

Draft
Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
August 10, 2022 - 10:00 a.m. at
The American Ranch – Ranch House
9500 American Ranch Road, Prescott, Arizona

District Board Meeting Guidelines: The meeting will be held in accordance with A.R.S. Title 38 Open Meeting Laws. Board and attendees participation shall be civil and courteous. Any disruptive behavior could result in removal from the meeting. Comments and questions from the public shall be called upon by the Board Chairman, and shall begin with stating and spelling of the speaker's name and address. All comments and questions shall be directed to the Board Chairperson. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Jennifer Bartos, Improvement District Services, Inc. at (928) 443-9484. Requests should be made as early as possible to allow time to arrange the accommodation. Requests for copies of Board Meeting minutes or other District documents, inquiries, or complaints should be submitted in writing to: Improvement District Services, Inc., 3603 Crossings Drive Prescott AZ 86305.

Call to Order – Cynthia Baker, Mark Kaplan, Gerry Breuer, David Puglia and Liz Mahon present.

Also present and participating in the meeting: Jennifer Bartos, District Clerk/Administrator, Improvement District Services, Inc.; Bob Hanus, District Operator, Western Environmental Technologies; Larry Elders, Simon Menzies, property owners; Paul with Antelope Springs Builders.

1. Discussion and possible action regarding the monthly operations report from Bob Hanus of Western Environmental Technologies regarding the operation and maintenance of the water and sewer facilities and status of projects, to include the status of the remote meter project.
Bob told the Board that things are running well with the systems. He said the missing lateral was installed on Murphy's Station. Bob will buy an extra motor for the booster pump.
The water pressure provided for Lot 200 and 201 was discussed. The property owners built houses over 5,000 square feet with fire sprinklers that require more quantity of water than the current system produces. Bob said that possibly replacing the current RPZ valve with a 1 ¼" or 1 ½" may help. Because it is uncertain whether or not this will resolve the issue, Bob will use this as an experiment and if it does work then this will be the recommendation to similar issues in the future. The District will adopt a fee for future property owners with the same issue, but the District will not pay for the larger valves.
Motion: made by Director Mahon to authorize the District to share in the cost to replace the RP valve with Bob's recommendation on size, second by Director Puglia.
Unanimous approval
2. Discussion and possible action regarding the redundancy project and grant funds.
Jennifer told the Board that when the original grant information was issued, there was no mention of Federal requirements or Davis-Bacon wages and reporting. She said that she has reviewed the information and training with legal counsel and now realize that these are now being required. Bob said that when the grant application was submitted, the cost for engineering, bidding and Davis-Bacon was not considered. He said the additional engineering and that the cost to bid and fulfill the Federal requirements will cost more than the entire grant award.
Motion: made by Director Puglia to not accept the grant funds, second by Chairperson Baker.
4 votes yes / Director Mahon abstained
3. Discussion and possible action regarding options for the wastewater treatment plant effluent discharge.
Bob will look into a surface water discharge permit.
4. Discussion and possible action regarding administrative issues to include future meeting agenda items, banking information, financial reports, delinquency and customer reports and miscellaneous administrative issues, late fees and budget items.
Jennifer asked the Board if they wished to open a Capital/Reserve account at OneAZ due to the previous problems with the Yavapai County Treasurers Office. It was decided to move all of the funds out of the Treasurer, except \$100, and deposit in a second account with OneAZ, the account name will be Capital/Reserve.
Motion: made by Director Mahon to authorize IDS to open a Capital/Reserve account with OneAZ, Jennifer Bartos and Diana King will manage the account, the signers will be Jennifer Bartos, Diana King, Cynthia Baker

and Mark Kaplan, all but \$100 shall be transferred from the Yavapai County Treasurer's Office into the new OneAZ account, second by Director Puglia.
Unanimous Approval

5. Discussion and possible action to approve checks written in April, May, June and July 2022.
Motion: made by Director Mahon to approve the checks, second by Vice-Chair Kaplan.
Unanimous Approval
6. Discussion and possible action to approve meeting minutes of May 3 and June 7.
Motion: made by Director Breuer to approve the meeting minutes, second by Chairperson Baker.
Unanimous Approval
7. Discussion and possible action regarding the election status.
No discussion, no action

Public Comment Period: The public will be given the opportunity to comment to the Board of Directors on non-agenda item issues pertaining to the District. This is the time for the public to comment. Members of the Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Two minutes will be allowed for each speaker.