

Draft
Meeting Minutes

Finance Committee of the Big Park Domestic Wastewater Improvement District
August 2, 2017 - 9:00 a.m.
Ranger Station Admin Office, 8375 AZ-179, Sedona, AZ 86351

Finance Committee 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 Committee Chairperson, and shall begin with stating and spelling of the speaker's name and address. All comments and questions shall be directed to the Committee Chairperson. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Jennifer Bartos, Clerk of the Board of Directors, for the Big Park Domestic Wastewater Improvement District, 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 Committee 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. Pursuant to A.R.S. §38-431.03, the Finance Committee may vote to recess the meeting and move into Executive Session on any item, which will be held immediately after the vote and will not be open to the public. Upon completion of Executive Session, the Finance Committee may resume the meeting, open to the public, to address the remaining items on the agenda.

Call to Order – David LaFrance, David Sheets and Gary Livermont present.

Also present at 9:00 and participating in the meeting: Ruth Kane (board member); Dakota King, Diana King and Jennifer Bartos (all with Improvement District Services); Brad Bowers (Environmental Biomass Services).

Open discussion was held regarding possible specifics for meeting scheduled later with Sundance Townhomes, i.e. why they are interested in connecting to the sewer system and how the project might be financed.

Discussion was held regarding the timeframe of the WIFA Loan repayment and its impact on operating finances. Initial inquiry by Jennifer to WIFA indicates WIFA would not consider early repayment prior to December 2026 (ten years after 'last draw' in December 2016). Jennifer will put together some numbers for discussion at next finance committee meeting regarding options for raising the \$370,000 annual WIFA payments, plus possible lump-sum payoff of remaining WIFA Loan in December 2026.

At 10:00, the following joined the meeting: Dave Dirren (Sunrise Engineering); Lee Meiner (board member); Bill Czekai (Oak Creek Country Club general manager); Earl Sveningson (VOCA board president); Jim Kautz (VOCA board member). Ruth Kane left the meeting.

General discussion was held regarding the Reuse Water Agreement, which is scheduled to renew in 2020. OCCC and VOCA prefer to continue to take the reuse water, depending on what might happen with rates. Presently about 400,000 gallons per day of reuse water is provided, which is half or less of what OCCC needs. There was discussion on OCCC dredging existing pond(s) for more storage capacity. Discussion on creating new storage pond at treatment plant site, but would then have to replace 4" line so could pump more when needed, plus replace pump, plus lift station (later 3 items about \$400,000). The present rate is about break-even for the electricity to pump the reuse water. Jennifer will coordinate putting together some future possible costs and how they would affect rates.

At 11:00, those joining at 10:00 left, except for Dave Dirran, and the following joined the meeting: Greg Coxey (Sundance Townhomes board member); Paul Frieder (HOAMCO, on behalf of Sundance Townhomes); un-named lady, not seated at meeting table.

Greg Coxey went through a printed PowerPoint presentation giving background on Sundance Townhomes and their present situation regarding septic system concerns. There was discussion on financing possibilities for connecting to BPDWWID sewer system and retiring existing septic systems. Jennifer will find out WIFA's current interest rate and put together some numbers for accomplishing this project, and what its effect could be on the Sundance Townhomes owners. IDS could present the financing option to the Sundance owners if requested by the Sundance board.

The meeting was adjourned at 12:00.