

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
August 1, 2023

Hearing begins at 10:00 a.m. / Special and Regular Meetings to follow
The American Ranch – Billiard Room
9500 American Ranch Road, Prescott, AZ

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., 3603 Crossings Drive Prescott AZ 86305.

Call to Order – Mark Kaplan, Gerry Breuer, Liz Mahon, David Puglia present. Cynthia Baker present via telephone.

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

Hearings:

Open Public Hearing on the Fiscal Year 2023/2024 Hookup Rates & Fees
Chairman Kaplan opened the hearing. Hearing no public comment, Chairman Kaplan closed the hearing.
Close Public Hearing on the Fiscal Year 2023/2024 Hookup Rates & Fees

Convene into Special Meeting:

1. Action on the Fiscal Year 2023/2024 Hookup Rates and Fees and possible adoption of Resolution No. 2023-3.
Motion: made by Director Mahon to adopt the fees and Resolution 2023-3, second by Chairman Kaplan.
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:
Bob told the Board that the annual Consumer Confidence Report was sent. He said the blower for the wastewater treatment plant stopped working.
Motion: made by Director Breuer to approve a not to exceed amount of \$4,500 for the blower replacement, second by Director Mahon.
Unanimous Approval
Bob said he will remove the extra meter box that was set on Lot 65 and fill it with concrete so it can never be used.
 - a. The status of the remote metering system,
Bob showed the Board a long list of alarms received at all hours of the day and night. He said some of these alarms indicated only a small amount of water usage, or normal water usage. Bob said he will see if the alarm system can be adjusted.
Motion: made by Director Breuer to contact the alarm system monitoring to review the sensitivity and report times without losing the reporting of catastrophic events, unless high flows are reported for 72 hour continuous flow, second by Chairman Kaplan.
Unanimous Approval
 - b. Murphy's Station road repair and additional connection added,
Bob is working with the HOA contractor to complete this repair and WET will pay the contractor directly. The additional meter will be removed.
 - c. The status of the redundancy project,

Bob said they are working on the electrical now. He said he hopes this project will be finished by December.

- d. The wastewater treatment plant effluent discharge permit.

Bob said he will work on the design for the spillway and meter. Director Mahon questioned who will own, maintain and pay for the spillway. Jennifer questioned any landscaping practices that may be of a concern. A meeting between the HOA staff and DWID staff should take place.

2. Discussion and possible action regarding the ACH issues.
No remaining issues, no discussion and no action taken.
3. Discussion and possible action to approve meeting minutes of June 28, 2023.
Motion: made by Chairman Kaplan to approve the meeting minutes, second by Director Puglia.
Unanimous Approval
4. Discussion and possible action to approve checks written in May and June 2023.
Motion: made by Director Puglia to approve the checks, second by Director Mahon.
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.