

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
August 14, 2013 - 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., 117 E. Gurley Street, Suite 206, Prescott, AZ 86301.

Call to Order – Jeff Hamilton, Bill Yates, Larry Schroer and Bill Greenwald present.
Jim Lucia absent.

Also present and participating in the meeting were: Jennifer Bartos, District Clerk/Administrator and Karen Davis, Administrator, Improvement District Services, Inc.; Bob Hanus, Western Environmental Technologies; Rich Hilman, American Ranch property owner.

Hearings:

Open Public Hearing on the Fiscal Year 2013/2014 Budget

Chairman Hamilton opened the hearing

Jennifer Bartos clarified why these hearings were being held in mid-August. She explained that the original hearing was scheduled for June 19, 2013, but on that day the American Ranch was evacuated due to the Doce Fire on Granite Mountain and the hearing had to be rescheduled.

Close Public Hearing on the Fiscal Year 2013/2014 Budget

Hearing on public comment Chairman Hamilton closed the hearing

Open Public Hearing on District Fees and Rates

Chairman Hamilton opened the hearing

Close Public Hearing on District Fees and Rates

Hearing on public comment Chairman Hamilton closed the hearing

Convene into Special Meeting:

1. Action on the Fiscal Year 2013/2014 Final Budget and possible adoption of Resolution No. 2013-1.

Motion: made by Director Schroer to adopt the budget as presented, second by Director Yates.
Unanimous Approval

2. Action on Fiscal Year 2013/2014 District Fees & Rates and possible adoption of Resolution No. 2013-2.

Motion: made by Director Schroer to adopt the fees and rates, second by Director Yates.
Unanimous Approval

Convene into Regular Meeting:

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:
 - a. Sewer line blockage at 4550 Covered Bridge (Cahill);
Bob said the repair is completed and he sent a letter to Mr. Cahill

- b. Isolation valves on equestrian lots covered with landscaping materials;
No discussion occurred
 - c. Potential for wildfire ash to impact the water supply;
Chairman Hamilton said he heard that there could be a potential for issues with water quality due to the ash from the Doce Fire. Bob suggested testing more frequently. Bob will do research on this and will report back to the Board.
 - d. Loss of pressure at fire hydrants during the Doce Fire;
Bob said they lost pressure in the fire hydrants during the Doce Fire. They have since checked the hydrants and they are working fine. Chairman Hamilton suggested looking into a dedicated fire pump.
 - e. Redundancy of water supply;
Bob said the water tank is 144,000 gallons with 16 feet of water. He said the pump turns on when the level drops to 13 feet. Bob will get some prices on putting in a second well.
 - f. Pressure of the drinking water system.
Bob said he put the data logger on lot 34 and logged pressure of 55 (50 is the District goal). Bob completed the paperwork for the reuse permit for the HOA. He will send them a bill for his time. Jennifer was asked to contact HOAMCO and request that they send us all documents signed by the property owner regarding wells
2. Discussion and possible action to renew the operations contract with Western Environmental Technologies.
Motion: made by Director Schroer to approve the contract amendment, second by Director Greenwald
Unanimous Approval
 3. Discussion and possible action to obtain flood insurance and flood elevation certification by Granite Basin Engineering for \$1,000.
Motion: made by Director Schroer to obtain the services of Granite Basin, second by Director Yates.
Unanimous Approval
 4. Discussion and possible action regarding administrative issues to include:
 - a) Status of new legislation;
Karen told the Board that the legislation that failed last year is being resubmitted.
 - b) Review delinquent accounts;
The delinquent accounts were reviewed.
 - c) Approve meeting minutes of May 22, 1013;
Motion: made by Director Schroer to approve the meeting minutes, second by Director Greenwald
Unanimous Approval
 - d) Approve warrants written since May, 2013.
Motion: made by Director Yates to approve the warrants, second by Director Schroer
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.