

Special Meeting Minutes
Board of Directors of The American Ranch Domestic Water Improvement District
June 6, 2017, 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, Jason Gisi and Cynthia Baker present. Brent Mathews present telephonically.

Also present and participating in the meeting: Jennifer Bartos, District Clerk/Administrator, Improvement District Services, Inc.; Tiffany Taylor, American Ranch Homeowners Association; Brad Baker and Mark Kaplan, property owners.

1. Discussion and possible action to adopt the FY 2017/2018 rates and fees, and if appropriate set the hearing date and time as June 15, 2017 at 5:30 p.m.

Chairman Yates summarized the discussions that have taken place over the last several months. He said the Board considered several budget options that have been discussed since the joint HOA/DWID meeting on January 19th, including legal action, ad valorem tax, fines, non-compliant well fees, flat rates and a combination of flat and variable rates. A flat and variable rate combination was considered in an attempt to end all consideration of non-compliant well fees and ad valorem taxes for the upcoming budget year. The Board agreed that they have no desire to monitor private wells and wish to place the responsibility for well monitoring solely on the HOA. The Board agrees that a flat and variable rate combination allows for a more equitable billing model for all homes in the American Ranch.

Tiffany Taylor said the Homeowners Association is preparing a Memorandum of Understanding (MOU) with the District regarding the water well policy. She said the MOU should be ready for review by June 13th.

Motion: made by Vice-Chairperson Baker to adopt a \$55.00 per month flat rate, begin charges for usage after the first 15,000 gallons: 15,001 to 20,000 gallons at \$2.90 per 1,000 gallons, 20,001 to 25,000 gallons at \$3.00 per 1,000 gallons, over 25,000 gallons at \$3.20 per 1,000 gallons, and set the hearing date and time as June 15, 2017, at 5:30 p.m., second by Director Gisi.

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.

Tiffany Taylor asked if the commercial rates will change. Jennifer Bartos responded that the commercial rates will stay the same.