

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
August 12, 2015 - 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., 1965 Commerce Center Circle, Suite A, Prescott, AZ 86301.

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

Also present and participating in the meeting: Jennifer Bartos, District Clerk/Administrator and Diana King, Administrator, Improvement District Services, Inc.; Bob Hanus, Western Environmental Technologies; Tiffany Taylor, American Ranch Homeowner's Association.

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.
Bob said the redundant control panel has been installed and programmed but it isn't as redundant as needed and he is modifying it. He said the discharge hose is installed and running fine. Bob said the well pump pumped sand at 380 feet. He raised the pump to 300 feet which should take care of the problem. Bob said his gate code didn't work. Tiffany said the codes were audited and the operator's code was accidentally deleted and new codes have been issued.
2. Discussion and possible action regarding the Flood Mitigation Project.
Bob said the project should start very soon and should be finished within the next month.
3. Executive Session: The Board may vote to convene into an executive session pursuant to A.R.S. 38-431.03.3 Discussion or consultation for legal advice with the attorney or attorneys of the public body. Executive Sessions are not open to the public, during this discussion all public will be asked to step out of the room.
4. Discussion and possible action regarding the private well policy.
Jennifer and Chairman Schroer will contact Robert Lynch for some answers to the Board's questions.
No action taken.
5. Discussion and possible action regarding a policy for sewer charges to a vacant lot with only a water meter.
The Board confirmed that a lot with only a water meter will be charged the \$20.00 unconnected sewer fee.
6. Discussion and possible action regarding administrative issues to include:
 - a) Lot Annexations;
Jennifer explained that Yavapai County is waiting to have the American Ranch Sanitary District dissolved.
 - b) District Financials;
Diana reviewed the financials with the Board.
 - c) Delinquent Accounts;
 - d) Approve meeting minutes of June 10, 2015;
Motion: made by Director Anderson to approve the minutes, second by Director Greenwald.
Unanimous Approval
 - e) Approve warrants written in June and July, 2015.
Motion: made by Director Greenwald to approve the warrants, second by Director Yates.
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.