

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
March 25, 2015 - 9:00 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., 1965 Commerce Center Circle, Suite A, Prescott, AZ 86301.

Call to Order – Bill Yates, Monte Anderson, Larry Schroer, and Bill Greenwald present.
Jason Gisi absent.

Also present and participating in the meeting: Jennifer Bartos, District Clerk/Administrator, Improvement District Services, Inc.; Bob Hanus, District Operator, Western Technologies; Bill Weber, Weber's Insurance.

Motion: made by Director Greenwald to move to item #2, second by Director Yates.
Unanimous Approval

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:

Bob said the first set of testing the backflow valves is complete.

a) Flood Mitigation

Bob told the Board that he is obtaining a lay flat hose that will allow him to pull the well pump without needing a drill rig.

Motion: made by Director Yates to purchase the discharge hose, second by Director Anderson.

Unanimous Approval

Bob said the current alarm system is outdated and is not being monitored. He suggested a new system that will notify him on his phone and will provide real time data to him.

Motion: made by Director Anderson to approve the new monitoring system, second by Director Greenwald.

Unanimous Approval

Bob will investigate the cost to increase the flow system.

Motion: made by Director Yates to approve the expenditure for the redundant control panel, second by Director Greenwald.

Unanimous Approval

Bob said the well head is 4" above the floodplain. He felt it would be necessary to raise the casing, add an asphalt pad and a wall or berm.

Motion: made by Director Anderson to approve the expenditure of \$27,000 for flood mitigation, second by Director Greenwald.

Unanimous Approval

2. Discussion with Bill Weber of Weber's Insurance regarding the District's policies. Chairman Schroer told the Board that Mr. Weber is here to review the District's policies. Mr. Weber reviewed the limits of liability and a summary of what the premiums cover. Mr. Weber recommended that the Board consider a higher limit on the umbrella policy. He said to increase the umbrella to \$10 million dollars it would cost an additional \$2,500 annually. Motion: Director Greenwald to increase the umbrella policy to \$10 million, second by Director Yates.
Unanimous Approval

3. Discussion and possible action regarding a private well use on Lot 2.
The unmetered use of water from this private well was discussed. Motion: made by Director Anderson to delete the private well fine from the fees
Motion died for lack of a second.
Mr. Galliano is requested to attend the next meeting.
4. Discussion and possible action to approve the annexation of parcel #100-20-009 and 100-20-019.
Motion: made by Director Anderson to annex parcel #100-20-009 and 100-20-019, second by Director Greenwald.
Unanimous Approval
5. Discussion and possible action regarding a report by Monte Anderson on water data.
No discussion
6. Discussion and possible action regarding administrative issues to include:
 - a) Review the FY 15/16 Tentative Budget;
Residential water increase 10% to 27.50, quit billing the fourth commercial sewer account, don't bill the HOA for the \$42,000, increase commercial flat water rate 10% to \$206, commercial sewer \$3422. (3,375)
 - b) Approve meeting minutes of February 4, 2015;
Motion: made by Director Yates to approve the meeting minutes of February 4, 2015, second by Director Greenwald
Unanimous Approval
 - c) Approve warrants written in February 2015.
Motion: made by Director Yates to approve the warrants written in February, second by Director Greenwald
Unanimous Approval

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.