

## Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District  
June 10, 2015, 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 – Larry Schroer, Bill Yates, Bill Greenwald and Monte Anderson present. Jason Gisi absent.

Also present and participating in the meeting: Jennifer Bartos and Diana King of Improvement District Services, Inc.; Bob Hanus, Western Environmental Technologies, Inc.; Davin Brenner, Granite Basin Engineering; Chuck Dickson and Brent Mathews, property owners in American Ranch.

### Hearings:

Open Public Hearing on the Fiscal Year 2015/2016 Budget

Chairman Schroer opened the hearings

Brent Mathews said he has lived in the country and a city and he likes living in a community with its own water system. He appreciates the Board's good works.

Close Public Hearing on the Fiscal Year 2015/2016 Budget

Open Public Hearing on District Fees and Rates

Chuck Dickson questioned the rate of \$4.80 per thousand above 20,000 gallons and feels he is being singled out. Director Anderson said this progressive scale is standard throughout the industry. Chairman Schroer said the rate was not directed at any specific customers. Director Yates said he has had usage over 20,000 gallons in some months. Brent Mathews asked about operating expenses in the budget and wanted to confirm that all the necessary maintenance is being done. Bob Hanus confirmed that it is.

Close Public Hearing on District Fees and Rates

### Convene into Special Meeting:

1. Action on the Fiscal Year 2015/2016 Final Budget and possible adoption of Resolution No. 2015-1.

Motion: made by Director Greenwald to adopt the final budget and adopt Resolution No. 2015-1, second by Director Yates.

Unanimous Approval

2. Action on Fiscal Year 2015/2016 District Fees & Rates and possible adoption of Resolution No. 2015-2.

Motion: made by Director Anderson to adopt the rates and fees and adopt Resolution No. 2015-2, second by Director Greenwald.

Unanimous Approval

### Convene into Regular Meeting:

3. 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 the Flood Mitigation Project.

Davin Benner from Granite Basin Engineering reviewed the flood mitigation plans with the Board. He said the flood elevations have been increased due to the ash from the fire on Granite Mountain. He did not feel it was necessary to place a footing on the slab around the raised well head as it is not located within the flow path of the flood waters. He suggested hydro-seed for stabilization of the berm. Jennifer suggested a proposal for construction administration. Davin said it wouldn't be necessary, that he would just come by as he lives in Williamson Valley.

Bob said he ordered the discharge hose. He will check on the price difference for an automated reporting meter.

No action taken.

4. Discussion and possible action regarding the private well policy.  
Bill Yates and Monte Anderson will work on together, contacting two water attorneys giving them a statement of work for providing an opinion to the Board.  
Motion: made by Director Greenwald to assign Director Anderson and Yates to layout the instructions to and hire a water attorney for an amount not to exceed \$10,000, second by Chairman Schroer.  
Unanimous Approval
5. Discussion and possible action regarding possible Ordinance amendments and policies.  
No discussion and no action.
6. Discussion and possible action regarding administrative issues to include:
  - a) Delinquent Accounts;
  - b) Approve meeting minutes of May 13, 2015;  
Motion: made by Director Anderson to approve the meeting minutes of May 13, 2015, second by Director Yates.  
Unanimous Approval
  - c) Approve warrants written in May, 2015.  
Motion: made by Director Yates to approve the warrants written in May 2015, second by Director Greenwald.  
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.

Chuck Dickson said he irrigated and placed hydro-seed on the lot next to him and he wants the Board to know that he made arrangements with the HOA for the use of the water.