11/7, 11/24 and 11/25/2025 with ongoing tracking of Com Dev working documents (Housing Needs, etc.)
	2. Regional cooperation fore dealing with and recovering from disasters	Meeting held with Recreation Services on 12/10/2025 Tracking Recreation Services Masterplan effort

WRMM Data Analysis – City Water Obligations

2024 Baseline water accounts are shown as **GREEN** points (current customers), additional growth associated with known contract obligations are shown as **BLUE** points.

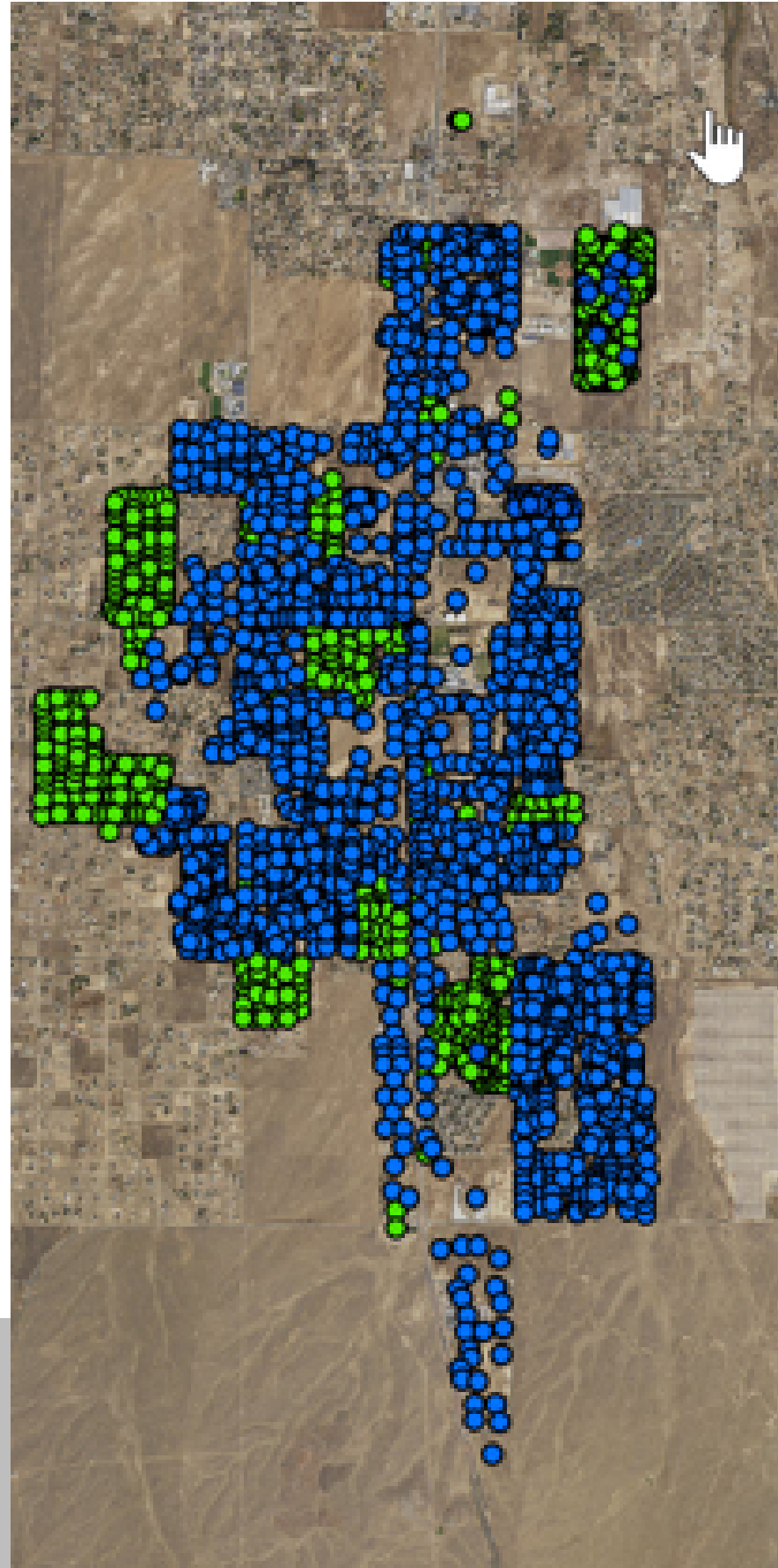
Left panel: City of Prescott and portions of Unincorporated Yavapai County

Right panel: portions of the Town of Chino Valley



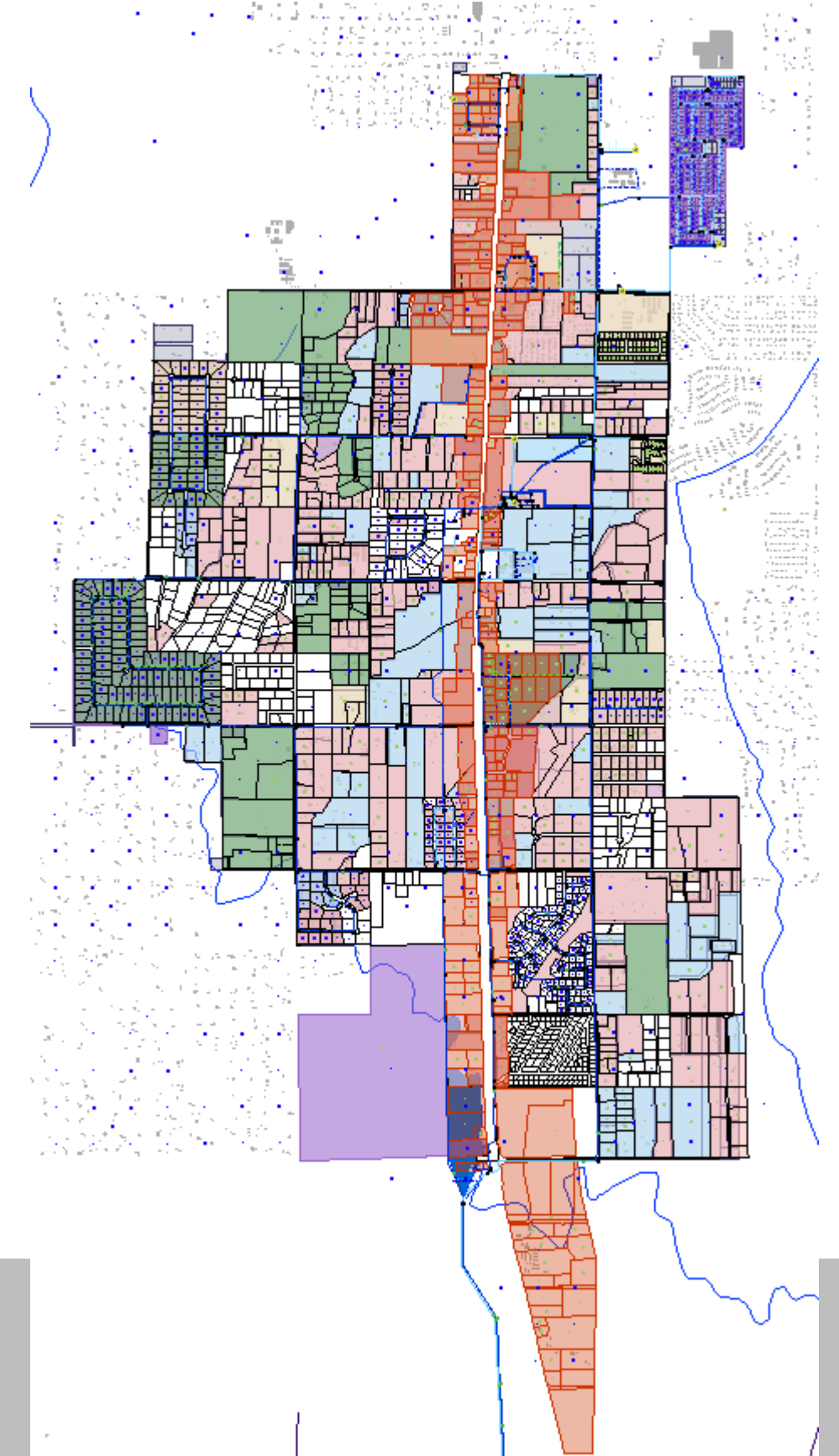
WRMM Data Analysis – City Water Obligations

**Example:
Chino Valley**



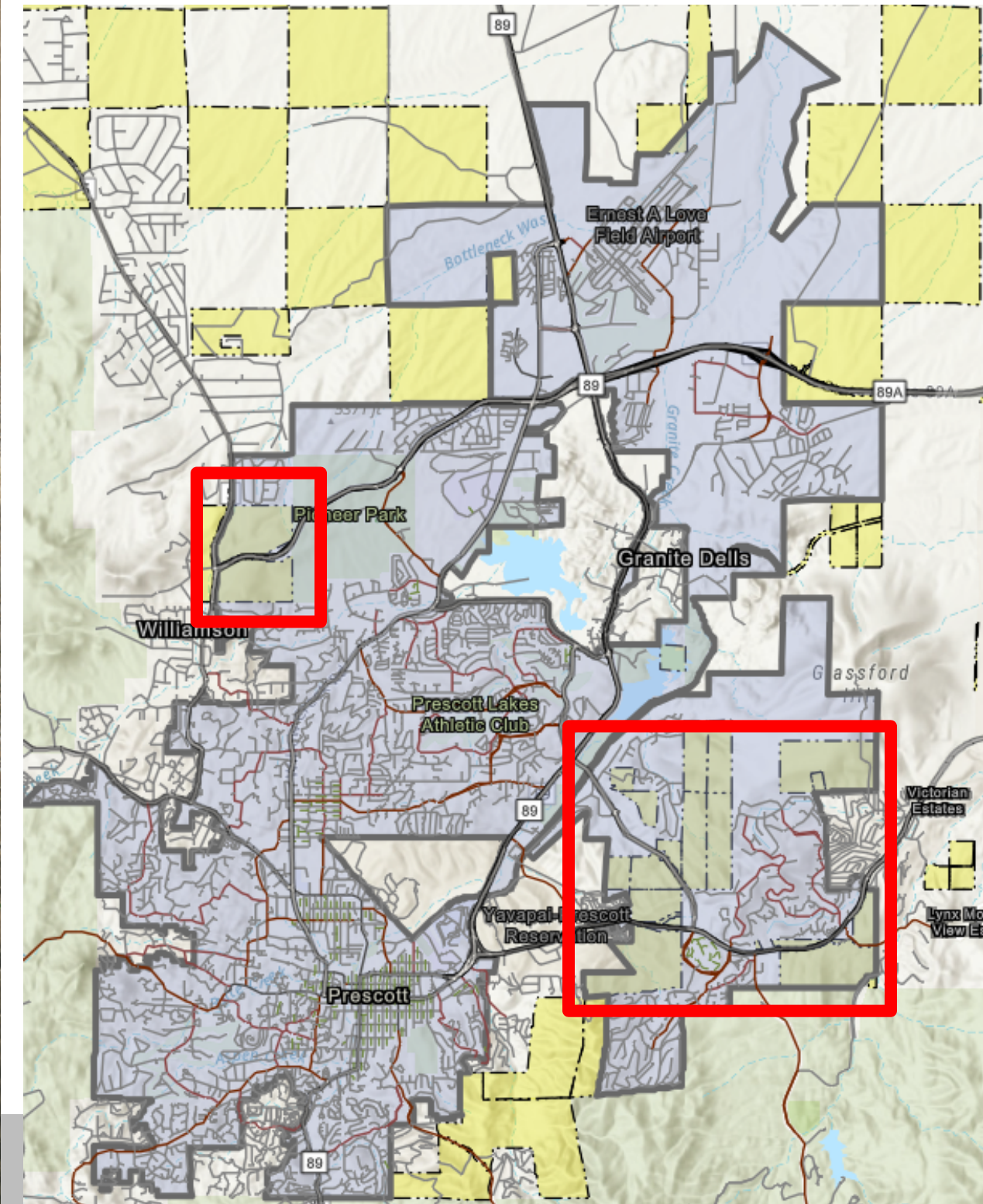
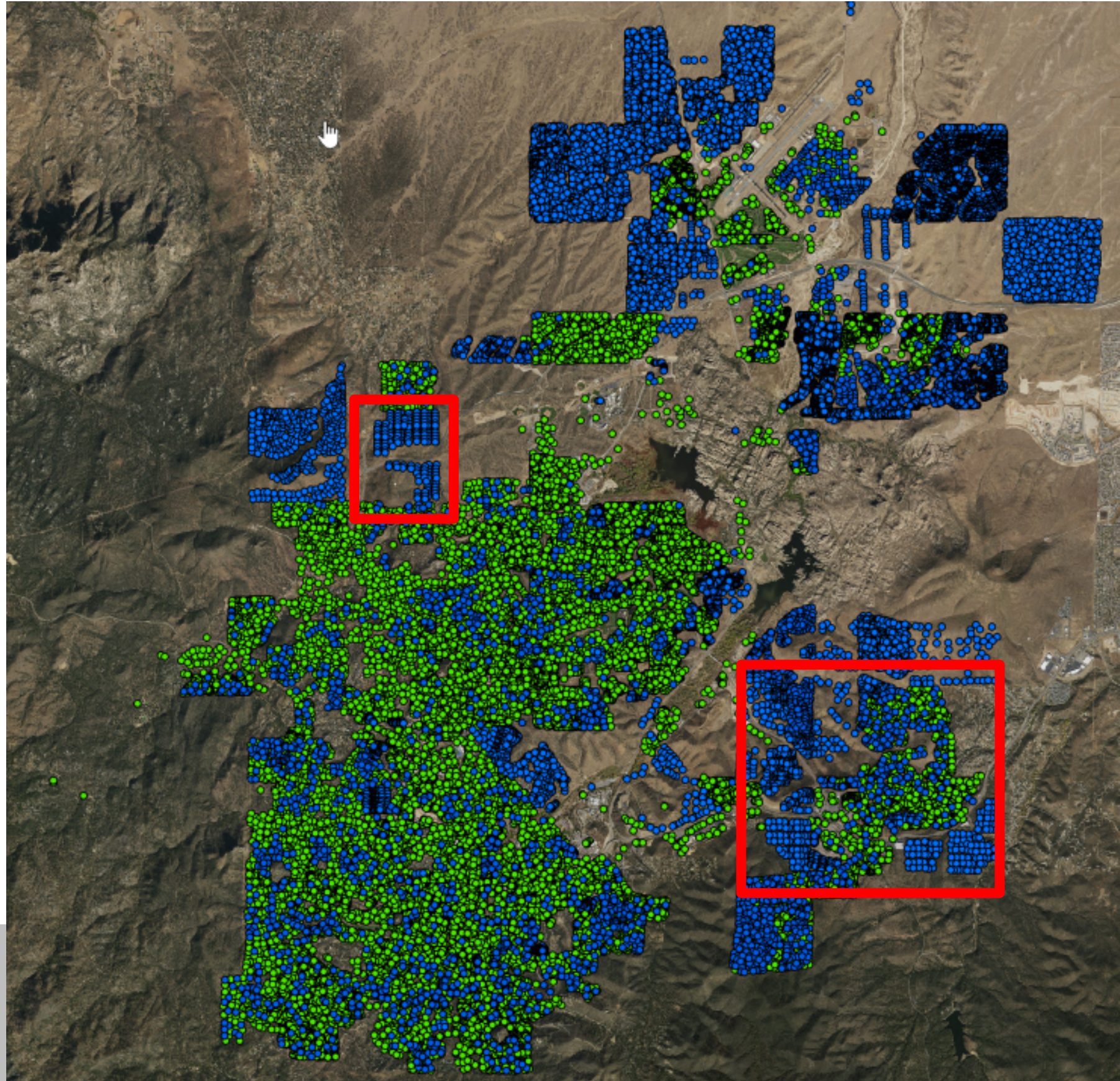
Pastel polygons in green, pink, blue, and yellow are related to the Chino Valley Irrigation District IGA.

Red polygons are related to the Chino Valley Commercial Corridor contract.



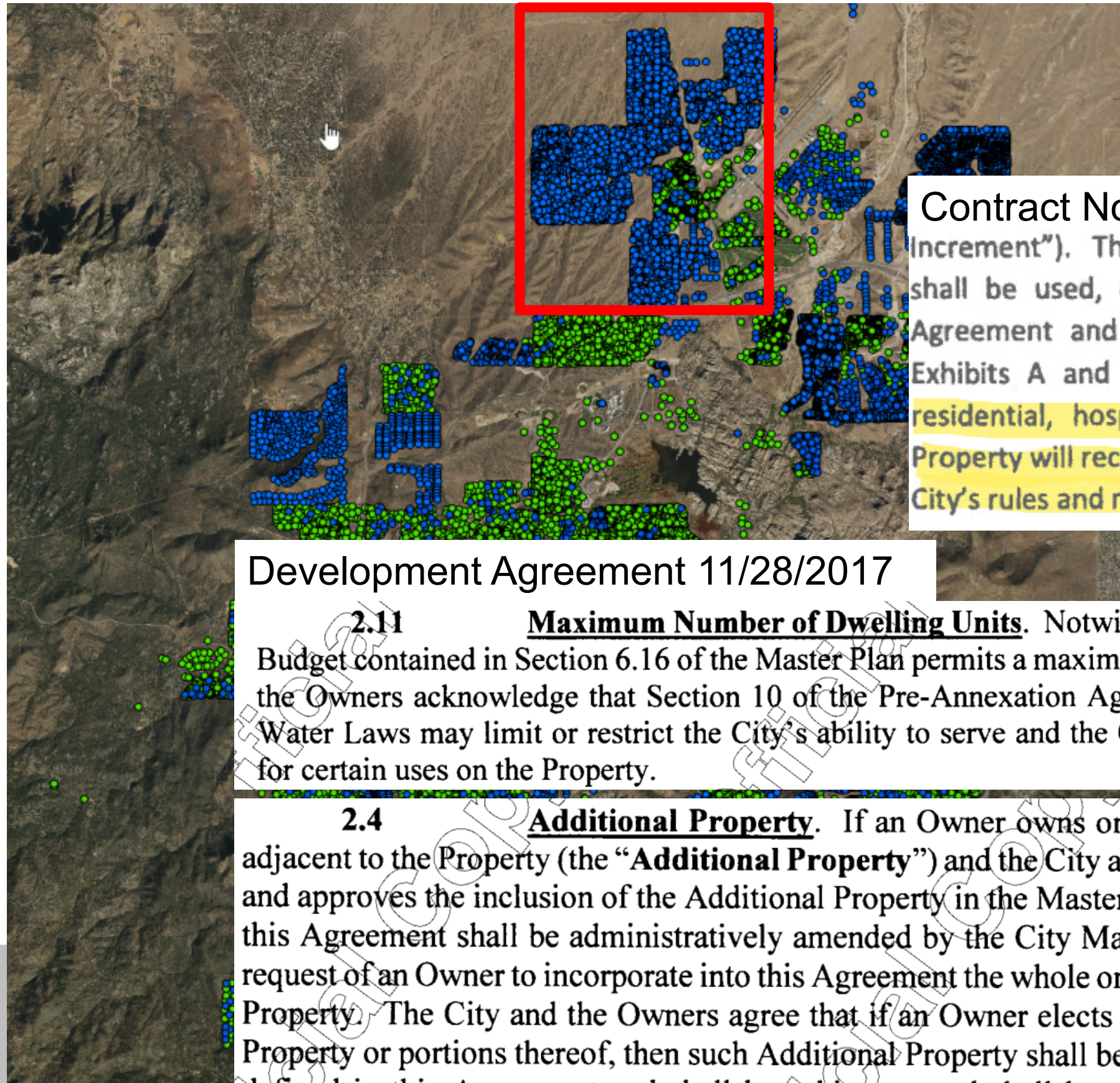
WRMM Data Analysis – City Water Obligations

**Example:
State land
within City
Limits**



WRMM Data Analysis – City Water Obligations

Example:
Deep Well
Ranch
Masterplan



Contract No.2010-086 A3 11/5/2020

Increment”). The Parties agree that the first and second increments of water shall be used, only for residential purposes within the boundaries of the Agreement and the Deep Well Master Plan adopted November 28, 2017, Exhibits A and B respectively . The Parties further agree that any non-residential, hospitality or open space/civic development to occur on the Property will receive water from the City’s general pool of water pursuant to the City’s rules and regulations in place at the time such development occurs.

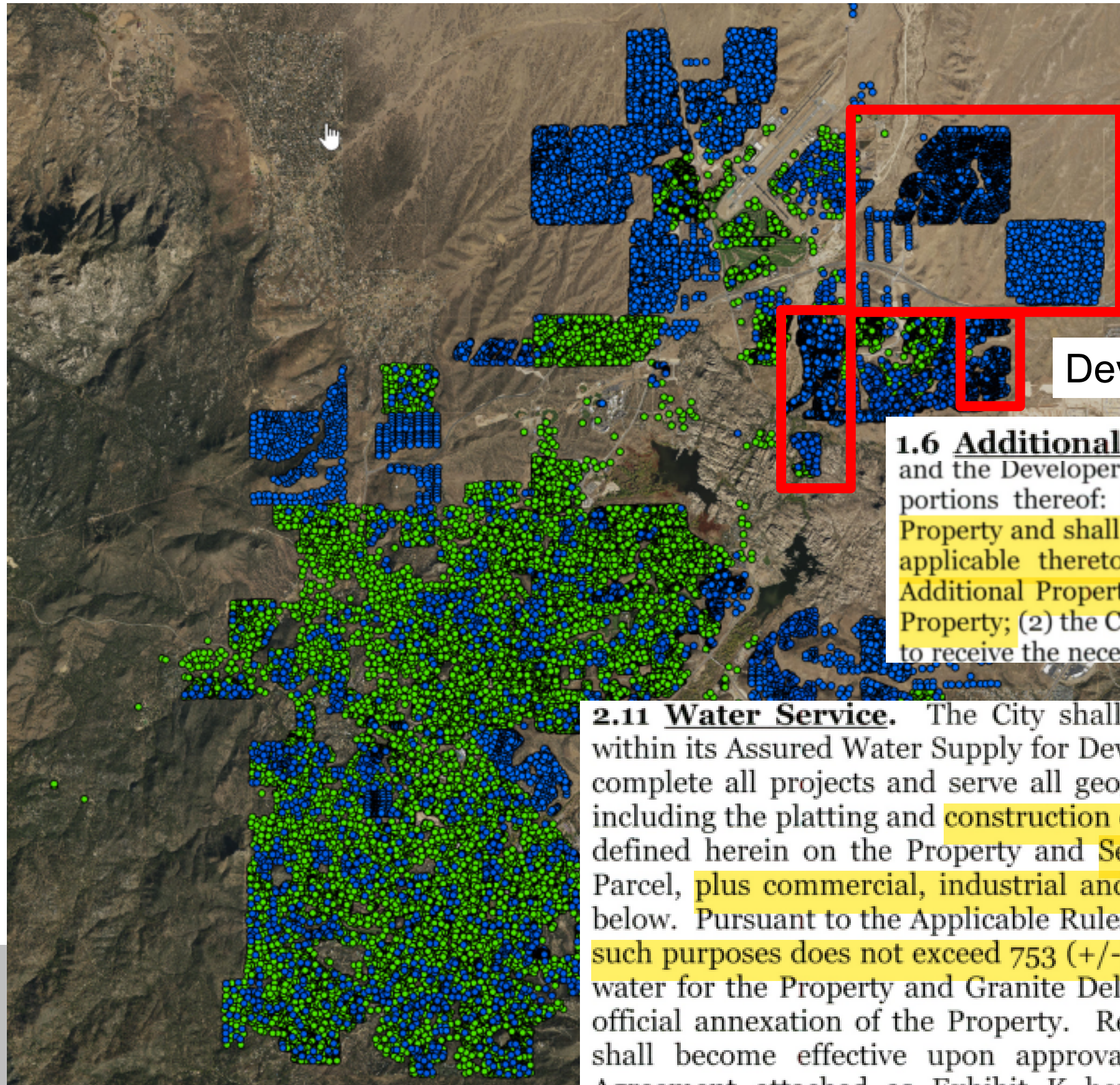
Development Agreement 11/28/2017

2.11 Maximum Number of Dwelling Units. Notwithstanding that the Land Use Budget contained in Section 6.16 of the Master Plan permits a maximum of 10,500 dwelling units, the Owners acknowledge that Section 10 of the Pre-Annexation Agreement and the Applicable Water Laws may limit or restrict the City’s ability to serve and the Owners’ ability to use water for certain uses on the Property.

2.4 Additional Property. If an Owner owns or acquires additional properties adjacent to the Property (the “Additional Property”) and the City annexes the Additional Property and approves the inclusion of the Additional Property in the Master Plan, then the City agrees that this Agreement shall be administratively amended by the City Manager from time to time at the request of an Owner to incorporate into this Agreement the whole or any portion of such Additional Property. The City and the Owners agree that if an Owner elects to incorporate such Additional Property or portions thereof, then such Additional Property shall be included in the “Property” as defined in this Agreement and shall be subject to and shall benefit from all provisions of this

WRMM Data Analysis – City Water Obligations

Example:
AED North
and South



Development Agreement 2022-011 7/13/2021

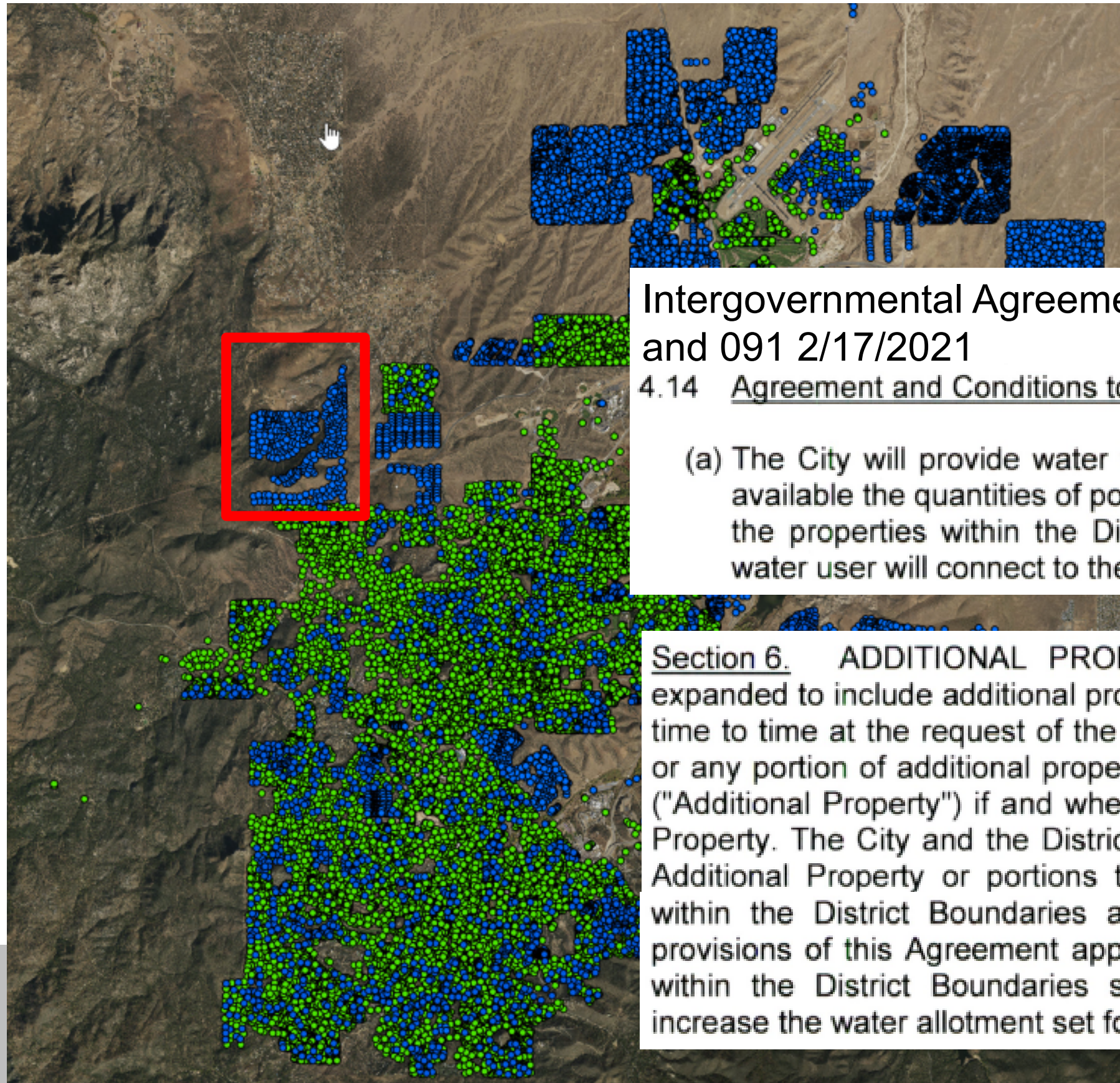
1.6 Additional Property.

and the Developer agree that if Developer elects to incorporate Additional Property or portions thereof: (1) thereafter, such Additional Property shall be included in the Property and shall be subject to and shall benefit from all provisions of this Agreement applicable thereto and any reference herein to the Property shall include such Additional Property, which may increase the total number of residential units on the Property; (2) the City and Developer shall cooperate in order for the Additional Property to receive the necessary land use approvals, including, but not limited to, any necessary

2.11 Water Service. The City shall ensure sufficient water supplies are reserved within its Assured Water Supply for Developer, its successors in interest and assigns, to complete all projects and serve all geographic areas contemplated by this Agreement including the platting and construction of 3,400 Equivalent Dwelling Units (“EDUs”) as defined herein on the Property and Section 33, plus 200 Resort Units in the South Parcel, plus commercial, industrial and mixed use development uses, all as set forth below. Pursuant to the Applicable Rules, City estimates the total allocation of water for such purposes does not exceed 753 (+/-) acre feet of water. Reservation of potable City water for the Property and Granite Dells Parkway Parcels shall become effective upon official annexation of the Property. Reservation of potable City water for Section 33 shall become effective upon approval of this Agreement per the Water Service Agreement attached as Exhibit K hereto, which shall be executed simultaneously herewith.

WRMM Data Analysis – City Water Obligations

Example:
Stringfield
Ranch

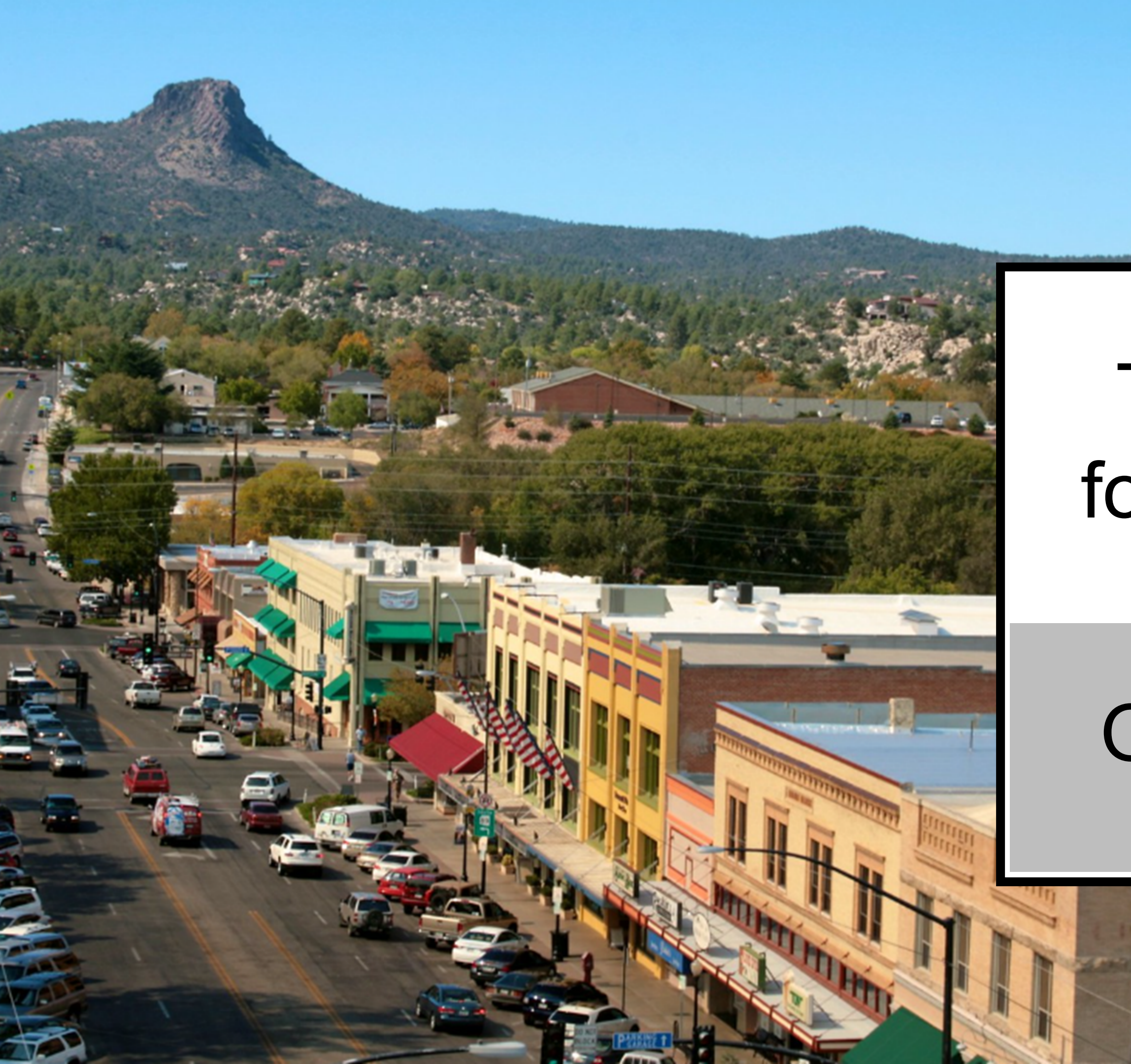


Intergovernmental Agreement 2021-090
and 091 2/17/2021

4.14 Agreement and Conditions to Provide Water to the District

(a) The City will provide water from its Assured Water Supply portfolio and make available the quantities of potable water for 340 dwelling units for the sole use of the properties within the District, subject to Section 6 below. Each individual water user will connect to the District's private low-pressure sewer system.

Section 6. **ADDITIONAL PROPERTY.** In the event the District boundaries are expanded to include additional property, the City agrees to amend this Agreement from time to time at the request of the District to incorporate into this Agreement the whole or any portion of additional properties adjacent to or proximate to the District property ("Additional Property") if and when the District is expanded to include such Additional Property. The City and the District agree that if the District elects to incorporate such Additional Property or portions thereof, such Additional Property shall be included within the District Boundaries and shall be subject to and shall benefit from all provisions of this Agreement applicable thereto and any reference herein to property within the District Boundaries shall include such Additional Property, which may increase the water allotment set forth in Section 4.14(a) above.



Thank you
for your time

Questions?