

NOTICE AND AGENDA OF PUBLIC MEETING OF THE OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT

NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **July 16, 2024** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

AGENDA

1. **Call to order and roll call.**
2. **Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
3. **Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
4. **Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
 - A. Approval of June's Board meeting minutes.
 - B. Approval of June's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
 - A. Next Board Meeting August 20, 2024 at 4:30 p.m.
 - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District


Board Member

Dated: 7/12/24

Posted at: (time) 2:15 pm

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.

NOTICE AND AGENDA OF PUBLIC MEETING OF THE OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT

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 - A. Approval of July's Board meeting minutes.
 - B. Approval of July's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
 - A. Next Board Meeting September 17, 2024 at 4:30 p.m.
 - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated:

8/16/24

Posted at: (time)

1:45 PM

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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

NOTICE

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 - A. Approval of August's Board meeting minutes.
 - B. Approval of August's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
 - A. Next Board Meeting October 15, 2024 at 4:30 p.m.
 - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated: 9/14/24

Posted at: (time) 3:15 pm

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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **October 15, 2024** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

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 - B. Approval of September's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
 - A. Next Board Meeting November 19, 2024 at 4:30 p.m.
 - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated: 10/11/24 Posted at: (time) 12:00 PM

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 - A. Approval of October’s Board meeting minutes.
 - B. Approval of October’s financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
 - B. Status Update and Discussion about Lead and Copper Rule Revision of January 15, 2021.**
 - C. Presentation on “Eyes on Water” and ability to review your own water usage hourly.**
 - D. Presentation on “Xpress Bill Pay” and ability to review your current and past bills.**
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
 - A. Next Board Meeting December 17, 2024 at 4:30 p.m.
 - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated: 11/15/24 Posted at: (time) 11:15 AM

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LEARN HOW TO MONITOR YOUR OWN WATER USAGE!!!

When: Tuesday, November 19, 2024 at 5pm. (right after 4:30 board meeting)

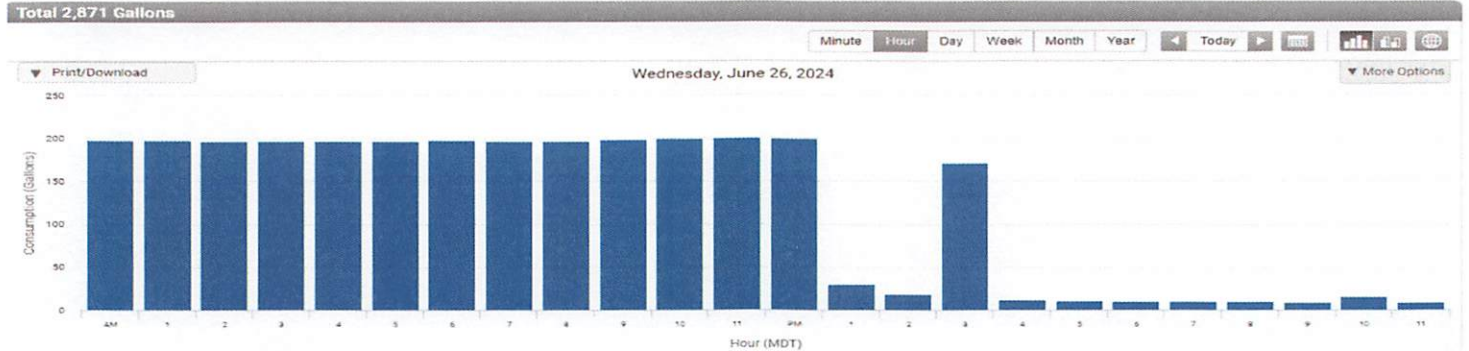
Where: Oak Creek Water Office, 90 Oak Creek Blvd

What: See below. An actual water leak in our neighborhood.

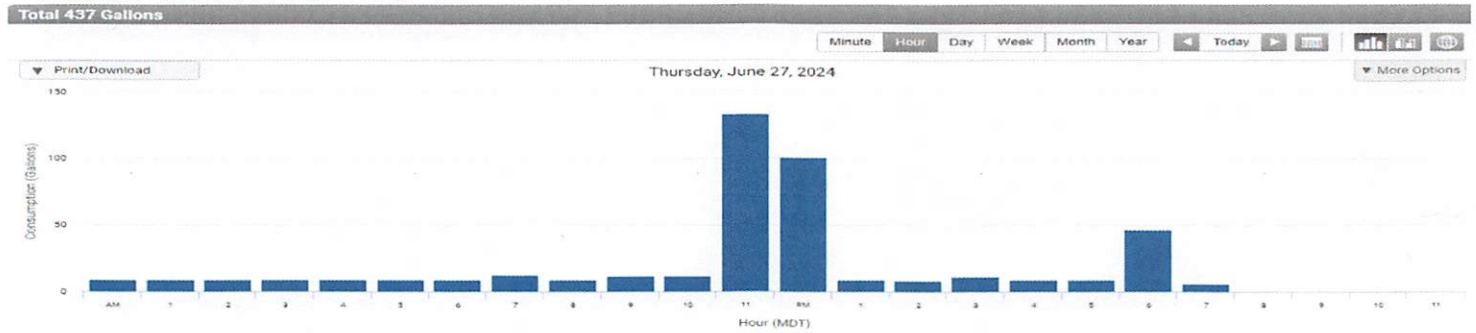
4,800 gallon/day leak. (\$250 bill) Normal usage: 200 gallons/day. (\$25 bill)

Major leak detected. Graph shows 200 gal/hr hourly. At 1:00pm it was fixed. A minor leak still present. Graph shows 5 gal/hr from 1pm onward. Graph shows actual usage at the 2:00pm hour (irrigation, laundry, or shower).

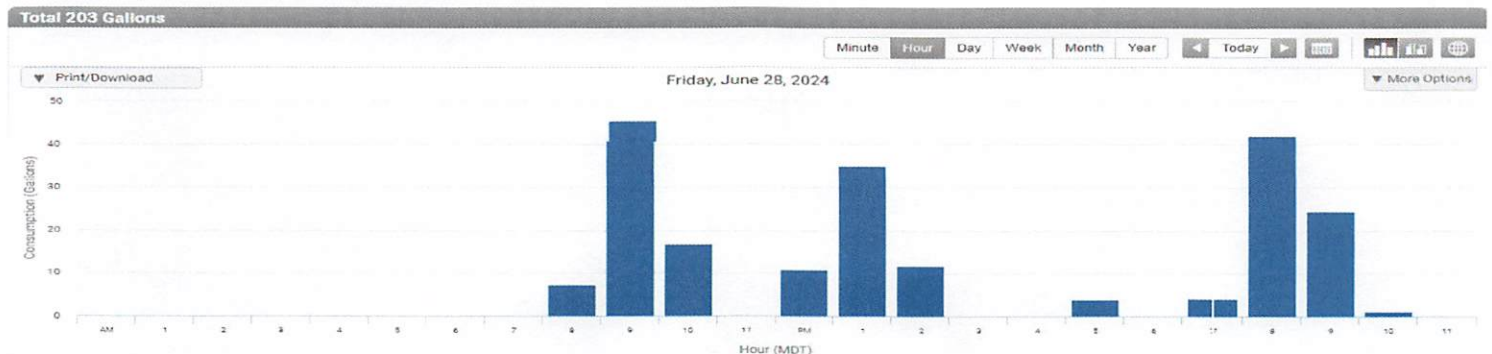
Note: The graphs can be deceiving when comparing days, the gallon usage scale range (left side of the graph) is based on the highest usage that day.



Shows the 5 gallon/hour leak continuing the next day. Graph shows normal water usage at 11am, noon and 6pm. Small leak fixed at 7pm (toilet running, leaky faucet, etc...).



Normal water usage after all leaks fixed. Graph shows hourly flows ranging from 2 gal/hr to 45 gal/hr. Graph shows 50% of the day there was zero usage. No presence of a leak.



Oak Creek Water District

Serving West Sedona Quality Water Since 1953

November 2024 www.oakcreekwater.org

***** **LEARN HOW TO MONITOR YOUR OWN WATER USAGE HOURLY & DAILY** *****

There will be a short educational seminar about utilizing “eyes on water” software on November 19th at 5pm after the 4:30 monthly board meeting. Besides monitoring your water hourly you will be able to have an alert sent to you if the meter detects a leak. See Page 2 of this newsletter.

***** **LEARN HOW REVIEW THE HISTORY OF YOUR WATER BILLS** *****

There will be a short educational seminar about utilizing xpressbill.com to see your current bill and past two year history. This includes the monthly gallons used. This presentation will follow the “Eyes on Water” discussion on November 19th at 5pm after the 4:30pm monthly board meeting.

***** **CONSTRUCTION UPDATE** *****

Water Main Replacement: Construction is wrapping up on View Drive. The next streets will be portions of Saddlerock Circle / Rockridge Drive. This includes laying temporary above ground water lines (with speed bumps) and pipe bursting the existing lines with new lines, avoiding as much excavation and disturbance as possible. After any outage its recommended to flush all lines in your system for a couple minutes.

Keep Up to Date: Check the website. Sign up for alerts on our website or call the office. Come to monthly meetings. Summit Construction will contact individual streets as they come up in the lineup.

Be Prepared: When the contractor is working on your street, have a couple of gallons of water in your refrigerator. Have a couple of five gallon buckets of water in your garage to flush your toilet.

***** **LEAD SERVICE LINE INVENTORY PUBLIC NOTICE ENCLOSED** *****

All water systems throughout the United States were required to complete an inventory of their water system by October 16, 2024 and to identify any known public or private water lines that contained lead. Our excel spreadsheet is 800 rows by 35 columns, to large to print readable, has identified all OCWD water lines and all customer service lines. ADEQ’s position on this is that any water lines or connections installed after June 19, 1988 will be designated as non-lead. The end result is 594 of the 789 service lines (from the meter to dwelling) have been identified as unknown. This inventory is posted on the website and at the office.

Over the next 10 years it is required to identify all unknown service lines and any with lead must be replaced within 13 years. At this time ADEQ and therefore OCWD does not know the process moving forward. If any homeowner wants to be proactive, we received a quote of \$320 from Summit Construction to dig the two test holes currently required by ADEQ. Our operator would then do the required material test and take the required photos. This price from Summit Construction has been offered while they are here installing our water mains over the next couple of years. ADEQ has stated customer verification is not acceptable. Initial questions and concerns will be addressed at the November 19th meeting.

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 - A. Approval of November's Board meeting minutes.
 - B. Approval of November's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
 - B. Status Update and Discussion on proposed budget. To be advertised in January.
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
 - A. Next Board Meeting January 21, 2025 at 4:30 p.m.
 - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District


Board Member

Dated:

12/13/24

Posted at: (time)

3:15 pm

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 - A. Approval of December's Board meeting minutes.
 - B. Approval of December's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
 - B. Propose a 2025-2026 Budget and Revised 5-Year Rate Study
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
 - A. Next Board Meeting February 18, 2025 at 4:30 p.m.
 - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District


Board Member

Dated: 1/17/24 Posted at: (time) 10:00 AM

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NEWSLETTER ATTACHED FOR THOSE
THAT HAVE NOT RECEIVED IT YET,

Oak Creek Water District

Serving West Sedona Quality Water Since 1953

January 2025 www.oakcreekwater.org

***** CONSTRUCTION UPDATE *****

Water Main Replacement: The project continues in a portion of Saddlerock Subdivision for the trunk main from SR 89A to the storage tanks. Then the contractor will proceed to Panorama Blvd. and into Northview Subdivision. **Keep Up to Date:** Check the website. Sign up for alerts. Come to monthly meetings. Summit Construction will contact individual streets as they come up in the lineup.



***** PUBLIC MEETING ON THE ANNUAL BUDGET & RATES*****

The District is required to submit a budget to Yavapai County annually. The Board of Directors will be voting on this budget at the February 18, 2025 meeting. See attached. Public comments are accepted in writing or in person prior to the discussion and vote. The budget includes a rate increase following the approval of a revised 5-year plan completed in 2021. See attached details.



****PAPERLESS BILLS & XPRESS BILL PAY****

50% OF OUR CUSTOMERS GO PAPERLESS

40% OF OUR CUSTOMERS ARE ON AUTOPAY

SIGN UP AT www.xpressbillpay.com

OR CALL 800-720-6847.



CLICK HERE for Eye on Water Information

Monitor your own water usage.

Receive alerts of potential leaks.

Look for this icon on our website!

4 out of the 16 that have signed up have detected leaks they didn't know they had. Lets conserve.

2025 PROPOSED RATE INCREASE

Summary:

The proposed rate increase for 2025 follows the proposed 5-year Rate Study completed in December 2024. The District's median ¾-inch Residential customer (50% of the users above, 50% of the users below) uses 3,500 gallons a month. The proposed rate increase will increase their average water bill from \$27.41 to \$ 30.55 a month. An average of \$3.14 increase per month. The District's average ¾-inch Residential customer uses 5,925 gallons a month. The proposed rate increase will increase their water bill from \$36.17 to \$40.06 a month. An average of \$3.89 increase per month. The proposed 5-Year Rate Study determining this rate increase is available for viewing on the District's website. It can also be viewed at our office. This includes a breakdown of the rate increase by base rate and by the three water usage tiers for all residential and commercial user classifications. It should be noted that the above ¾-inch residential customer example above was used since 65% of our customers fall under that category.

Board Action/Dates to Remember:

January 21, 2025, Board Meeting

Discussion on the proposed 2025 Rate Increase, the 5-year plan and the proposed budget.

Written comments can be submitted by mail to the Office or by email through the District website.

February 18, 2025, Board Meeting

After discussing all the comments received by February 17th, the Board will propose and approve:

A 5-Year Rate Plan, a 2025 Rate Increase and a District's 2025-2026 Budget for submittal to Yavapai County

Background:

The District is currently undergoing rehabilitation utilizing \$16.1 million in funds from USDA. This is comprised of \$11.2 Million in grant funds and \$4.9 Million in loan funds. The loans are for 40 years with a 1.325% and 2.250% interest rate. The District was required to utilize all loan funds first and now we are into the grant funds. To date the 5 storage tanks have been inspected and painted, two new arsenic removal systems have been installed and about 25% of the project's 8 miles of water main have been replaced.

The District approved a 5-year rate study in 2021. The rate study was completed by an accountant that has had over 30 years of A.C.C. rate increase studies and has been consulting Oak Creek Water for over 15 years. This study was prior to obtaining the water main bids and the need for additional grant and loan funds to complete the construction. Now with both loans starting to be paid off, a revisit to the 5-year plan was made. The purpose of the 5-year rate study was to determine if rates need to be adjusted to meet the second loan, for building reserves for emergencies along with continuing to build a reserve fund for replacing facilities as they depreciate.

<u>Meter Size</u>	<u>Current Base Rate</u>	<u>Proposed Base Rate</u>	<u>% of System Users</u>
¾-inch	\$19.43	\$21.49	92.5%
1-inch	\$32.39	\$35.82	5.0%
1 ½ -inch	\$64.61	\$71.45	1.5%
2-inch	\$103.43	\$114.38	0.7%
4-inch	\$323.47	\$357.72	0.3%

<u>Meter Size</u>	<u>Usage Tier</u>	<u>Current/1,000 gal</u>	<u>Proposed/1000 gal</u>
¾-inch & 1-inch Res	0-4,000 gallons	\$2.28	\$2.59
¾-inch & 1-inch Res	4,000-10,000 gallons	\$3.96	\$4.27
¾-inch & 1-inch Comm	0-12,000 gallons	\$3.96	\$4.27
¾-inch & 1-inch Comm	Over 12,000 gallons	\$5.05	\$5.36

5-YEAR RATE STUDY

Summary:

The 5-year rate study used FY 2024 revenue and expenses as the test year. It also included analyzing the history over the past 5 years along with the Capital Improvement Plan projections over the next 10 years. The current Operating Margin, Cash Flow and debt service ratio have looked good over the past couple of years and implementing this 5-year plan will continue to keep our District healthy.

Comparing FY 2021 Test Year to current FY 2024 Test Year

In FY 2024 there was 13 million gallons less water sold compared to FY 2021. This reduction in an annual reduction of revenue of about \$50,000. This was due to conservation, weather conditions and revenge tourism (the after effect of Covid). The \$50,000 in revenue loss needs to be made up with the next planned 5-year rates. In other words, we are starting at a point where it is \$50k less than expected. 65% of our customers, ¾-inch residential, average usage dropped from about 7,200 to 5,900 gallons per month. Similar reductions occurred down the line.

Customer growth expectations is another factor that changed between the two test years. The District's two remaining large undeveloped lots were planned for development between 2023 and 2025: Sedona Lofts (behind Walgreens) and the Saddlerock Crossings Hotel (former Biddles property). Both had either legal or community concern delays. Both projects are in motion again but with construction completion delayed by a couple of years. This \$40k delayed proposed revenue had to be accounted for in the revised 5-year study.

Depreciation is one of the bigger issues with the new rate study. Depreciation is a cash flow item. The USDA funded improvement projects increases the annual depreciation expense from the current \$114K to \$400k in two years. Reserves for this need to be built up depending on their life expectancy. The biggest are the arsenic treatment systems at 40 years and water mains at 50 years.

5-Year Rates

Based on our situation and receiving grant funds, a targeted 10% operating margin was used. This is lower than the 20% operating margin used in the 2021 study. The lowering of the operating margin is justified because the current study capture depreciation on grant funded plant. The median ¾-inch bill would increase \$10.50 over the next 5 years. The average ¾-inch bill would increase \$13.00 over the next 5 years. Revenue is predicted to increase from the projected FY2025 revenue of \$620,000 to a projected FY2026 revenue of \$670,000. Collecting on depreciation is estimated at \$1.2 Million over the 5 years, hence 1/10th of the depreciation value in 5 years. As mentioned previously , residents that xeriscape experience bills below \$30. Conservation of water benefits all.

FYI: As stated, in the Red Rock News on December 13 2024, Arizona Water Company is asking for a residential rate increase of 48.73% and commercial rate increase of 47.22%. Their current ¾-inch base rate would increase from \$32.70 to \$49.20. OCWD current base rate is currently at \$19.43. The 5-year rate study would increase the ¾-inch residential base rate to \$21.49 in 2025 and to \$26.30 by the FY2030.

Changes in the Median Average Bill over the 5-Year Plan

	<u>Median Usage</u>	<u>Current</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
¾-inch Res	3,500 gallons	\$27.41	\$30.55	\$33.17	\$34.74	\$36.31	\$37.88
1-inch Res	4,500 gallons	\$43.49	\$48.31	\$52.33	\$54.74	\$57.15	\$59.56
¾-inch Comm	3,500 gallons	\$33.29	\$36.43	\$39.05	\$40.62	\$42.19	\$43.76
1-inch Comm	22,500 gallons	\$129.67	\$140.05	\$148.70	\$153.89	\$159.08	\$164.27

The full proposed 5-year plan is on the website, and we hope every customer spends some time reviewing it. Over the years it has been stated in previous newsletter: "an education user is the best user". Hopefully more users will start coming to meeting and get involved. Questions? Contact the office. We will be glad to discuss this will you.

**OAK CREEK WATER DISTRICT
PROPOSED 2025-2026 BUDGET**

Operations		\$ 133,300.00
Repairs to Plant - Contractor - Mains	\$ 15,000.00	
Repairs to Plant - Contractor - Electrical/Pumps	\$ 12,500.00	
Repairs to Plant - Contractor - Wells	\$ 10,000.00	
Operations: Materials and Supplies	\$ 19,950.00	
Operations: Tools and Shop	\$ 2,000.00	
Power Purchased	\$ 55,000.00	
Aid to Construction	\$ 250.00	
Insurance - Property and Liability	\$ 10,000.00	
Transportation Expenses	\$ 8,600.00	
Office		\$ 111,400.00
Az Sales and City Taxes	\$ 65,000.00	
Advertising - Mailings, Website	\$ 2,750.00	
Billing Expenses	\$ 23,000.00	
Telecommunications	\$ 13,000.00	
Office Utilities	\$ 3,800.00	
Office Supplies/Equipment	\$ 1,450.00	
Officers Insurance	\$ 2,400.00	
Contractual Services		\$ 29,900.00
Contractual Accounting/Auditing	\$ 10,000.00	
Contractual Legal	\$ 10,000.00	
Contractual Lab Testing	\$ 3,700.00	
Contractual Monitoring & Security	\$ 4,200.00	
Contractual Management	\$ 2,000.00	
Personnel		\$ 194,500.00
Salaries and Wages	\$ 166,500.00	
Employer Taxes 8.35% & Unemployment	\$ 15,000.00	
Benefits and IRA	\$ 10,000.00	
Insurance Works Comp	\$ 3,000.00	
Reserves & Debt		\$ 245,900.00
Short/Long Term Reserves USDA Requirement	\$ 71,456.00	
USDA Loans (40 years at 1.325%/2.250% Interest)	\$ 174,444.00	
Total Expenses		\$ 715,000.00
Operations Revenue		\$ 715,000.00

<p>Public Hearing at 4:30pm on February 18, 2025: Proposed Budget Public Comments Prior to Board Voting Comments can be sent prior to the meeting at info@oakcreekwater.com</p>
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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District (“District”) will hold a public meeting on **February 18, 2025** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District’s attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

AGENDA

- 1. Call to order and roll call.**
- 2. Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
- 3. Manager’s Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
 - A. Approval of January’s Board meeting minutes.
 - B. Approval of January’s financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
 - B. Approve the 2025-2026 Budget and 5-year plan rate increase.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
 - A. Next Board Meeting March 18, 2025 at 4:30 p.m.
 - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated: 2/14/25 Posted at: (time) 10:00 AM

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.

Oak Creek Water District

As of March 2025 Billing

Oak Creek Water District held Board Meetings on January 21, 2025 and February 18, 2025 for public comments on adopting a preliminary Budget & Rate Increase. Notification of a Public Hearing was published in two editions of the Red Rock News and posted on both the Yavapai County and Oak Creek Water websites. The Budget & Rates were adopted on February 18, 2025 and effective March 2025 billing. This rate increase follows the 5-year Rate Study completed in December 2024.

MONTHLY USAGE CHARGE*

Meter Size	Base Rate	Irrigation	Base Rate
3/4"	\$21.49	3/4"	\$21.49
1"	\$35.82	1"	\$35.82
1 1/2"	\$71.45	1 1/2"	\$71.45
2"	\$114.38	2"	\$114.38
3"	\$214.60	3"	\$214.60
4"	\$357.72	4"	\$357.72
6"	\$715.23	6"	\$715.23
8"	\$1,034.81	8"	\$1,034.81
10"	\$1,487.72	10"	\$1,487.72
12"	\$2,780.60	12"	\$2,780.60

*Multi-Unit Monthly Charge is a 3/4" meter base rate charge times number of units

COMMODITY RATES:

Meter Size	Per 1,000 gallons
3/4" Meter Residential	
0 to 4,000 gallons	\$2.59
4,001 to 10,000 gallons	\$4.27
Over 10,000 gallons	\$5.36
3/4" Commercial, STR's & Irrigation	
0 to 12,000 gallons	\$4.27
Over 12,000 gallons	\$5.36
1" Meter Residential	
0 to 4,000 gallons	\$2.59
4,001 to 15,000 gallons	\$4.27
Over 15,000 gallons	\$5.36
1" Meter Commercial, STR's & Irrigation	
0 to 15,000 gallons	\$4.27
Over 15,000 gallons	\$5.36
1 1/2" Meter Residential	
0 to 4,000 gallons	\$2.59
4,001 to 25,000 gallons	\$4.27
Over 25,000 gallons	\$5.36
1 1/2" Meter Commercial & Irrigation	
0 to 25,000 gallons	\$4.27
Over 25,000 gallons	\$5.36

**OAK CREEK WATER DISTRICT
PROPOSED 2025-2026 BUDGET**

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Operations: Materials and Supplies	\$ 19,950.00	
Operations: Tools and Shop	\$ 2,000.00	
Power Purchased	\$ 55,000.00	
Aid to Construction	\$ 250.00	
Insurance - Property and Liability	\$ 10,000.00	
Transportation Expenses	\$ 8,600.00	
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Contractual Lab Testing	\$ 3,700.00	
Contractual Monitoring & Security	\$ 4,200.00	
Contractual Management	\$ 2,000.00	
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Benefits and IRA	\$ 10,000.00	
Insurance Works Comp	\$ 3,000.00	
Reserves & Debt		\$ 245,900.00
Short/Long Term Reserves USDA Requirement	\$ 71,456.00	
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Total Expenses		\$ 715,000.00
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Public Hearing at 4:30pm on February 18, 2025: Proposed Budget
Public Comments Prior to Board Voting
 Comments can be sent prior to the meeting at info@oakcreekwater.com

**NOTICE AND AGENDA OF PUBLIC MEETING OF THE
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **March 18, 2025** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

AGENDA

1. **Call to order and roll call.**
2. **Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
3. **Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
4. **Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
 - A. Approval of February's Board meeting minutes.
 - B. Approval of February's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
 - B. Discussion about a City of Sedona contract regarding delinquent wastewater bills/sharing water consumption data.
 - C. Discussion and Possible Decision about a water bill at 200 Ross Road.
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
 - A. Next Board Meeting April 15, 2025 at 4:30 p.m.
 - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District


Board Member

Dated:

3/18/25

Posted at: (time)

11:20 AM

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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **April 15, 2025** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

AGENDA

- 1. Call to order and roll call.**
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 - A. Approval of March's Board meeting minutes.
 - B. Approval of March's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
 - A. Next Board Meeting May 20, 2025 at 4:30 p.m.
 - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated: 4/11/25 Posted at: (time) 11:20 AM

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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **May 20, 2025** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

AGENDA

- 1. Call to order and roll call.**
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- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
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 - A. Approval of April's Board meeting minutes.
 - B. Approval of April's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
 - B. June Newsletter
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
 - A. Next Board Meeting June 17, 2025 at 4:30 p.m.
 - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated: 5/16/25 Posted at: (time) 10:30 AM

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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**


NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **June 17, 2025** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

AGENDA

- 1. Call to order and roll call.**
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- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
 - A. Approval of April's and May's Board meeting minutes.
 - B. Approval of April's and May's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
 - B. June Newsletter
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
 - A. Personnel FY2026
- 7. Announcements.**
 - A. Next Board Meeting July 15, 2025 at 4:30 p.m.
 - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District

 _____ Dated: 6/13/25 Posted at: (time) 7:30 AM

Board Member

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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **July 16, 2024** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

AGENDA

- 1. Call to order and roll call.**
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- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
 - A. Approval of June's Board meeting minutes.
 - B. Approval of June's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
 - A. Next Board Meeting August 20, 2024 at 4:30 p.m.
 - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated:

7/12/24

Posted at: (time)

2:15 pm

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Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: July 12, 2024

RE: General Manager Report

Financial

The billing charges for July were \$61,500.

Infrequent and one-time major expenses in July: None

Infrequent and one-time major revenue for July: None

Operations

-Wayne will be on Vacation August 1st – 13th. Jason will step up days here.

-Issue with ADEQ stating the need to retake D2 test due to aligning all operator licenses.

-Summit continues onto inspirational with the fly line active and bursting soon.

-Fly line damaged by vehicle, late day to help shut down and fix couple weeks ago on OCB.

-Meeting coming up for generator pricing.

Management

USDA Grant/Loan Update: Oak Creek Blvd water lines being pipe bursted. Inspirational next. Asking USDA weekly status of closing second interim loan so we can start paying off the principal and reduce interim interest. USDA requires an audit after all loan monies are spent and into grant. This will take place after Ullman completes their annual audit.

USDA Reserves

Researching CDAR and IntraFi Network Deposits

Lead and Copper Inventory: The ADEQ consulting firms has everything to complete the first phase of the inventory requirement listing of our service connections and dates installed. We will be updating the District date of installation as time allows.

Saddlerock Crossing: City Council tabled a vote on zoning for 6 months. Developer has scheduled a follow up meeting in July.

Sedona Lofts: Developer missed construction deadline. Land goes back to the City.

November Election: 3 board openings. Applicant filings June 10th – July 8th w/Yavapai Cty

5-Year Rate Study: A full review by Tom Bourassa will take place this fall.

Outstanding Leaks: 140 Northview and 225 Airport/Valley View. All being monitored. .

Business Manager Interviews: 8 interviews over 3 days. Narrowed down to 5 then to 2. Two resumes came from within the District.

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ
June 18, 2024**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther (phone), Doug Bowen, Ed Dowling, Creed Ostler, Paul Slevin,
Chan Smith, - Absent, Paul LeFevre

2. Call to the Public for Item not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

- A. Approval of May Board meeting minutes
- B. Approval of May financials.

Chan Smith made motion to approve minutes and financials. Seconded by Ed Dowling/ All approved.

5. Regular Agenda Items:

- A. Status Update and Discussion about USDA Grant/ Loan Projects

Ed Dowling made motion to sign and accept a Loan Resolution Security Agreement (RUS BULLETIN 1780-28) with the United States Department of Agriculture, in the amount off \$2,598,000.00, for the purpose of providing a portion of the cost of acquiring and constructing water district improvements. Seconded by Paul Slevin/ All approved.

6. Executive Session:

- A. The Board may vote to go into Executive Session.

7. Announcements:

- A. Next Regular Board Meeting: July 16, at 4:30 P.M
- B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:02 P.M./ Ed Dowling

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd

Sedona, AZ 86336

928 282-3404 - info@oakcreekwater.com

To: ADEQ Certification Unit

Date: July 11, 2024

From: Wayne Butler III

RE: Distribution 2 Certification

I am writing this to properly document confirmation that I am being asked to let my D2 certification expire in less than one year from obtaining it, and retest for the D2 again. This will then require waiting another year before being eligible for taking the D3 exam. I am unable to retest for the D2 in the short period of time before the end of the month, there are no test dates available to keep the certification active. As ridiculous as it would be, I was willing to go retest for the D2 by the end of the month if it were an option to not let the certification lapse.

I started this conversation with ADEQ in May and have already stated a few other solutions that I would like you to see if you could potentially have approved of for me. Removing the alignment, granting an extension, or allowing for multiple alignments, one for water and one for wastewater would fix this right away and I would think it would be a simple policy and software update if we are going to rely on the portal so heavily. I would not like to waste more time on either of our behalf in dealing with the fact that the portal has an obvious point of weakness and fails to assist operators in staying certified by commonly aligning certifications.

The portal prompted me to make my life easier and cost less money in renewal fees. It may be written in an unclear and confusing way somewhere as to how the portal could possibly take a normally 3-year valid certification and render it useless in less than a year through common alignment. But I was more interested in keeping the district in compliance and quickly activating my grade 2 in distribution because we were violating compliance by me not being a grade 2 in the first place. So not having a degree in how the portal works or how the common alignment could negatively affect me while leading me to think I was being more efficient and saving money, I find myself here.

The software should be able to figure out that the dates would conflict, parameters should be set to not harm the operators. The operators are involved enough in their day to day work that this system should not hinder that work, it should be helpful, especially regarding small systems.

As I said I am respectfully requesting an extension, different alignment, an exemption to the rule or even just a change so it does not happen to me or anyone in the future. Currently your only option of requiring me to retake the D2 does not benefit anyone especially since the entire reason for this solution is based on issues with the portal.

Thank you for your time and consideration.



YAVAPAI COUNTY

SPECIAL DISTRICT

CANDIDATE FILING REPORT

November 5, 2024 Election

Last Updated: 7/9/2024 8:08AM

Stmnt of Interest Filed Committee Filed Petitions Write-in

Domestic Waste Water Improvement District

Big Park DWWID

Seats Available: 4

Richard Gardner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Domestic Water Improvement District

American Ranch DWID

Seats Available: 3

Cynthia Baker	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Gerry Breuer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Black Canyon City DWID Election Required

Seats Available: 3

Elaine Clayton	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Randall Hrabina	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Dorothy Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Melina Reylek	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Tom Strizak	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Robert Zahara	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Diamond Valley Water District

Seats Available: 2

Michael Schumacher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Ray Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Mayer DWID

Seats Available: 3

Kevin H. Jones II	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Kathryn "Kathy" King	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Stmnt of Interest	Filed Committee	Filed Petitions	Write-in
Oak Creek DWID				
# Seats Available:	3			
Robert Bareuther	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doug Bowen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul LeFevre	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ponderosa Park DWID				
# Seats Available:	3			
Robert McBurnie	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Quail Ridge DWID				
# Seats Available:	2			
James McBride	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Harry Paul	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire District				
Central Yavapai Fire District				
# Seats Available:	3			
Toby Ebarb	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Andrea Sansone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Troy Skipper	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chino Valley Fire District				
# Seats Available:	3			
Lorette Brashear	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jodie Denike	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Congress Fire District				
# Seats Available:	1			
George Wickholm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copper Canyon Fire District				
# Seats Available:	2			
Edward Gee	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Smart Investing

By leveraging CDARS®, you can access multi-million-dollar FDIC insurance on CD investments.

One Bank

Access multi-million-dollar FDIC insurance for funds placed into CDs by working directly with just us—a bank you know and trust.

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Earn one rate for each CD maturity, and enjoy the option of reinvesting funds through a simple process. Rates may compare favorably to Treasuries.

One Statement

Receive one easy-to-read statement from us summarizing your holdings in CDARS.

How does CDARS work?

Institutions that offer CDARS are members of the IntraFi network. When a member institution places your deposit through CDARS, that deposit is divided into amounts under the standard FDIC insurance maximum of \$250,000. The funds are then placed into deposit accounts at other network banks. As a result, you can access FDIC coverage from many institutions while working directly with just ours. Receive one statement from our bank detailing all your CDARS placements.

What else should you know?

With access to multi-million-dollar FDIC insurance, you can eliminate ongoing collateral tracking and avoid the hassle of opening accounts at different banks or in different insurable capacities, as well as the need to manually consolidate account statements and interest disbursements on a recurring basis. This reduces administrative burdens, especially during tax and financial-reporting seasons, and frees up valuable time.

So, you can skip extra paperwork while enjoying the peace of mind associated with access to multi-million-dollar FDIC insurance.

As always, your confidential information remains protected.

Contact us.

Flagstar Bank, N.A.



Member
FDIC

[1] When deposited funds are exchanged on a dollar-for-dollar basis with other institutions that use CDARS, our bank can use the full amount of a deposit placed through CDARS for local lending, satisfying some depositors' local investment goals or mandates. Alternatively, with a depositor's consent, our bank may choose to receive fee income instead of deposits from other participating institutions. Under these circumstances, deposited funds would not be available for local lending.

Deposit placement through CDARS or ICS is subject to the terms, conditions, and disclosures in applicable agreements. Although deposits are placed in increments that do not exceed the FDIC standard maximum deposit insurance amount ("SMDIA") at any one destination bank, a depositor's balances at the institution that places deposits may exceed the SMDIA (e.g., before settlement for deposits or after settlement for withdrawals) or be uninsured (if the placing institution is not an insured bank). The depositor must make any necessary arrangements to protect such balances consistent with applicable law and must determine whether placement through CDARS or ICS satisfies any restrictions on its deposits. A list identifying IntraFi network banks appears at <https://www.intrafi.com/network-banks>. The depositor may exclude banks from eligibility to receive its funds.

Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd
Sedona, AZ 86336

Date: August 15, 2024

RE: General Manager Report

Financial

The billing charges for August were \$62,100.

Infrequent and one-time major expenses in August:

\$9,500 Patton Electric

Infrequent and one-time major revenue for August:

None

Operations

-Chetan Kane meeting and one last irrigation tech through Summit...

-Wayne was on Vacation August 1st – 13th. Jason was here last Tues, Thurs

-Issue with ADEQ stating the need to retake D2 test due to aligning all operator licenses. D3 test scheduled next week

-Summit continues onto inspirational with the fly line active and bursting complete.

-Summit encountered some issues with unisource.

Management

USDA Grant/Loan Update: Inspirational Drive being pipe bursted. Next street will be View Drive. The interim loan should be closing this week. USDA requires an audit after all loan monies are spent and into grant. This will take place after Ullman completes their annual audit.

USDA Reserves

Researching CDAR and IntraFi Network Deposits. Met with Flagstar and Pinnacle Bank.

Lead and Copper Inventory: The ADEQ consulting firms has everything to complete the first phase of the inventory requirement listing of our service connections and dates installed. We have submitted our final update.

Saddlerock Crossing: City Council tabled a vote on zoning for 6 months. The developer has scheduled a follow up meeting in August 21, 2024 at the Elks Club

Sedona Lofts: Appears to be on hold

5-Year Rate Study: A full review by Tom Bourassa will take place this fall.

Outstanding Leaks: 140 Northview and 225 Airport/Valley View. Hydrant in Elks

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ
July 16, 2024**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther, Doug Bowen, Ed Dowling, Creed Ostler, Paul Slevin,
Chan Smith, - Absent, Paul LeFevre

2. Call to the Public for Item not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

- A. Approval of June Board meeting minutes
- B. Approval of June financials.

Paul Slevin made motion to approve minutes and financials. Seconded by Ed Dowling/ All approved.

5. Regular Agenda Items:

- A. Status Update and Discussion about USDA Grant/ Loan Projects
- B. **Chan Smith made motion to accept Resolution Number 2024-3 authorizing BOD members to resign CD documents from February 29,2024, to reflect the bank name change from New York Community Bank to Flagstar Bank. Seconded by Paul Slevin/ All approved.**
- C. Becky Lisle was recognized and thanked for her outstanding work and service with OCDWID. Dae Marie Foti will now fill the position as Business Manager.

6. Executive Session:

- A. The Board may vote to go into Executive Session.

7. Announcements:

- A. Next Regular Board Meeting: August 20, 2024,, at 4:30 P.M
- B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:03 P.M./ Ed Dowling

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

YAVAPAI COUNTY BOARD OF SUPERVISORS



1015 FAIR STREET
PRESCOTT, ARIZONA 86305
PHONE: (928) 771-3200
FAX: (928) 771-3257
TDD: (928) 771-3530

Jayne Rush
Clerk of Board/Special Districts Coordinator
Jayme.rush@yavapaiaz.gov

MEMORANDUM

TO: Oak Creek Domestic Water Improvement District

FROM: Jayme Rush, Clerk of the Board

DATE: August 9, 2024

RE: Cancellation of Election

Pursuant to your request, and in compliance with A.R.S. §16-410, the Yavapai County Board of Supervisors canceled the election for four Board Members of the Oak Creek Domestic Water Improvement District at the August 7, 2024, Board of Supervisors Meeting, and appointed Robert Bareuther, Doug Bowen, and Paul LeFevre to the Oak Creek Domestic Water Improvement District Board.

Enclosed, please find the Certificates of Election for the above-mentioned Board Members, along with an Oath of Office form. Please have the Oath read and both sides of the form completed and returned to our office upon completion.

Thank you.

JR/sb

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: September 13, 2024

RE: General Manager Report

Financial

The billing charges for September were \$59,000

Infrequent and one-time major expenses in September:

\$6,500 Ullman & Associates - Annual Financial Audit/Adjustments

\$ 670 Ferguson Waterworks -end points

Infrequent and one-time major revenue for September:

None

Operations

-Wayne passed is Distribution 3 test. Meets all ADEQ requirements as operator of record.

-Installing transmitters and preparing eye on water presentation for public.

-Summit finishes Inspirational and moving onto View.

-Last TC samples good, however lately been positive, most likely due to construction.

Management

USDA Grant/Loan Update: Inspirational Drive being completed this week. Next street will be View Drive. Loan closed so we are now making payments on both loans. USDA requires an audit after all loan monies are spent and into grant. This will take place after Ullman completes their annual audit, which should be next week.

USDA Reserves

After discussions with the governmental branch of Flagstar, they gave us a checking account at 4.75% interest for 13 months, equal to a CD but we can add more at any time. Since we are a public entity, we get \$250,000 FDIC coverage twice, checking and savings.

Lead and Copper Inventory: The ADEQ consulting firms has everything to complete the first phase of the inventory requirement listing of our service connections and dates installed. See attached insane letter we have to send to all customers.

Beacon/Badger Meter Program: Wayne will give a training at the November meeting for residents that want to monitor their own water usage. See attached.

Saddlerock Crossing: City Council has the continuation of their Public Hearing on September 24, 2024 at 4:30 P.M.

Sedona Lofts: Appears to be on hold

5-Year Rate Study: A full review by Tom Bourassa will start next month.

Outstanding Leaks: 140 Northview and 225 Airport/Valley View. Hydrant in Elks

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ
August 20, 2024**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther, Doug Bowen, Ed Dowling, Paul LeFevre, Creed Ostler, Paul Slevin,
Chan Smith

2. Call to the Public for Item not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

A. Approval of July Board meeting minutes

B. Approval of July financials.

**Ed Dowling made motion to approve minutes and financials. Seconded by
Paul Sleving/ All approved.**

5. Regular Agenda Items:

A. Status Update and Discussion about USDA Grant/ Loan Projects.

6. Executive Session:

A. The Board may vote to go into Executive Session.

7. Announcements:

A. Next Regular Board Meeting: September 17, 2024,, at 4:30 P.M

B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:00 P.M./ Chan Smith

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

November Newsletter

-Lead Service Line Inventory

-Eye On Water Training

LEARN HOW TO MONITOR YOUR OWN WATER USAGE!!!

When: Tuesday, November 19, 2024 at 5pm. (right after 4:30 board meeting)

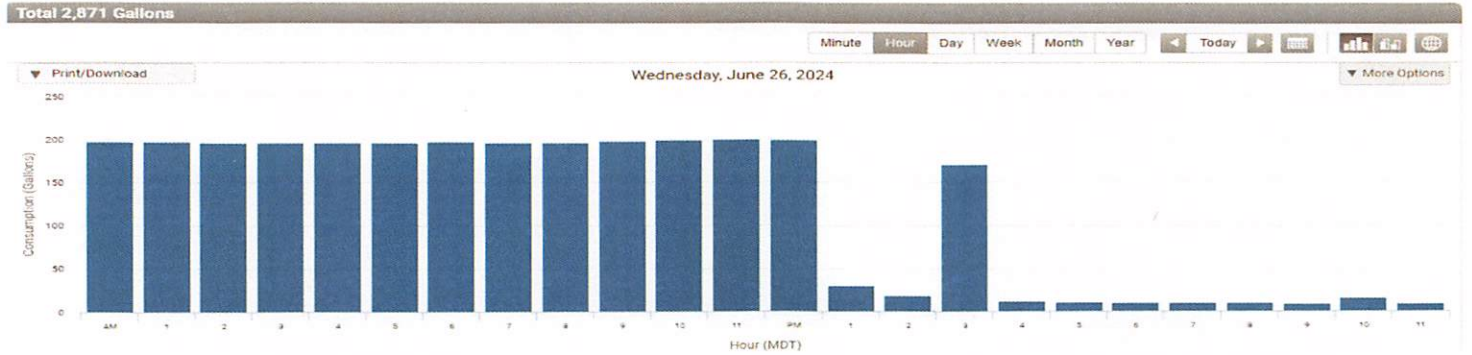
Where: Oak Creek Water Office, 90 Oak Creek Blvd

What: See below. An actual water leak in our neighborhood.

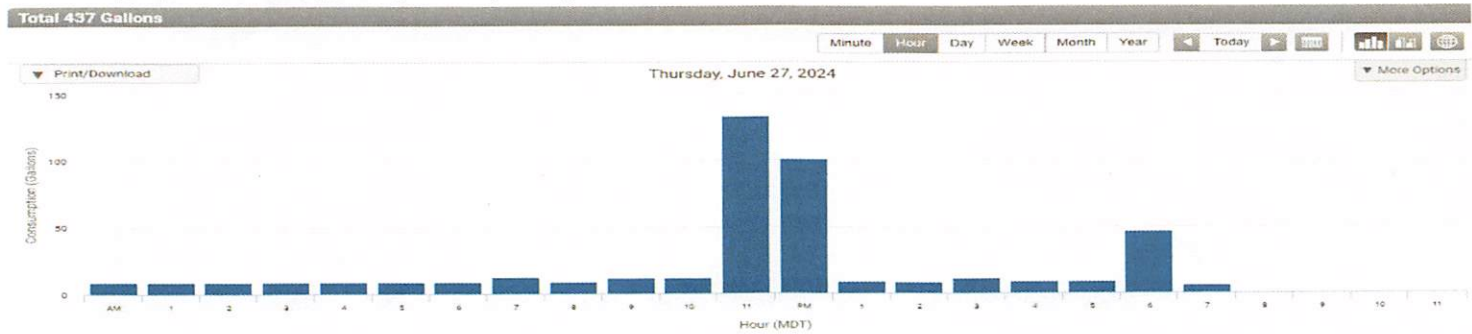
4,800 gallon/day leak. (\$250 bill) Normal usage: 200 gallons/day. (\$25 bill)

Major leak detected. Graph shows 200 gal/hr hourly. At 1:00pm it was fixed. A minor leak still present. Graph shows 5 gal/hr from 1pm onward. Graph shows actual usage at the 2:00pm hour (irrigation, laundry, or shower).

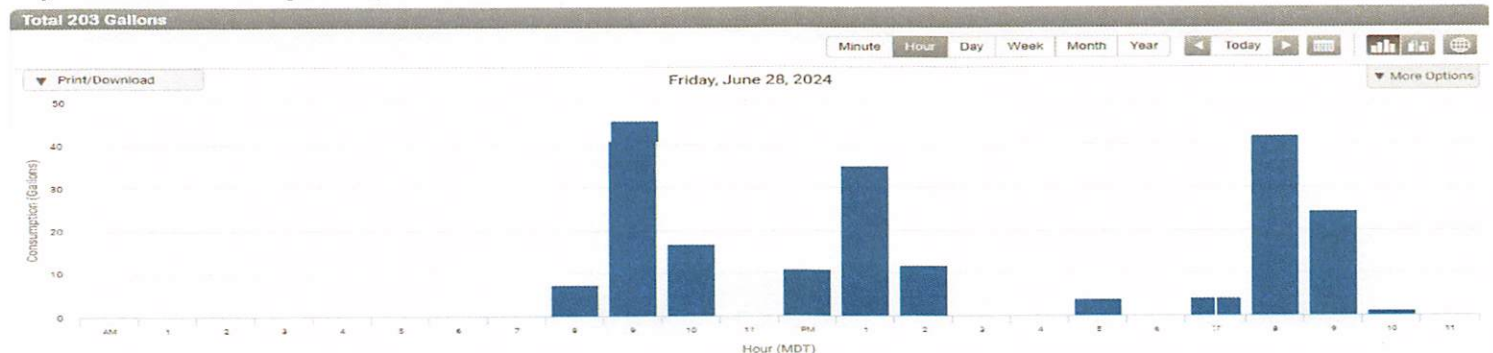
Note: The graphs can be deceiving when comparing days, the gallon usage scale range (left side of the graph) is based on the highest usage that day.



Shows the 5 gallon/hour leak continuing the next day. Graph shows normal water usage at 11am, noon and 6pm. Small leak fixed at 7pm (toilet running, leaky faucet, etc...).



Normal water usage after all leaks fixed. Graph shows hourly flows ranging from 2 gal/hr to 45 gal/hr. Graph shows 50% of the day there was zero usage. No presence of a leak.



Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd

Sedona, AZ 86336

928 282-3404 – info@oakcreekwater.com

October 25, 2024

Subject: Notice of Unknown Service Line Material

Dear [Resident's Name],

We are writing to inform you of an important matter concerning the water service lines in your area. As part of our ongoing efforts to ensure the safety and quality of the drinking water supply, we have recently completed a survey of service lines within our community.

Notice of unknown service line material

Oak Creek Water is focused on protecting the health of every household in our community. This notice contains important information about your drinking water. Please share this information with anyone who drinks and/or cooks using water at this property. In addition to people directly served at this property, this can include people in apartments, nursing homes, schools, businesses, as well as parents served by childcare at this property.

Oak Creek Water is working to identify service line materials throughout the water system and has determined that the water pipe (called a service line) that connects your home, building or other structure to the water main is made from unknown material but may be lead. Because your service line material is unknown, there is the potential that some or all of the service line could be made of lead or galvanized pipe that was previously connected to lead. People living in homes with a lead or galvanized pipe previously connected to a lead service line have an increased risk of exposure to lead from their drinking water.



Identifying service line material

To help determine the material of your service line, please visit our website or call the office. EPA has developed an online step-by-step guide to help people identify lead pipes in their homes called Protect Your Tap: A Quick Check for Lead. It is available at: <https://www.epa.gov/ground-water-and-drinking-water/protect-your-tap-quick-check-lead>.

Health effects of lead

Exposure to lead in drinking water can cause serious health effects in all age groups. Infants and children can have decreases in IQ and attention span. Lead exposure can lead to new learning and behavior problems or worsen existing learning and behavior problems. The children of women who are exposed to

lead before or during pregnancy can have increased risk of these negative health effects. Adults can have increased risks of heart disease, high blood pressure, and kidney, or nervous system problems.

Steps you can take to reduce lead in drinking water.

Below are recommended actions that you may take, separately or in combination, if you are concerned about lead in your drinking water. The list also includes where you may find more information and is not intended to be a complete list or to imply that all actions equally reduce lead in drinking water.

Use filters properly. Using a filter can reduce lead in drinking water. If you use a filter, it should be certified to remove lead. Read any directions provided with the filter to learn how to properly install, maintain, and use your cartridge and when to replace it. Using the cartridge after it has expired can make it less effective at removing lead. Do not run hot water through the filter. For more information on facts and advice on home water filtration systems, see EPA's <https://www.epa.gov/water-research/consumer-tool-identifying-point-use-and-pitcher-filters-certified-reduce-lead>.

Clean your aerator. Regularly clean your faucet's screen (also known as an aerator). Sediment, debris, and lead particles can collect in your aerator. If lead particles are caught in the aerator, lead can get into your water.

Use cold water. Do not use hot water from the tap for drinking, cooking, or making baby formula as lead dissolves more easily into hot water. Boiling water does not remove lead from water.

Run your water. The more time water has been sitting in pipes providing water to your home, the more lead it may contain. Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes. The amount of time to run the water will depend on whether your home has a lead service line or not, as well as the length and diameter of the service line and the amount of plumbing in your home. [Include tailored flushing information, if appropriate, or add following language] Residents may contact us at [phone number and/or email address] for recommendations about flushing times in their community.

Learn what your service line material is. Contact our office or a licensed plumber to determine if the pipe that connects your home to the water main (called a service line) is made from lead, galvanized, or other materials.

Learn about construction in your neighborhood. Contact the office to find out about any construction or maintenance work that could disturb your service line. Construction may cause more lead to be released from a lead service line or galvanized service line if present.

Have your water tested. Contact us, your water utility, to have your water tested and to learn more about the lead levels in your drinking water. Alternatively, you may contact a certified laboratory to have your water tested for lead. A list of certified laboratories is available by contacting the office. Note, a water sample may not adequately capture or represent all sources of lead that may be present. For information on sources of lead that include service lines and interior plumbing, please visit

<https://www.epa.gov/ground-water-and-drinking-water/basic-information-about-lead-drinking-water#getinto>.

Get your child tested to determine lead levels in their blood.

Although there is no confirmation of having a lead service line, you may wish to speak with a healthcare provider to see if your child's blood lead level is elevated and/or if there is a need for blood testing, if you are concerned about potential exposure. Please visit <https://www.cdc.gov/nceh/lead/advisory/acclpp/actions-blls.htm> for information on these actions.

For information about potential financing solutions to assist property owners with replacement of lead service lines, please contact the office.

For more information on reducing lead exposure from your drinking water and the health effects of lead, visit EPA's website at <http://www.epa.gov/lead>.

**Arizona Water
48% Rate Increase
A.C.C. Application**

BASE RATE COMPARISON

	Arizona Water Proposed	Big Park Water	Oak Creek Water District
¾-inch	\$49.20	\$28.71	\$19.43
1-inch	\$82.00	\$47.85	\$32.39

WATER COMMODITY COMPARISON

	Arizona Water Proposed	Big Park Water	Oak Creek Water District
¾"-inch	\$5.13 (0-3,000)	\$1.80 (0-2,000)	\$2.28 (0-4,000)
	\$7.18 (3-9,000)	\$2.56 (2-14,000)	\$3.96 (4-10,000)
	\$8.21 (9-17,000)	\$3.25 (Over 14k)	\$5.05 (over 10K)
	\$9.23 (over 17k)		
1"- inch	\$7.18	\$2.56	\$2.28
	\$8.21	\$2.56	\$3.96
	\$9.23	\$3.25	\$5.05
	\$9.23		

The application filed with the Arizona Corporation Commission is 7,505 pages which includes all the initial supporting documentation for the 48% rate increase. The document took a good 5 minutes to open on the computer. When trying to print the proposed rate pages the computer freezes up. This makes it's impossible for any customer to review the information. There is a whole page of owners and management giving presentations. Sure that is big bucks just for that.

Per Tom Bourassa, the average ¾-inch water bill is for 7,100 gallons.
Comparing a typical bill at 7,100 gallons.

Oak Creek Water	\$40.83
Big Park Water	\$46.89
Arizona Water Proposed	\$94.03

Interesting:

OCW commodity rates are the same for ¾-inch and 1-inch.

BPW commodity rates ¾-inch is below our average and 1-inch is above our average

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd

Sedona, AZ 86336

Date: October 12, 2024

RE: General Manager Report

Financial

The billing charges for September were \$62,000

Infrequent and one-time major expenses in October

\$2,100 ADEQ MAPS Annual Fee for Misc tests ADEQ preforms

Infrequent and one-time major revenue for October:

None

Operations

-Attending the Rural Water Association of Arizona annual conference 10/21&10/22.

-Jason no longer every other week, emergency basis only.

-Summit working on View, almost done bursting. Panorama next...

-Leak at 90 Rockridge drive, Summit helped fix.

-New leak at Rockridge Circle, all Saddlerock on higher pressure line, will be out of water to repair.

Management

USDA Grant/Loan Update: Inspirational Drive being completed this week. Next street will be View Drive. Loan closed so we are now making payments on both loans. USDA requires an audit after all loan monies are spent and into grant. This will take place after Ullman completes their annual audit, which should be next week.

Lead and Copper Inventory: Inventory has been officially submitted. Notification to the public must be sent out by the end of the month. See draft letter requesting an ADEQ legal opinion. Call scheduled Tuesday with Steve and ADEQ.

Beacon/Badger Meter Program: Wayne will give a training at the November meeting for residents that want to monitor their own water usage. This new technology has become beneficial detecting minor leaks besides being flagged at the end of the month. Hopefully over time this training will reduce some of the time we spend on the phone and in the field with customers over these new minor leaks being detected.

Saddlerock Crossing: City Counsel approved. See attached.

Sedona Lofts: Staff to request motion to bid. See attached.

5-Year Rate Study: We are submitting data request to Tom Bourassa.

Outstanding Leaks: 140 Northview and 225 Airport/Valley View. Hydrant in Elks

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Blvd, Sedona, AZ.
September 21, 2024**

1. Call to Order and Roll Call

The meeting was Called to order at 4:35 P.M.

Present: Bob Bareuther, Doug Bowen, Ed Dowling, Paul LeFevre, Paul Slevin, Chan Smith.

Absent: Creed Ostler

2. Call to the Public for Items, not on the Agenda

3. Manager's Report

The General Manager, Operations Manager, and Business Manager updated the Board of Directors on Financials and Operations; USDA/Loans payments, reserves, the upcoming USDA audit; completed financials/audit by Ullman and Associates; and other relevant information (See Attached report for further details on these items)

4. Consent Agenda Items

- a. Approval of August Board Meeting Minutes
- b. Approval of August Financials

Paul Slevin made a motion to approve minutes and financials.

Chan Smith seconded the motion.

The motion carried with all in favor.

5. Regular Agenda Items

Notice of Public Hearing regarding The Village of Saddlerock Crossing; Lead and Copper inventory with a recommended letter to be sent to the Oak Creek Water Community; **Eye on Water** – Beacon/Badger Meter Program training for the public; 5-year rate study and Arizona Water's rate increase. (See Attachment for further information on these items)

6. Executive Session

The board did not go into an Executive Session.

7. Announcements

- a. Next Regular Board Meeting- **Tuesday, October 15, 2024 @ 4:30 P.M.**
- b. Future Board agenda items

8. Adjournment

Motion to adjourn/ 4:57 P.M. / Ed Dowling/ All in favor

Submitted by Dae Marie Foti, Business Manager of Oak Creek Water Improvement District

SEDONA RED ROCK NEWS

\$1.00

Proud to be serving Sedona for 60 years

*****CAR-RT LOT**R 008
27297 01-06-26 0074A45 128 2N
DOUG BOWEN **R008
245 ROSS RD
SEDONA AZ 86336-5547

Friday, September 27, 2024 • SEDONA, ARIZONA

Saddlerock Crossing approved by 4-3 vote

By Tim Perry
LARSON NEWSPAPERS

The site of the former Biddle Outdoor Center nursery at Soldier Pass Road in West Sedona, vacant for years, may finally see development after the Sedona City Council voted 4-3 on Sept. 24 to approve a zone change and a development agreement for the planned Village at Saddlerock

Crossing hotel and residential project.

Saddlerock Crossing is the latest lodging development planned for the site since James Biddle's original proposal in 1984 for a 100-room hotel with 60 casitas on just under 10 acres.

The current proposal, by the Baney family, calls for a 100-room hotel and 46 workforce apartments on 6.4 acres.

The zone change was previ-

ously approved by the Planning and Zoning Commission in a 4-2 vote on Feb. 17. City staff had recommended denial on the grounds of lack of compliance with Land Development Code criteria. At the time, the plans called for 110 hotel rooms and 40 apartments, with half of the latter designated as workforce housing. Council deferred its decision for six months pending additional community outreach by the developer.

Planning Manager Cari Meyer said that staff's assessment had not changed as a result of modifications made by the developers.

"They believe that they have addressed a number of those comments," Meyer said. "Looking through their resubmitted plans, they had not."

"We submitted a complete updated set of plans on July 31," Baney Corporation attorney Benjamin Tate said. "There are

some inconsistencies in those plans that need to be addressed that your own community development director said are small enough that they can be addressed through the permit review process. If these were substantive differences ... I can't imagine that that is a statement they would make."

Councilman Brian Fultz noted that the final public meeting

» see VOTE | 6A



Fall in Love With Reading



VOLUNTEER CONNIE TATE reads to 20-month-old Charlotte Jolkovski during the "Fall in Love with Reading with Verde Valley Imagination Library" event at the Sedona Public Library on Saturday, Sept. 21 (left). Juliana Liefeland, 5, gets her face painted by Heather Elliott during the event (below, left). The

SUNSET
LOFTS



Housing Department
102 Roadrunner Dr.
Sedona, AZ 86336

September 19, 2024

To Whom it May Concern:

The City of Sedona's Housing Department is requesting a Development Review extension for Sunset Lofts, a 46-unit affordable housing development. The project was originally submitted for review in 2021 and approved by the Planning and Zoning Commission on September 6, 2022. An amendment to modify the roof lines was approved on July 18, 2023. A building permit for the project was issued on December 20, 2023, and was given an extension in June 2024, giving the building permit an expiration date of December 20, 2024.

The project has been delayed for several reasons, primarily related to the increase of labor and construction costs and increases in interest rates, and, due to the terms of an amended development agreement, the City took ownership of the land and architectural designs when the project did not break ground by April 2024.

As the City now owns the project, City staff has been working to begin development of the proposal, which requires issuance of an RFP (Request for Proposals) to secure a contractor. This RFP is anticipated to be issued in October 2024. Due to these time frames, it is unlikely that the construction will begin before the building permit expires in December 2024.

Without an extension to the Development Review approval, if the building permit expires in December, the permit would not be able to be extended again and the project would have to restart the Development Review/public hearing process, further delaying the beginning of construction. No changes to the approved plans are proposed and no change to the Land Development Code have occurred since the project approval that would impact the project.

Please let me know if you have further questions,

Jeanne Frieder Interim Housing Manager
City of Sedona

AS OF OCT 2, 2024

HOPE TO HAVE A CONTRACTOR JAN 20 25
START DIGGING JUNE 2025
ESTIMATING 18 month project
COMPLETE JAN 2027

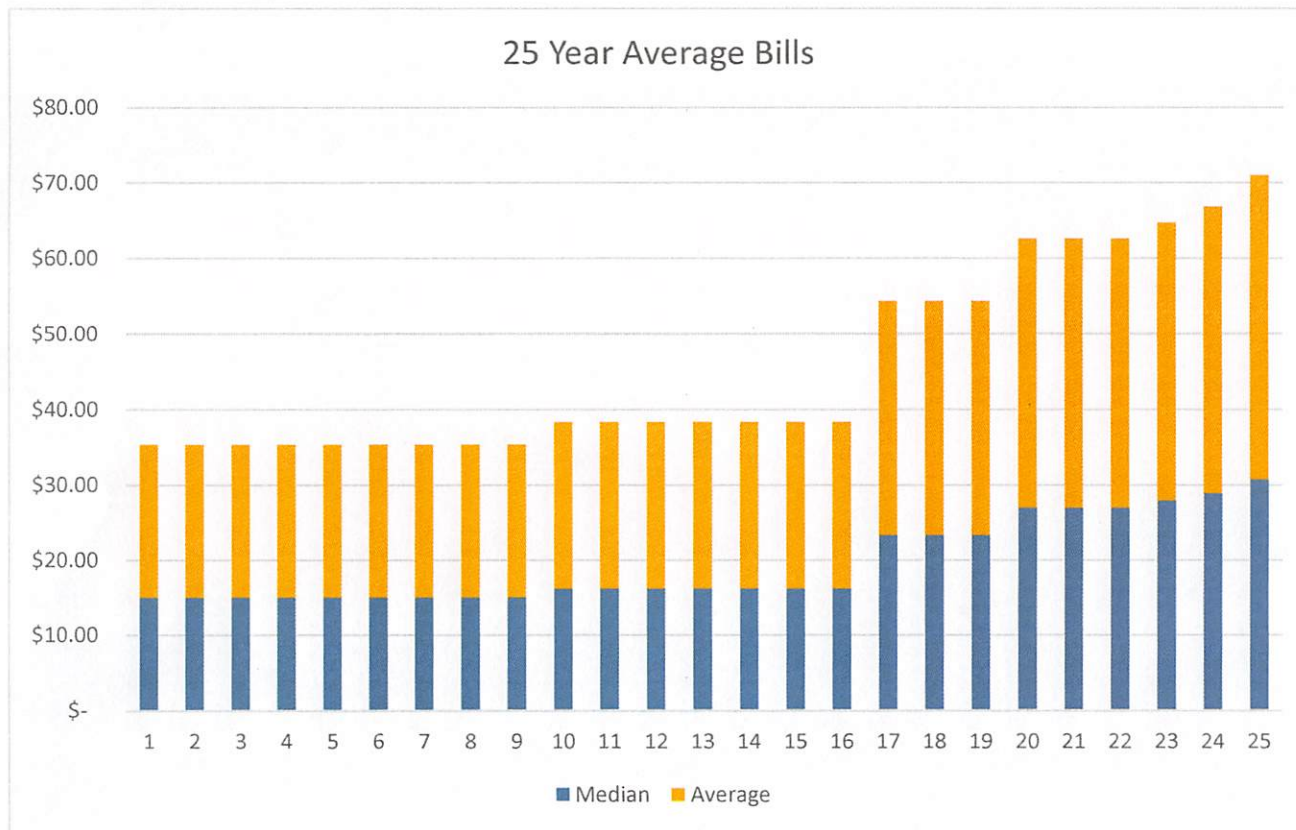
Rate Increase Charges - Residential 3/4"

		Dec, 2001	Dec, 2008	Dec, 2016	Sept, 2019	Mar, 2022	Mar, 2023	Mar, 2024	Mar, 2024
Base Rate		\$ 7.00	\$ 8.00	\$ 14.55	\$ 17.10	\$ 17.68	\$ 18.26	\$ 19.43	\$ 19.43
0-4000 Gallons		\$ 1.73	\$ 1.73	\$ 1.75	\$ 1.97	\$ 2.05	\$ 2.13	\$ 2.28	\$ 2.28
4001-10,000 Gallons		\$ 2.12	\$ 2.40	\$ 3.20	\$ 3.60	\$ 3.69	\$ 3.78	\$ 3.96	\$ 3.96
Over 10,000 Gallons		\$ 2.39	\$ 2.88	\$ 3.70	\$ 4.16	\$ 4.38	\$ 4.60	\$ 5.05	\$ 5.05
30% of Bills	3500 Gallons	\$ 13.06	\$ 14.06	\$ 20.68	\$ 24.00	\$ 24.86	\$ 25.72	\$ 27.41	\$ 27.41
Median Bill	4500 Gallons	\$ 14.98	\$ 16.12	\$ 23.15	\$ 26.78	\$ 27.73	\$ 28.67	\$ 30.53	\$ 30.53
Average Bill	Ave 7,000 Gallons	\$ 20.28	\$ 22.12	\$ 31.15	\$ 35.78	\$ 36.95	\$ 38.12	\$ 40.43	\$ 40.43
	Change		\$1.84	\$9.03	\$4.63	\$1.17	\$1.17	\$3.48	\$2.31
			A.C.C.	A.C.C.	A.C.C.	DWID	DWID	DWID	DWID

WIFA Dashboard 7500 Gal.

\$ 40.00

\$ 44.75



Year	Median	Average
2000	\$ 14.98	\$ 20.28
2001	\$ 14.98	\$ 20.28
2002	\$ 14.98	\$ 20.28
2003	\$ 14.98	\$ 20.28
2004	\$ 14.98	\$ 20.28
2005	\$ 14.98	\$ 20.28
2006	\$ 14.98	\$ 20.28
2007	\$ 14.98	\$ 20.28
2008	\$ 14.98	\$ 20.28
2009	\$ 16.12	\$ 22.12
2010	\$ 16.12	\$ 22.12
2011	\$ 16.12	\$ 22.12
2012	\$ 16.12	\$ 22.12
2013	\$ 16.12	\$ 22.12
2014	\$ 16.12	\$ 22.12
2015	\$ 16.12	\$ 22.12
2016	\$ 23.15	\$ 31.15
2017	\$ 23.15	\$ 31.15
2018	\$ 23.15	\$ 31.15
2019	\$ 26.78	\$ 35.78
2020	\$ 26.78	\$ 35.78
2021	\$ 26.78	\$ 35.78
2022	\$ 27.73	\$ 36.95
2023	\$ 28.67	\$ 38.12
2024	\$ 30.53	\$ 40.43

Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd
Sedona, AZ 86336

Date: November 14, 2024

RE: General Manager Report

Financial

The billing charges for November were \$60,500

Infrequent and one-time major expenses in November:

\$2,673 Mission Controls Annual Fee

\$ 788 Freedom Mailing/Upper Case Printing Newsletter

Infrequent and one-time major revenue for November:

None

Operations

-Summit completed View Dr. !!! And night work on View Dr. for new main.

-More endpoints installed, and technical issues worked out with hardware solutions.

-2" service break at 1785 W SR 89A fixed on Halloween with Summit's help.

-Leak at Rockridge Crcl handled

-Various customers assisted with assessing leaks on their side of meter.

Management

USDA Grant/Loan Update: 75% of Section A has been completed. Summit will install the trunk line from SR 89A up Saddlerock Circle and Rockridge Drive and stop at the vacant lot toward the storage tanks. Panorama will then be started early in 2025. USDA requires an audit after all loan monies are spent and into grant.

Lead and Copper Inventory: Inventory has been officially submitted. Notification to the public has been sent out by via the November newsletter. No official answers have come down to us in regards verification for non-lead lines. We are logging in all calls until we receive answers.

Eyes on Water & Express Bill Pay: Wayne and Dae Marie will give a presentation on these topics during this November meeting for residents that want to monitor their own water usage. This new technology has become beneficial by detecting minor leaks besides being flagged at the end of the month.

CUSI: See attached information regarding an alternative to Caselle software.

Saddlerock Crossing: City Council approved.

Sedona Lofts: Staff sent out RFP for bids. Due by end of the year.

5-Year Rate Study: All information has been submitted. We are waiting for Tom Bourassa to complete is analysis and to schedule a conference call.

Outstanding Leaks: 140 Northview and 225 Airport/Valley View. Hydrant in Elks

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ
October 15, 2024**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther, Doug Bowen, Ed Dowling, Paul LeFevre, Creed Ostler, Paul Slevin, Chan Smith (All present.)

2. Call to the Public for Item not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

A. Approval of September Board meeting minutes

B. Approval of September financials.

Ed Dowling made motion to approve minutes and financials. Seconded by Paul Slevin/ All approved.

5. Regular Agenda Items:

A. Status Update and Discussion about USDA Grant/ Loan Projects.

6. Executive Session:

4:44 P.M./ Executive Session/ Employee compensation

7. Announcements:

A. Next Regular Board Meeting: November 19, 2024,, at 4:30 P.M

B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 4:58 P.M./ Chan Smith

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd

Sedona, AZ 86336

928 282-3404 – info@oakcreekwater.com

November 19, 2024

Smart Meter / Eyes on Water Presentation

Smart Meter Program

- In 2019, OCW received \$75,000 in grant funds from the Bureau of Reclamation
- Total cost to date is \$250,000
- 600 Badger Smart Meters Installed with 550 of them with endpoint transmitters
- Most of the remaining 40 endpoints to be installed are on Northview and Ross Rd
- The endpoints transmit cellularly, similar to televisions and wireless phones.
- All this information is available on our website.

Eyes on Water

- This program displays and interprets meter readings on an hourly basis.
- Logging in only requires a person's address, account number, and an email address
- You will have to confirm your login with an email verification
- You can view the water usage history by month, week, or hour of the day.
- You can have the system email you if it perceives you have a leak

See the example scenario.

LEARN HOW TO MONITOR YOUR OWN WATER USAGE!!!

When: Tuesday, November 19, 2024 at 5pm. (right after 4:30 board meeting)

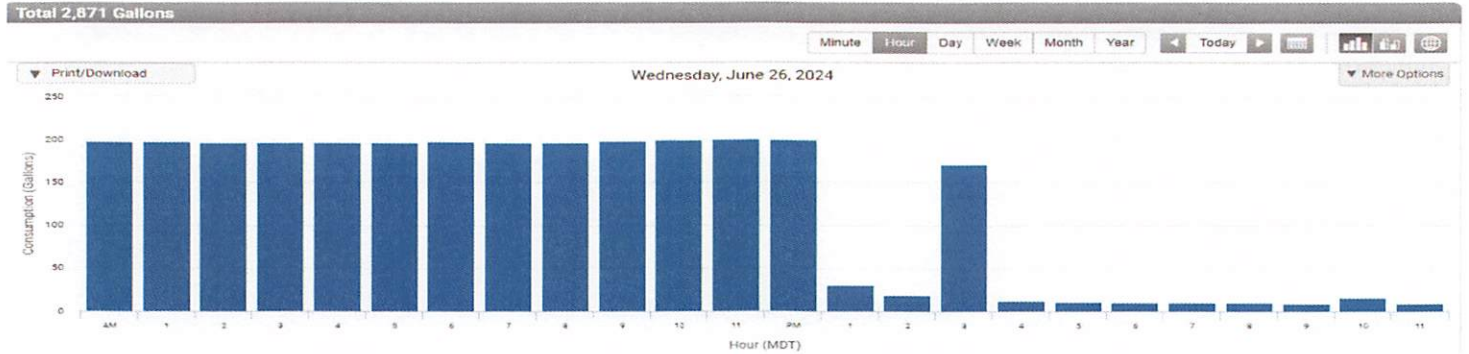
Where: Oak Creek Water Office, 90 Oak Creek Blvd

What: See below. An actual water leak in our neighborhood.

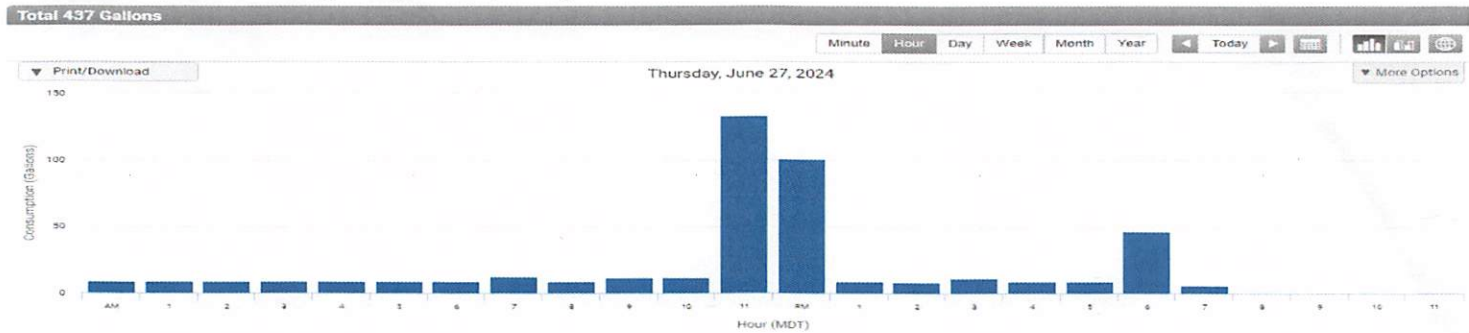
4,800 gallon/day leak. (\$250 bill) Normal usage: 200 gallons/day. (\$25 bill)

Major leak detected. Graph shows 200 gal/hr hourly. At 1:00pm it was fixed. A minor leak still present. Graph shows 5 gal/hr from 1pm onward. Graph shows actual usage at the 2:00pm hour (irrigation, laundry, or shower).

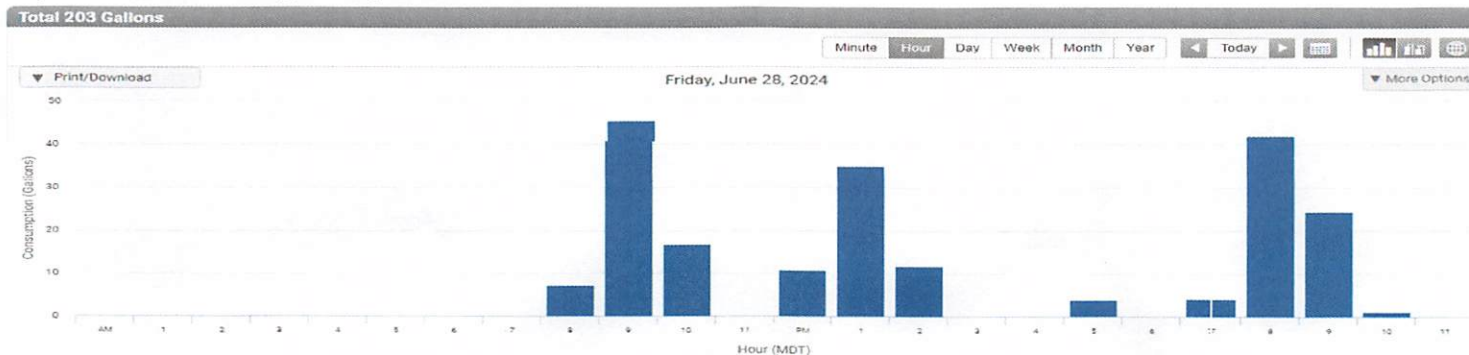
Note: The graphs can be deceiving when comparing days, the gallon usage scale range (left side of the graph) is based on the highest usage that day.



Shows the 5 gallon/hour leak continuing the next day. Graph shows normal water usage at 11am, noon and 6pm. Small leak fixed at 7pm (toilet running, leaky faucet, etc...).



Normal water usage after all leaks fixed. Graph shows hourly flows ranging from 2 gal/hr to 45 gal/hr. Graph shows 50% of the day there was zero usage. No presence of a leak.



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November 19, 2024

Xpress Bill Pay

It's Easy to sign up!

- Only your email and OCW account number (without the dot) are needed.
- Autopay can be set up in a snap. The front office or your bank can also assist you
- It's easy to make a one-time payment. Our front office or your bank can also assist.
- eCheck, iPay, various mobile banking options, EFT, no credit cards
- Go paperless (save on postage and paper)
- visit www.xpressbillpay.com or call 800-720-6847

Why sign up

- To review your bill history
- To review your current bill and usage
- Make a one-time payment or sign up for autopay.
- Go paperless and receive email alerts when your bill is available.



Oak Creek Water District

90 Oak Creek Blvd.
 Sedona, AZ 86336
 (928) 282-3404

info@oakcreekwater.com

Office hours are 10:00am to 4:00pm Mon - Thurs, Closed Fridays

<< Prev Bill Select Bill Period: 10/31/2024 v Pay this Bill >>

Billing Address

[Redacted]
 [Redacted]
 SEDONA, AZ 86336

Service Address

[Redacted]
 Sedona AZ 86336

Account Information	
Account Number	[Redacted]
Billing Period End	10/31/2024
Account Type	Utility
Due Date	11/20/2024
Paperless	<input checked="" type="checkbox"/>

Description	Prev Read Date	Read Date	Meter	Prev Reading	Present Reading	Total Usage
Wtr	09/23/2024	10/24/2024	7025716	273454	273875	4210

Previous Payment Date: 10/19/2024
 Previous Payment Amount: \$33.08

Total Charges	
Water	\$29.38
State/County Tax	\$1.87
City Tax	\$1.03
Municipal Water Tax	\$0.03
Statement Charges:	\$32.31
Amount Due:	\$32.31

Auto Pay Active View
 Payment Scheduled: 11/19/2024

Account Number: 131804

View statement	Billing Date	Due Date	Bill Amount
View Statement	10/31/2024	11/20/2024	\$32.31
View Statement	09/30/2024	10/20/2024	\$33.08
View Statement	08/31/2024	09/20/2024	\$30.41
View Statement	07/31/2024	08/20/2024	\$30.64
View Statement	06/30/2024	07/20/2024	\$40.63
View Statement	05/31/2024	06/20/2024	\$31.48
View Statement	04/30/2024	05/20/2024	\$31.23
View Statement	03/31/2024	04/20/2024	\$28.55
View Statement	02/29/2024	03/20/2024	\$28.07
View Statement	01/31/2024	02/20/2024	\$26.96
View Statement	12/31/2023	01/20/2024	\$25.12
View Statement	11/30/2023	12/20/2023	\$28.86
View Statement	10/31/2023	11/20/2023	\$29.19
View Statement	09/30/2023	10/20/2023	\$30.24
View Statement	08/31/2023	09/20/2023	\$38.60
View Statement	07/31/2023	08/20/2023	\$35.60
View Statement	06/30/2023	07/20/2023	\$33.56
View Statement	05/31/2023	06/20/2023	\$29.78
View Statement	04/30/2023	05/20/2023	\$27.42
View Statement	03/31/2023	04/20/2023	\$27.14
View Statement	02/28/2023	03/20/2023	\$25.83
View Statement	01/31/2023	02/20/2023	\$27.43
View Statement	12/31/2022	01/20/2023	\$24.52
View Statement	11/30/2022	12/20/2022	\$25.70
View Statement	10/31/2022	11/20/2022	\$27.37



Clean Air, Safe Water,
Healthy Land for Everyone

ADEQ Announces 80 Percent of Arizona Public Water Systems have Completed Required Lead Service Line Inventory – Over 2.3 Million Water Service Lines Assessed to Date

All water systems that identify lead or galvanized service lines requiring replacement or service lines with unknown materials to notify affected customers

PHOENIX (Nov. 15, 2024) – Arizona Department of Environmental Quality (ADEQ) officials announced today that it has completed its first review of lead service line (LSL) inventories submitted by Arizona’s public water systems. A service line is an underground pipe that connects residences and businesses to the water main – a large pipe that carries the public water supply. More than 2.3 million water service lines have been assessed for potential lead, as part of the U.S. Environmental Protection Agency’s (EPA) updated Lead and Copper Rule (LCRR), which aims to protect communities from lead in drinking water. Only five lead lines were identified during this review at a federal facility in Yuma. Next, ADEQ will work with water systems across the state—especially smaller, rural systems—to ensure compliance with LCRR standards and to help identify the materials labeled as “unknown” in 27 percent of the service lines inventoried.

“While lead service lines are much less prevalent in Arizona than in many Eastern states, ADEQ is committed to supporting water systems in addressing the potential risks of lead in drinking water,” said ADEQ Water Quality Division Deputy Director Randall Matas. “With federal and state collaboration, we are prioritizing public safety and working to ensure all water systems, especially smaller systems, meet all requirements. If a system identifies lead lines, then ADEQ can help that water system determine what type of available federal funding they may be eligible for to replace those lines.”

Per LCRR requirements, water systems with lead or galvanized service lines requiring replacement, or service lines with unknown materials, must notify affected residents about the specific type of service line identified, the potential health effects of lead and safety measures by Nov. 15, 2024, or 30 days from LSL inventory submittal. Public water systems will provide customers with annual notices until relevant service lines are replaced or confirmed to be lead-free. The notices from the water systems may also request that water customers provide the utility with access to their property to inspect a service line and verify its material. Customer cooperation during this process is essential to minimizing “unknown” lines and ensuring any remaining LSLs are identified and addressed.

Under EPA’s LCRR, 950 public water systems in Arizona were required to submit service line inventories to ADEQ by Oct. 16, 2024, with annual updates. This “living inventory” will improve in accuracy over time and guide systems in identifying unknown lines. Systems must also develop replacement plans if lead or galvanized service lines requiring replacement are found, prioritizing high-risk areas and new sampling locations. Additionally, the updated rules strengthen water

sampling requirements and lower the action level for lead in water from 15 parts per billion (ppb) to 10 ppb, prompting earlier intervention to mitigate lead contamination in drinking water. A summary of Arizona's LSL inventory as of Nov. 14, 2024 follows:

- 950 Water Systems in Arizona were required to submit LSL inventory: 757 have submitted and 193 have yet to submit
- 2.3 million water lines have been assessed
- 5 LSLs have been identified

ADEQ continues to support public water systems, especially those in small or rural communities, in achieving compliance. Systems serving over 50,000 residents are required to publish their inventory online, while smaller systems must provide them upon request. More than 95 percent of Arizona's public water systems serve fewer than 10,000 people.

Background

Lead in drinking water has long been associated with adverse health effects, especially for children and vulnerable populations. In June 1988, Arizona followed federal legislation by banning the use of lead materials in public water systems. Since then, under the Safe Drinking Water Act, EPA has required monitoring for lead in drinking water. Although lead piping has not been allowed in drinking water systems for over 35 years, the existence of lead pipes prior to the 1988 ban was unknown, but expected to be very low in Arizona.

ADEQ and EPA are working together to provide education and enforce the new requirements across Arizona. Arizona aims to adopt EPA's new regulations formally in 2025, giving ADEQ full regulatory authority over LSL requirements for Arizona's public water systems. Until then, ADEQ's efforts to support public water systems underscore its commitment to ensuring clean, safe drinking water for all Arizonans through compliance with these important federal regulations. ADEQ's goal is to ensure that all Arizonans have access to safe drinking water, free from risks associated with lead exposure.

For more information about ADEQ's LSL inventory initiative and other efforts to protect Arizona's drinking water, visit azdeq.gov/LeadCopperRule.

###

Contact

ADEQ Public Information Officer
602-540-8072 | [Email >](#)

January 15, 2021: US EPA Modified their Lead and Copper Rules

ADEQ received federal funds to hire a consultant to help 400 of the 950 water systems in Arizona with the initial step of the new ruling

February 2024: Kick off zoom meeting with groups of 25.

March-September 2024: Completed research for the inventory

October 2024: Submitted the inventory

October 2024: Attorney conversations about letters to be sent. No answers.

November 2024: Notification to the public

All water mains prior to 1988 are being replaced with the USDA grant project.

The only issue to resolve are the unknowns on the private side

789 connections

594 Unknown

195 Non-lead based on age

At this time 2 test holes will be required

18-inches after the meter and 18-inches from the house

Proof will be with photos and scratch test -

Documentation method and who can be the verifying agent unknown

Document currently says contact a plumber...BUT....

Summit offered to complete the two test holes \$320

Lead Samples \$40. Bottles available first week of December. Taken to Inner Basin January

Lead Samples do not prove "non lead"

Customer verification do not prove "non lead"

NOTICE AND AGENDA OF PUBLIC MEETING OF THE OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT

NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **December 17, 2024** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

AGENDA

1. **Call to order and roll call.**
2. **Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
3. **Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
4. **Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
 - A. Approval of November's Board meeting minutes.
 - B. Approval of November's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
 - A. Status Update and Discussion about USDA Grant/Loan Projects.
 - B. Status Update and Discussion on proposed budget. To be advertised in January.
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
 - A. Next Board Meeting January 21, 2025 at 4:30 p.m.
 - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District



Board Member

Dated: 12/13/24 Posted at: (time) 3:15 pm

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.

Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd

Sedona, AZ 86336

Date: December 13, 2024

RE: General Manager Report

Financial

The billing charges for December were \$54,200

Infrequent and one-time major expenses in December:

None

Infrequent and one-time major revenue for December:

None

Operations

-2 Check Valves from ACE installed at airport, both failed. Looking for better stock.

-Reads were most successful ever, no rereads and shortest duration.

-Blue staked leak at corner of OCB and PANO, next phase will fix it unless worse.

-Working with SWI, Summit, and Steve for the Saddlerock hotel details.

-Summit working on temp PRV for saddlerock to minimize outages and bigger bursting machine for upsizing 6" to 8", and planning out work at Panorama site

Management

USDA Grant/Loan Update: 75% of Section A has been completed. Summit will install the trunk line from SR 89A up Saddlerock Circle and Rockridge Drive and stop at the vacant lot toward the storage tanks. Panorama will then be started early in 2025. Working on a change order of quantities to proceed with a new fence for Well Sites 2/3 and for shade cover over Arsenic treatment components. USDA requires an audit after all loan monies are spent and into grant.

Lead and Copper Inventory: No official answers have come down to us in regards verification for non-lead lines. We are logging in all calls until we receive answers. To date two customers have requested lead sample tests.

Saddlerock Crossing: Curt and Hayden Baney have been in contact with us. Summit Construction to install tees at locations requested by the developer. This will avoid tapping into the new water main. Steve Wene has been contacted to start the discussion about tap-in fees and a future line extension agreement

Sedona Lofts: Staff sent out RFP for bids. Due by end of the year.

5-Year Rate Study: We have completed a preliminary call with Tom Bourassa. See attached notes summarizing the call. Expect an official document before the end of the year. Enclosed budget is based on the 2026 FY (July, 2025 – June 2026) revenue anticipated from the study.

Outstanding Leaks: 140 Northview and 225 Airport/Valley View. Hydrant in Elks

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd

Sedona, AZ 86336

928 282-3404 – info@oakcreekwater.com

Date: December 12, 2024

RE: Tom Bourassa Rate Study Call

Goal Operating Margin is 15%

Comparing 2021 Test Year to current 2024 Test Year

-Sold about 13 million gallons less water the current FY 2024 test year (conservation, weather, rates) compared to FY 2021 test year.

-These reduced gallons sold reduced the annual revenue by about \$50,000.

-The \$50,000 in revenue loss should be made up with the next planned 5-year rates. In other words, we are starting at a point that is about \$50K less than expected, which means the indicated revenue increase in this study needs to be higher than expected.

-Average 3/4-inch residential usage dropped from about 7,200 to 5,900 gallons. Similar reductions occurred down the line. 1-inch residential dropped from approximately 8,000 gallons down to 7,400 gallons and 1-½ inch residential down from approximately 25,000 gallons down to 22,250 gallons). Other customer classes show overall reductions in consumption.

Cash Flow

2024 Cash flow looks good. Future years also look adequate for future years and allows for funding plant replacement reserves up to \$1.3 million by 2030.

Debt Service Ratio

Debt Service Coverage Ratio (DSCR) looks good for all projected years and well about the minimum 1.25.

Times Interest Ratio

Times Interest Earned Ratio (TIER) is below the minimum 1.0 for 2025-2027 meaning net deficits from operations for those years. Not as concerned about TIER as DSCR.

Inflation Ratio

Inflation factor (rate) for this study is 2.5% versus 3.0% for the last study.

Depreciation is the biggest issue for this discussion.

Depreciation is a cash flow item.

The USDA funded district improvement projects increases the annual depreciation expense from about \$114K to about \$400K in future years. This includes the arsenic treatment plant and storage tank rehab in 2023 and the current water main replacement project.

Using cost indices the expected main replacement (approximately 1.3 million at end of 2024) would be closer to \$6.6 million rather than the over \$10.5 million as projected. The \$10.5 million is higher than expected but that does not mean it's wrong. Cost indices are regional and may not accurately reflect cost increases in specific areas.

The 2021 test year had an estimate for the water main improvements of about \$9 million compared to the \$10.5 million currently projected.

Preliminary new 5-year rate study (2025 FY – 2030 FY)

Based on our situation and receiving grant funds a targeted 10% operating margin is used. This is lower than the 20% operating margin used in the 2021 study. The lowering of the operating margin is justified because the current study capture depreciation on grant funded plant. Depreciation is a cash flow item.

The median ¾-inch bill would increase \$10.50 over the next 5 years.

The average ¾-inch bill would increase \$13.00 over the next 5 years.

Next full FY revenue (FY 2026) would increase from a projected FY 2025 revenue of about \$620,000 to about \$670,000.

Collecting on depreciation would be \$1.2 Million over the 5 years, 1/10th in 5 years.

The average annual rate increase (year-over-year) over the next 5-years is about 5.5%

Rate Study Comparisons

Many other systems that Tom is doing rate cases at the A.C.C. for are requiring significant rate increase ranging from 50% up to 200%.

F.Y.I. As stated, in December 13, 2024 Red Rock News, Arizona Water Company is asking a residential rate increase of 48.73% and commercial rate increase of 47.22%. Their current ¾-inch base rate would increase from **\$32.70 to \$49.20**. OCWD current base rate is **\$19.43**. The 5-year rate study would increase the ¾-inch residential base rate to **\$21.49** in 2025 and would be **\$26.30** in FY 2030.

Oak Creek Water District
 Test Year Ended June 30, 2024
 Consumption Comparison 2021 vs 2024

Line No.	Class	(a)	(a)	Change	2021	2024	Change	2021	2024	Change
		Average Number of Customers at 6/30/2021	Average Number of Customers at 6/30/2024		Average Consumption	Average Consumption		Median Consumption	Median Consumption	
1	Residential 34 Inch	487	465	(22)	7,171	5,925	(1,246)	4,500	3,500	(1,000)
2	Residential 1 Inch	16	17	2	8,064	7,435	(629)	6,500	4,500	(2,000)
3	Residential 1-1/2 Inch	1	1	-	25,042	22,251	(2,792)	25,000	25,500	500
4	Subtotal	504	484	(20)						
5										
6	Residential MDU 2 Units	34	43	8	13,673	10,766	(2,907)	4,500	5,500	1,000
7	Residential MDU 3 Units	6	7	1	7,445	19,691	12,246	9,000	10,000	1,000
8	Residential MDU 4 Units	13	14	1	11,786	10,402	(1,383)	10,500	8,500	(2,000)
9	Residential MDU 5 Units	14	14	(0)	20,760	18,556	(2,204)	16,000	15,000	(1,000)
10	Residential MDU 8 Units	2	2	-	44,626	31,709	(12,917)	50,000	22,500	(27,500)
11	Residential MDU 13 Units	1	1	-	60,792	74,045	13,253	60,000	75,000	15,000
12	Residential MDU 16 Units	1	1	(0)	37,424	41,459	4,035	37,500	37,500	-
13	Residential MDU 17 Units	1	1	-	67,134	56,718	(10,417)	75,000	45,000	(30,000)
14	Residential MDU 18 Units	2	2	-	80,252	57,761	(22,492)	58,000	35,000	(23,000)
15	Residential MDU 24 Units	1	1	-	66,876	69,741	2,866	75,000	65,000	(10,000)
16	Residential MDU 30 Units	2	2	-	96,385	108,328	11,943	85,000	110,345	25,345
17	Subtotal	78	87	10						
18										
19	Commercial 34 Inch	116	132	16	9,949	6,672	(3,277)	5,500	3,500	(2,000)
21	Commercial 1 Inch	14	15	1	32,026	37,095	5,069	17,000	22,500	5,500
23	Commercial 1-1/2 Inch	7	7	-	21,931	20,036	(1,895)	19,000	12,000	(7,000)
24	Commercial 2 Inch	3	3	-	93,479	71,343	(22,136)	70,000	55,000	(15,000)
25	Commercial 4 Inch	1	1	-	29,167	29,251	83	27,500	27,500	-
26	Subtotal	141	158	17						
27										
28	Irrigation 34 Inch	3	3	-	18,898	23,848	4,949	3,500	20,000	16,500
29	Irrigation 1 Inch	5	5	-	20,046	21,470	1,423	7,500	8,500	1,000
30	Irrigation 1/2 Inch	5	5	-	80,134	65,204	(14,930)	55,000	55,000	-
31	Subtotal	13	13	-						
32										
33										
34										
35										
36										
37										
38										
39	Total	735	742	6						

Santa and Pancakes



Water utility requests big rate increase

By Joseph K. Giddens
LARSON NEWSPAPERS

Sedona customers can expect to pay nearly 50% more on their monthly water bill if the Arizona Water Co. utility gets its approval from the Arizona Corporation Commission.

AWC, the second largest private supplier of water in the state, filed an application to increase its rates for its Northern Group that includes Sedona, Rimrock, Overgaard, Pinetop, Lakeside, Forrest Towne, Pinewood and Valley Vista.

The proposed rate increases are: Residential 48.73%, Commercial 47.22%, private fire service 50.46%, other water revenues 48.8%. Industrial water users will not have their rates increased under the proposal.

"[AWC] asserts that for the test year [of 2023] its Northern Group had adjusted operating income of \$1.6 million and an Original Cost Rate Base of \$74.7 million, resulting in a rate of return of 2.18% on its OCRB," according to its rate application. "[AWC] proposes rates and charges that would produce a revenue increase of approximately \$7.46 million, or 48%, compared to current base rates. [AWC's] proposed revenue increase would produce a 4.54% rate of return on its proposed fair value rate base of 157.9 million."

"The requested increase is 48.73%," Sedona resident Rosemary Mays wrote to ACC on Aug. 28. "This is an extraordinarily high percentage and it is not affordable. There is no way to cut back on consumption by that amount or to increase my income to cover this increase."

Mays' comments echo the sentiment of customer comments to the ACC with 57 residents across the AWC Northern Group voicing their opposition to the proposed rates as of Monday, Dec. 9.

"It is going to raise water residential costs by an incredible amount, especially for those of us who are retired and facing paying rising utility bills on fixed incomes," Seth Ellis, a Sedona resident, wrote to the ACC on Aug. 19. "I am shocked at the audacity of this request for such a huge increase in water rates."

AWC Vice President of Rates and Revenue Nick Y. Liu said that the actual bill to residents could increase 35%

» see WATER | 6A

ARIZONA WATER CO.

needs bus drivers to shorten rides

hours, fewer stops for children and about a 30-minute longer bus rides per trip.

"I ride this bus for about 90 minutes each way," West Sedona School second-grader Pepper Marschall told West Sedona School Principal Alisa Stieg and

classmate Stella Papiernick earlier this fall.

"I ride this bus for about 100 minutes each way," wrote Papiernick, who was recently awarded West Sedona School's December Student of the Month.

"We have working parents and they can't always stop what they

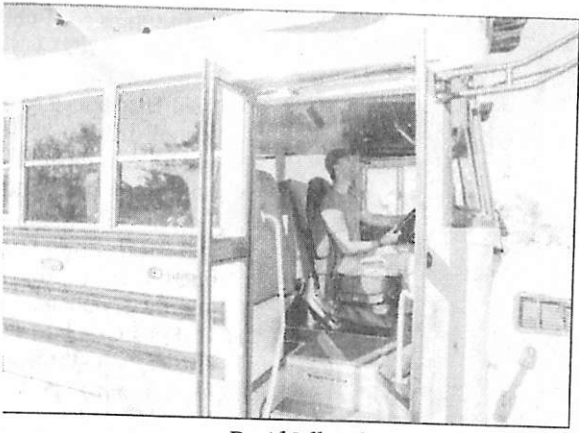
way to pick us up," Marschall and Papiernick wrote. "We live 30 to 40 minutes away so we have to ride the bus."

The district operates 18 buses and two white coach buses, but ongoing driver shortages have doubled the workload for existing staff. Before the pandemic, drivers

morning and one in the afternoon. Currently drivers have two or three routes during both time frames.

"We have good kids and great people that we work with [and] we pay very well and we're going to have some new buses to drive," said Director of Transportation

» see RIDES | 6A

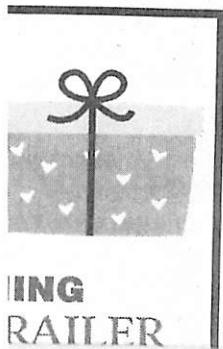


David Jolkovski/Larson Newspapers

JS DRIVER checks to make sure all the kids are seated before leaving West Sedona School on Friday, Dec. 6.

ning pick-ups, and drop-offs," EPI wrote. These burdensome logistics can increase the likelihood of a student missing school time and diminish their chances of participating in other activities. It is not to mention the additional burden they can place on parents trying to coordinate work schedules." I identified low wages as the main cause of the national driver shortage, noting that drivers typically earn 43% less than the national weekly wage for all workers, and that driver's hourly earnings have fallen over the last five

CSD provides an \$18 training salary with a minimum of \$21 per hour, after completion of training and obtaining a commercial driver's license and school bus license. For comparison, the Cottonwood-Oak Creek School District provides a minimum wage to its drivers before they obtain a CDL and \$16.90 per hour after obtaining a CDL. The Sedona Shuttle



GIVING RAILER

Connect service pays its drivers \$19.32 to \$22.29 an hour. The Flagstaff Unified School District driver trainees start at \$18 an hour and can be increased to \$20 to \$20.75 per hour.

"Our biggest dilemma here is competing with the [private tour companies] as far as getting drivers," Gann said. "We don't pay what the trolley's people make and we don't get tips. Drivers that have CDLs are going to these other places where they can make more money."

Without enough drivers, sports trips and field trips are the first to suffer since the main priority is to get students to and from school daily.

Unlike larger districts, SOCS D does not offer competitive sign-on bonuses.

"We are in the very early stages of establishing our staffing budget for the next school year, so I don't have an answer quite yet," Swaninger said, when about new hire bonuses. "Pay rate, signing and retention bonuses [are] always a topic of discussion."

However, the district does provide free CDL training.

"Training for the CDL is huge. I think that that brings more people in the door," Gann said. "And then ... the district bought two new buses, and so that will be huge."

The fleet is five 2010 International School Buses, an 84-passenger 2010 International ...

International/Collins Special Ed Bus, a 48-passenger 2006 Thomas bus for sports, two 2018 Starcraft White buses for coaches to drive for sports, two new 2025 Blue Birds and a new 46 Passenger 2024 International Special Education Bus. Seven buses are out of service. The aging fleet has management and passenger issues from the need for frequent oil changes and the lack of air conditioning.

"Riding the bus for us is like being too long in a hot tub," Marschall and Papiernick wrote to the district about the older bus they were riding in prior to the arrival of two new 2025 Blue Bird 77, passenger buses with air conditioning.

"We had two buses already go down this year [because] the engines went out," Gann said. "So now I have [several] buses sitting out there that we're going to get rid of. Some of them don't start, some of them their fuel pump is out. To do the fuel pump, it's \$20,000 because the fuel pump is inside the engine. ... [But] the district is finally starting to get some buses. These [older] buses also do not have A.C, and when it's 100° outside it's probably 105°" inside the older buses in the fleet.

Swaninger said SOCS D has plans to purchase two new buses and that both will be purchased next year or one next year and one in 2026.

"It's a great place to work, the district is great [and] supports the drivers," Gann said. "They know the job we're doing is hard because we don't have the people, and so most people can't even take a day off, I'm working 10 hours a day."

"Me and Stella have an extra 30 minutes on the bus now" in the morning and in the afternoon "because we don't have enough bus drivers we need more bus drivers," Marschall said previously.

For more information or to apply as a bus driver, visit sedonak12.org/JoinOurTeamCareers.aspx

rates 48.73% higher

From Page 1A

because two surcharges that are already on customer bills for System Improvement Benefits and its Arsenic Cost Recovery Mechanism.

On one sampled AWC bill the existing surcharges make up 10% of the total amount owed by the customer.

In the July 30 primary election, by a vote of 2,579 to 399 across Yavapai and Coconino counties, Sedona voters granted AWC a 25-year franchise agreement "to use the city's public rights-of-way to operate its water system and supply water service within the city," according to proposition.

"While their service has been fully satisfactory in the period I've lived in Sedona, the rates were acceptable and as such, voting in favor of continuation of them as the service provider made sense," Sam Kaplan, Sedona resident, wrote to the ACC on Aug. 28. "There was no indication made relative to a significant rate increase request being made. If that information had been made public, it would have had a likely impact on voter's decision for their retaining a very long-term monopolistic servicing capability."

Liu cited inflation as the main cause of the new rates, which were last set on Aug. 19, 2019.

"At the same time we have made significant capital investment as well, which were needed to replace aging infrastructure and we have to build additional treatment facilities that are required to comply with the federal Safe Drinking Water Act," Liu said.

"This 48% increase is a big deal, especially to the retired. I am going to have to consider getting a well," Susan Brooks, a customer in the Rimrock Division of AWC wrote to the ACC on Nov. 13.

In addition to the rates, AWC is requesting the ACC approve adopting "a Sustainable Water Adjustor Mechanism to recover the costs of acquiring new sustainable water supplies; a Wildfire Protection and Public Safety surcharge mechanism to recover the cost of modernizing aging infrastructure to increase fire flow ...; and "a Tax Expense Adjustment Mechanism to recover changes in income tax rates in between rate cases," according to the rate application.

"In our Northern Group, we're 100% groundwater, we do want to have a more robust, and sustainable water supply portfolio," Liu said, discussing the other requests.

Liu confirmed that AWC is proposing to the ACC to continue the company's Utility Bill Assistance Program, which provides a \$10 discount on the customer bill to qualifying low-income customers and active military personnel.

To submit comments to the ACC ahead of its commission hearing on Monday, March 17, at 10 a.m. reference Docket Number "W-01445A-24-0117" and physically mail letters to: Arizona Corporation Commission, Consumer Services Section 1200 W. Washington, Phoenix, AZ 85007. Comments can also be submitted online at azcc.gov by using the docket number. For help with the process, contact ACC Consumer Services at (602) 542-4251 or (800) 222-7000.

If you have any questions concerning how the Application may affect your bill or other substantive questions about the Application, contact Arizona Water Co. and Nick Y. Liu by mail to 3805 N. Black Canyon Hwy., Phoenix, AZ 85015; by telephone at (602) 240-6860; or by email at rates@azwater.com.

Joseph K. Giddens can be reached at (928) 282-7795 ext. 122,

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: January 17, 2025

RE: General Manager Report

Financial

The billing charges for December were \$45,200

Infrequent and one-time major expenses in January:

\$790 Upper Case Print/Freedom Mailing – Newsletter

\$430 CTS Annual Copy Machine Contract

Infrequent and one-time major revenue for January:

None

Operations

-APS overcurrent ruined VFD @ Panorama tanks. Patton installed new drive for pump.

-Summit working 2-3 places at once, work is slow in places and unable to continue until other work finished first.

-Meter quotes received from the new badger distributor.

Management

USDA Grant/Loan Update: 75% of Section A has been completed. Summit is installing the trunk line from SR 89A up Saddlerock Circle and Rockridge Drive to the storage tanks. Panorama Blvd will be started shortly. USDA approved a change order of quantities to proceed with a new fence for Well Sites 2/3 and for shade cover over various arsenic treatment components. It was a net decrease in the Summit Contract by \$1,520. Additional calls to Walker & Armstrong asking for the start date of the required Audit.

Lead and Copper Inventory: No official answers have come down to us in regards verification for non-lead lines. We are logging in all calls until we receive answers. To date two customers have requested lead sample tests.

Saddlerock Crossing: Summit Construction to install tees at locations requested by the developer. This will avoid tapping into the new water main. Steve Wene has been contacted to start the discussion about hookup fees and a future line extension agreement. Found history of current hookup fees; Tom Bourassa was involved in that with A.C.C.

Sedona Lofts: City staff were to send RFP last month. Nothing on their website.

5-Year Rate Study: Expect an official document before the end of the month. Proposed budget is based on the 2026 FY (July, 2025 – June 2026) revenue anticipated from the study, last years expenses and the 5 year capital improvement plan.

Outstanding Leaks: 140 Northview and 225 Airport/Valley View. Hydrant in Elks

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ
December 17, 2024**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther, Doug Bowen, Ed Dowling, Paul LeFevre, Creed Ostler, Paul Slevin,
Chan Smith (All present.)

2. Call to the Public for Item(s) not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

A. Approval of November Board Meeting minutes

B. Approval of November financials.

**Ed Dowling made motion to approve minutes and financials. Seconded by
Chan Smith/ All approved.**

5. Regular Agenda Items:

A. Status Update and Discussion about USDA Grant/Loan Projects

B. Status Update and Discussion on proposed budget. Tentative 2025-2026 budget to be advertised
in January 2025, with Board voting in February 2025

6. Executive Sessions:

7. Announcements:

A. Next Regular Board Meeting: January 21, 2025, at 4:30 P.M.

B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:34/ Ed Dowling

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

**OAK CREEK WATER DISTRICT
PROPOSED 2025-2026 BUDGET**

Operations		\$ 133,300.00
Repairs to Plant - Contractor - Mains	\$ 15,000.00	
Repairs to Plant - Contractor - Electrical/Pumps	\$ 12,500.00	
Repairs to Plant - Contractor - Wells	\$ 10,000.00	
Operations: Materials and Supplies	\$ 19,950.00	
Operations: Tools and Shop	\$ 2,000.00	
Power Purchased	\$ 55,000.00	
Aid to Construction	\$ 250.00	
Insurance - Property and Liability	\$ 10,000.00	
Transportation Expenses	\$ 8,600.00	
Office		\$ 111,400.00
Az Sales and City Taxes	\$ 65,000.00	
Advertising - Mailings, Website	\$ 2,750.00	
Billing Expenses	\$ 23,000.00	
Telecommunications	\$ 13,000.00	
Office Utilities	\$ 3,800.00	
Office Supplies/Equipment	\$ 1,450.00	
Officers Insurance	\$ 2,400.00	
Contractual Services		\$ 29,900.00
Contractual Accounting/Auditing	\$ 10,000.00	
Contractual Legal	\$ 10,000.00	
Contractual Lab Testing	\$ 3,700.00	
Contractual Monitoring & Security	\$ 4,200.00	
Contractual Management	\$ 2,000.00	
Personnel		\$ 194,500.00
Salaries and Wages	\$ 166,500.00	
Employer Taxes 8.35% & Unemployment	\$ 15,000.00	
Benefits and IRA	\$ 10,000.00	
Insurance Works Comp	\$ 3,000.00	
Reserves & Debt		\$ 245,900.00
Short/Long Term Reserves USDA Requirement	\$ 71,456.00	
USDA Loans (40 years at 1.325%/2.250% Interest)	\$ 174,444.00	
Total Expenses		\$ 715,000.00
Operations Revenue		\$ 715,000.00

<p>Public Hearing at 4:30pm on February 18, 2025: Proposed Budget Public Comments Prior to Board Voting Comments can be sent prior to the meeting at info@oakcreekwater.com</p>
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Oak Creek Water District

Comparison of Proposed 2025 Rates to 2024 Rates

MONTHLY USAGE CHARGE*

Meter Size	2025 Base Rate	2024 Base Rate	Increase to Base Rate	Customer Percentage
3/4"	\$21.49	\$19.43	\$2.06	85%
1"	\$35.82	\$32.39	\$3.43	7%
1 1/2"	\$71.45	\$64.61	\$6.84	3%
2"	\$114.38	\$103.43	\$10.95	2%
3"	\$214.60	\$194.05	\$20.55	1%
4"	\$357.72	\$323.47	\$34.25	1%
6"	\$715.23	\$646.74	\$68.49	1%

*Multi-Unit Monthly Charge is a 3/4" meter charge times number of units

COMMODITY RATES:

Meter Size	2025	Per 1,000 gallons 2024	Increase
3/4" Meter Residential			
0 to 4,000 gallons	\$2.59	\$2.28	\$0.31
4,001 to 10,000 gallons	\$4.27	\$3.96	\$0.31
Over 10,000 gallons	\$5.36	\$5.05	\$0.31
3/4" Commercial, STR's & Irrigation			
0 to 12,000 gallons	\$4.27	\$3.96	\$0.31
Over 12,000 gallons	\$5.36	\$5.05	\$0.31
1" Meter Residential			
0 to 4,000 gallons	\$2.59	\$2.28	\$0.31
4,001 to 15,000 gallons	\$4.27	\$3.96	\$0.31
Over 15,000 gallons	\$5.36	\$5.05	\$0.31
1" Meter Commercial, STR's & Irrigation			
0 to 15,000 gallons	\$4.27	\$3.96	\$0.31
Over 15,000 gallons	\$5.36	\$5.05	\$0.31
1 1/2" Meter Residential			
0 to 4,000 gallons	\$2.59	\$2.28	\$0.31
4,001 to 25,000 gallons	\$4.27	\$3.96	\$0.31
Over 25,000 gallons	\$5.36	\$5.05	\$0.31
1 1/2" Meter Commercial & Irrigation			
0 to 25,000 gallons	\$4.27	\$3.96	\$0.31
Over 25,000 gallons	\$5.36	\$5.05	\$0.31
2" Meter Residential, Commercial & Irrigation			
0 to 40,000 gallons	\$4.27	\$3.96	\$0.31
Over 40,000 gallons	\$5.36	\$5.05	\$0.31
3" Meter Residential, Commercial & Irrigation			
0 to 80,000 gallons	\$4.27	\$3.96	\$0.31
Over 80,000 gallons	\$5.36	\$5.05	\$0.31

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: February 14, 2025

RE: General Manager Report

Financial

The billing charges for February were \$47,700

Infrequent and one-time major expenses in February:

\$50 City of Sedona Annual Parking Permit

\$54 Larson Newspapers – Rates Public Notices

\$6,675 Tom Bourassa – Rate Study

Infrequent and one-time major revenue for February:

\$1,000 APS Rebate - VFD

Operations

-Junebug tie in and clean up...

-APS line strike and conflicting utility mess in Saddlerock.

-PRV installed at Valley View.

-Pressure issues at 80 Mingus Mtn Rd.

Management

USDA Grant/Loan Update: 80% of Section A has been completed. Summit is installing the trunk line from SR 89A up Saddlerock Circle and Rockridge Drive to the storage tanks. A second crew is working on Panorama Blvd from Oak Creek Blvd to Sierra Road. USDA approved a second change order for an area that Summit could not pipe burst. The change order was countered with a reduction in pavement quantities not used for a net decrease. Additional calls to Walker & Armstrong asking for the start date of the required Audit.

Lead and Copper Inventory: No answers have come down to us in regards verification for non-lead lines. We are logging in all calls until we receive answers. To date two customers have requested lead sample tests. One customer was inquiring about Summit doing the test holes, she did not realize it was optional and proactive at this time.

Saddlerock Crossing: Summit Construction installed the tees at locations requested by the developer. Tom Bourassa was involved in establishing hook-up fees for A.C.C approval.

Sedona Lofts: City staff sent RFP last month. Awaiting update response.

5-Year Rate Study: Received final invoice. The study is to be voted on at the February board meeting. Proposed budget is based on the 2026 FY (July, 2025 – June 2026) revenue anticipated from the study, last year's expenses and the 5 year capital improvement plan.

Outstanding Leaks: 140 Northview and 225 Airport/Valley View. Hydrant in Elks

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ
January 21, 2025**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther, Doug Bowen, Ed Dowling, Paul LeFevre, Creed Ostler, Paul Slevin, Chan Smith (All present.)

2. Call to the Public for Item(s) not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

- A. Approval of December Board Meeting minutes
- B. Approval of December financials.

Paul Slevin made motion to approve minutes and financials. Seconded by Paul LeFevre/ All approved.

5. Regular Agenda Items:

- A. Status Update and Discussion about USDA Grant/Loan Projects
- B. Status Update and Discussion on proposed 2025-2026 Budget and Revised 5-Year Rate Study.
Paul LeFevre made motion to accept tentative proposed budget for public review, and comment, before Board Approval in February.. Seconded by Paul Slevin/ All approved.

Tentative proposed 2025-2026 budget will be advertised in January 2025, with Board voting for approval in February 2025.

6. Executive Sessions:

7. Announcements:

- A. Next Regular Board Meeting: February 18, 2025, at 4:30 P.M.
- B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:24/ Ed Dowling

**Respectfully submitted,
Creed Ostler
Secretary, Oak Creek Domestic Water Improvement District**

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: March 13, 2026

RE: General Manager Report

Financial

The billing charges for March were \$50,000

Infrequent and one-time major expenses for March:

\$405 Indeed Operations Manager

Infrequent and one-time major revenue for March:

None

Operations

ADEQ three-year inspection took place. OCWD received a perfect score.

Summit to assist in installing meters on Northview Road once new main installed.

Jason and crew will start installing the remaining 40 meters.

Interviewed 8 candidates for the Operations Manager position.

Management

USDA Grant/Loan Update They have started pipe bursting / excavating on Northview Road. Discussions took place with Ardurra about reducing inspection and administrative fees. Ardurra contacted the City of Sedona about the water main from the dead end of Northview to Sunset through Morning Sun easement.

Lead and Copper Inventory The new inventory requirements being modified with each street Summit Construction completes. ADEQ have now reduced the testing to a random sample of 20% of the unknowns if all are the same material and non-lead. One of the two required tests per dwelling can now be a visual inspection of where the water connection enters the building.

Saddlerock Crossing: Design work has begun again per Ardurra. Engineering firm came out and completed a preliminary fire flow test. Discussions need to take place with the developer about system improvements since they will contribute an additional 10% usage to the system. Tom Bourassa was involved in establishing hook-up fees for A.C.C approval

Sedona Lofts: City staff stated it's a slow-motion project, 2-3 years before it will be built.

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, Arizona
February 17, 2026**

1. Call to order and roll call:

Called to order at 4:30 P.M., *A quorum was established."

Present: Bob Bareuther, Doug Bowen, Camille LeFevre, Paul LeFevre Creed Ostler, Paul Slevin,
Chan Smith

2. Call to the Public for Item(s) not on the Agenda

Members of the public may address the Board regarding items not on the Agenda

3. Managers' Reports:

General Manager and Operations Manager updated the BOD - See attachment

4. Consent Agenda Items:

A. Approval of January 2026 Board Meeting minutes

B. Approval of January 2026 Financials.

Motion to accept by Chan Smith/ Seconded by Paul Slevin/ All approved.

5. Regular Agenda Items:

The Board may discuss, consider, and act on these matters separately.

A. Status Update and Discussion about USDA Grant/Loan Projects

B. November 2026 Board of Directors

Director terms expire in 2026 for Camille LeFevre, Paul LeFevre, Creed Ostler, and
Paul Slevin.

C. Approving a Budget and Rate Increase

**Motion to approve the 2026-27 Budget and 2026 Rate Increase by Paul LeFevre/
Seconded by Paul Slevin/ All approved.**

6. Executive Session:

The Board may vote to go into Executive Session for reasons set forth in A.R.S. 38-431.03.

7. Announcements:

A. Next Regular Board Meeting: March 17, 2026, at 4:30 P.M.

B. Future Board agenda items.

8. Adjournment:

- 5:22 P.M./ Motion to adjourn/ Paul Slevin

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: April 11, 2025

RE: General Manager Report

Financial

The billing charges for February were \$48,200

Infrequent and one-time major expenses in April:

\$ 21,047	Western Environmental (22 – 1 ½” Badger Meters)
\$ 6,550	Western Environmental (5 – 2” Badger Meters)
\$ 1,944	Western Environmental (8 – ¾” Badger Meters)
\$ 4,266	Western Environmental (24 Endpoints)
\$ 9,816	Badger Meter Annual (was paying monthly)

Infrequent and one-time major revenue for April: None

Operations

- Summit moving to Park Circle & Sierra. Testing Panorama now all the way to Oak Creek.
- The wash connecting Willow Way to Saddlerock looks burstable after exploratory digging.
- CCR is due by June, along with the 10 lead and copper samples.
- Warranty meters sent out to badger
- Last of endpoints and meter order almost all in, still waiting on ¾” and PRV internals.

Management

USDA Grant/Loan Update: Lam is no longer the state engineer for USDA. 90% of Section A is complete. Summit working on the Panorama storage tank site and continue to complete Panorama Blvd. USDA has quickly approved two more change orders, both with a net deduct change. We will contact the owner of Walker & Armstrong after Tax Day to asking if they are ever going to complete the Audit.

Lead and Copper Inventory: After the last letter we finally received ADEQ feedback. ADEQ have now reduced the testing to a random sample of 20% of the unknowns as long as all are the same material and non-lead. One of the two required tests per dwelling can now be a visual inspection of where the water connection enters the building.

Saddlerock Crossing: Design work as begun again per Ardurra. Tom Bourassa was involved in establishing hook-up fees for A.C.C approval. We have documentation on file along with the cost of increasing the trunk line from 6-inches to 8-inches.

Sedona Lofts: City staff stated it’s a slow motion project, 2-3 years before built.

EyeOnWater: We have been stressing to everyone the importance of signing up for this.

Wildfire Protection Awareness: See attachment from AWC presentation.

Caselle and Billing: See attachments in separate packet.

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, Arizona
March 14, 2025**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther, Doug Bowen, Paul LeFevre, Creed Ostler, Chan Smith
Ed Dowling gave official notification of his resignation as a OCDWID Board Member.

2. Call to the Public for Item(s) not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

- A. Approval of February Board Meeting minutes
- B. Approval of February financials.

Chan Smith made motion to approve minutes and financials. Seconded by Paul LeFevre/ All approved.

5. Regular Agenda Items:

- A. Status Update and Discussion about USDA Grant/Loan Projects
- B. Discussion about a City of Sedona contract regarding delinquent wastewater bills/ sharing water consumption data.

It was decided to publish the information concerning this agreement, in our next newsletter, to see what kind of thoughts might be generated by homeowners, before the BOD makes a decision to possibly enter into this agreement with the City of Sedona.

- C. Discussion and Possible Decision about a water bill at 200 Ross Road

It is the policy of the OCDWID to hold homeowners responsible for water leaks that occur on the homeowner's property. We encourage all owners to download the EYESONWATER app, giving them notification if a possible leak may be occurring on their property.

6. Executive Sessions:

7. Announcements:

- A. Next Regular Board Meeting: April 15, 2025, at 4:30 P.M.
- B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:15/ Bob Bareuther

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd

Sedona, AZ 86336

928 282-3404 - info@oakcreekwater.com

March 2025

SUMMIT CONSTRUCTIONS TENATIVE SCHEDULE*

Mar/April 2025:	Panorama Blvd
April 2025:	Park Circle
May 2025:	Sierra Road
June/July 2025:	Northview Road
Aug/Sept 2025:	Ross Road/Ross Circle
Oct/Nov 2025:	Saddlerock Ln & Valley View Dr
Dec/Jan 2026 :	Sunset Cir/Rockridge Dr/Forest Cir
Feb/Mar 2026:	Chimney Spire Rd & Sycamore Canyon
April 2026:	Mingus Mountain

*Will Be Updated Quarterly

Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd
Sedona, AZ 86336

Date: May 16, 2025

RE: General Manager Report

Financial

The billing charges for May were \$61,100

Infrequent and one-time major expenses in May:

\$19,571 Grundy Liability Insurance

\$ 696 Tow and Mike Alignment repair

Infrequent and one-time major revenue for May: None

Operations

-2024 CCR finished/2025 began compiling

-Backflush of arsenic media, all vessels.

-Tree trimming at shop, green debris picked up by city at sites.

-Easter Sunday FDC break at Oak Creek and 89A.

-Exercising/Flushing Birch and Willow

-Todd Brock assisted at Villas

-Well 004 motor down, KP Ventures working to pull and replace.

-Mission SCADA went down 5/16/2025 all day manual operation, and leftover issues with 004 for entire weekend.

Management

USDA Grant/Loan Update: Lam is no longer the state engineer for USDA. A State Engineer from Michigan approved the last change order request. 90% of Section A is complete. Summit working on the Panorama storage tank site. Fly lines will be moved from Panorama to Park Circle and Sierra Road this week. The required audit is finally in motion.

Lead and Copper Inventory: After the last letter we finally received ADEQ feedback. ADEQ have now reduced the testing to a random sample of 20% of the unknowns as long as all are the same material and non-lead. One of the two required tests per dwelling can now be a visual inspection of where the water connection enters the building.

Saddlerock Crossing: Design work as begun again per Ardurra. Tom Bourassa was involved in establishing hook-up fees for A.C.C approval.

Sedona Lofts: City staff stated it's a slow motion project, 2-3 years before built.

EyeOnWater: We have been stressing to everyone the importance of signing up for this.

Caselle and Billing: Base Rate is now separated out in the monthly billing. See attached comparison of our base rate to neighboring water systems. A.C.C website is vague on the Arizona Water rate increase. Big Park Water submitted a 27% rate increase this February to the A.C.C.

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, Arizona
April 15, 2025**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther, Doug Bowen, Creed Ostler, Chan Smith

2. Call to the Public for Item(s) not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

A. Approval of March Board Meeting minutes

B. Approval of March financials.

**Chan Smith made motion to approve minutes and financials. Seconded by
Bob Bareuther/ All approved.**

5. Regular Agenda Items:

A. Status Update and Discussion about USDA Grant/Loan Projects

6. Executive Sessions:

7. Announcements:

A. Next Regular Board Meeting: May 20, 2025, at 4:30 P.M.

B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:25/ Creed Ostler

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

BASE RATE QUESTIONS

¾-inch Meter (90% of the users)

	<u>Current</u>	<u>Increase</u>	<u>Year</u>	
Oak Creek:	\$21.49	\$23.21	2026	Incremental 5 Year Rate Study, Year 2029 = \$26.30
Big Park:	\$28.71	\$49.20	2026	A.C.C. Submittal Process, Hearings in October
Az Water:	\$37.42	\$53.92	2025	A.C.C. Approval Process, including current surcharges

Base Rate and Usage Rate:

The base rate covers fixed costs regardless of usage. This includes maintenance of water lines, storage tanks and treatment systems. It also includes things like regulatory testing, insurance and creating reserves. The usage rate is variable and based on consumption. This includes power, personnel, treatment media, depreciation, etc...

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: June 13, 2025

RE: General Manager Report

Financial

The billing charges for June were \$57,000

Infrequent and one-time major expenses in June:

\$ 5,399	Western Environmental 20 ¾” meters
\$ 36,095	KP Ventures Well 4 Motor/Pump Replacement – Emergency
\$ 1,035	Fever Controls Well 4
\$ 2,428	QuickBooks Annual (c.c.)
\$ 5,257	Acuity – Auto and Workman Comp

Infrequent and one-time major revenue for June: None

Operations

- Well 4 Repair Update/Saddlerock Crossings concerns
- Lead and Copper Samples: 10 random homes every 3 years
- CCR & LCR service line notifications.
- Warranty inquiry for well 4
- Airport fire suppression design 90%

Management

USDA Grant/Loan Update Summit continuing on main replacements on Park Circle and Sierra Road. Due to the City sewer replacement project on Northview, Summit is switching their schedule to work on Ross Road then going back to Northview Road. They hope to wrap up the Panorama Tank site and small stretch down the driveway by July. Information continues to be supplied for the required USDA grant agreement audit.

Lead and Copper Inventory: After the last letter we finally received ADEQ feedback. ADEQ have now reduced the testing to a random sample of 20% of the unknowns as long as all are the same material and non-lead. One of the two required tests per dwelling can now be a visual inspection of where the water connection enters the building.

Saddlerock Crossing: Design work as begun again per Ardurra. Ardurra was given copies of the tank storage history during the Well 4 pump replacement along with list of top water users. Tom Bourassa was involved in establishing hook-up fees for A.C.C approval

Sedona Lofts: City staff stated it's a slow motion project, 2-3 years before built.

EyeOnWater: We have been stressing to everyone the importance of signing up for this. To date there are only 45 customers signed up.

Meeting Quorum Requirements: See attached Arizona Revised Statutes.

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, Arizona
May 16, 2025**

1. Call to order and roll call:

Called to order at 4:30 P.M.*

Present: Bob Bareuther, Doug Bowen, Creed Ostler

***A quorum was not established, so this was merely an informational meeting.**

2. Call to the Public for Item(s) not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

A. Approval of April Board Meeting minutes

B. Approval of April financials.

No motion was made.

5. Regular Agenda Items:

A. Status Update and Discussion about USDA Grant/Loan Projects

B. June Newsletter

6. Executive Sessions:

7. Announcements:

A. Next Regular Board Meeting: June 17, 2025, at 4:30 P.M.

B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:57 P.M./ Creed Ostler

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

**Oak Creek Domestic Water Improvement District
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, Arizona
April 15, 2025**

1. Call to order and roll call:

Called to order at 4:30 P.M..

Present: Bob Bareuther, Doug Bowen, Creed Ostler, Chan Smith

2. Call to the Public for Item(s) not on the Agenda:

Members of the public may address the Board regarding items not on the Agenda.

3. Manager's Report:

General Manager and Operation Manager updated the BOD - See attachment.

4. Consent Agenda Items:

A. Approval of March Board Meeting minutes

B. Approval of March financials.

**Chan Smith made motion to approve minutes and financials. Seconded by
Bob Bareuther/ All approved.**

5. Regular Agenda Items:

A. Status Update and Discussion about USDA Grant/Loan Projects

6. Executive Sessions:

7. Announcements:

A. Next Regular Board Meeting: May 20, 2025, at 4:30 P.M.

B. Future Board agenda items.

8. Adjournment:

- Motion to adjourn/ 5:25/ Creed Ostler

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

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Well 004 Pump/Motor Recent Replacement History

Date: May 21, 2025

Well 4 has had a good reliable history over the past three decades. The previous pump replacements were in the years 2003, 2013 and 2023. Like clockwork, every ten years.

7/03/97	Well Installed	
7/18/03	Navajo Pump & Supply	6 years
7/19/13	KM Drilling	10 years
6/16/23	K.P. Ventures	10 years
5/18/25	K.P. Ventures	23 months

The July 2023 repair/replacement was costly: \$47,023 with KP Ventures for a new submersible motor/pump and \$14,340 with Envirotech Electric (John Patton) for a 75Hp VFD. With the District’s annual budget of \$600,000, this was 10% of it. The District was without Well 004 for 6 days. Public alerts for conservation of water had to be sent out. Well 003 with minor assistance from Well 002 had to keep the system alive. Storage Tank levels depleted over time but overall did not empty entirely. Friday June 11th at appx 1500 hours well 004 was restored and producing again.

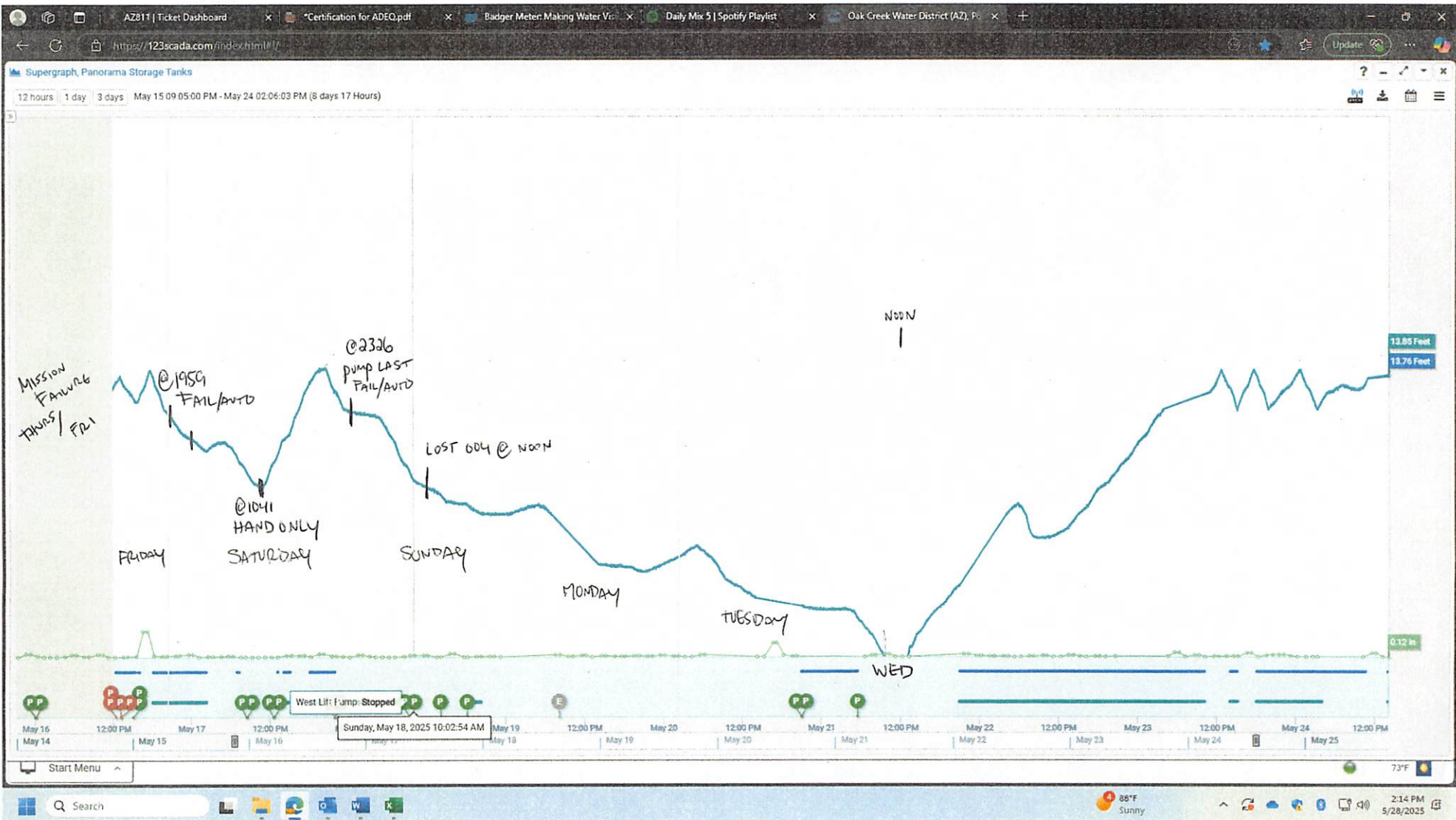
The July 2025 replacement was costly: \$ 36,095.04 with KP Ventures for a new submersible motor/pump. On Thursday May 15, 2025, during the night Mission SCADA went down throughout the state of Arizona. The District had to manually operate the system on Friday and Saturday. The pump was left on auto on Friday evening however failed during the night. Saturday manual operation of the pump was possible. On Sunday May 18, 2025, Well 4 quit responding to any manual operations. Electrician Johnathan Homer of Fever

Controls came out that afternoon and diagnosed that the VFD was in operational condition, but the motor was inoperable.

On Monday May 19, 2025, KP Ventures came out to the site to verify the situation, located a new motor and began pulling the old pump and motor. Well 002 and 003 were operating together in the same manner to attempt to keep up with demand. An alert was sent out on Monday morning requesting conservation of water and that an irrigation restriction was put in place. KP Ventures had the old pump pulled by late on Tuesday, May 20, 2025. Based on current tank water levels it appeared no one was reducing their water usage and consumption was up. At 5pm Wayne went to Sky Ranch Lodge, The Villas and Sedona Springs, our biggest users and personally asked them to shut their irrigations systems off.

KP Ventures began lowering the new pump by dawn on Wednesday May 21, 2025. By noon on Wednesday Well 4 was back online. The condition of the system at this point was as follows: The storage tanks at the airport had been fully depleted along with the line down the mesa to the Panorama Storage tanks. The lines past the PRV into the Saddlerock Subdivision were drained to a point as well. The storage tanks at Panorama were empty, however the gravity system and pressure zone below were still with water sustained only from Wells 002 & 003. The system was basically living off what Wells 2 and 3 were producing. It is by luck that no one ran out of water other than the Airport mesa and a couple homes after the PRV for a short time.

Of major concern now is Saddlerock Crossing. If this estimated additional 27,500 gallons/day was online, the District would have been out of water for an entire day sooner. Ardurra has been briefed, and the water model must be looked at to see if additional storage, an additional well or modifications to Well 2/3 site need to take place.



Customer Name	Quantity Billed	Date		Accum %	
2421.01 Sky Ranch Lodge	228700	9/30/2024	606470	9.69%	9.69%
2006.01 Sky Ranch Lodge	129600	9/30/2024			
2441.01 Sky Ranch Lodge	121600	9/30/2024			
2451.01 Sky Ranch Lodge	63910	9/30/2024			
2411.01 Sky Ranch Lodge	49340	9/30/2024			
2431.01 Sky Ranch Lodge	13320	9/30/2024			
2361.01 Villas of Sedona - Irrigation	245100	9/30/2024	437970	7.00%	16.69%
2341.01 Villas of Sedona - 11-15	41300	9/30/2024			
2321.01 Villas of Sedona - Clubhouse	40160	9/30/2024			
2291.01 Villas of Sedona - 3	38010	9/30/2024			
2351.01 Villas of Sedona - 16-20	16830	9/30/2024			
2401.01 Villas of Sedona - 36-40	11300	9/30/2024			
2371.01 Villas of Sedona - 21-25	12900	9/30/2024			
2331.01 Villas of Sedona - 6-10	9810	9/30/2024			
2381.01 Villas of Sedona - 26-30	8600	9/30/2024			
2391.01 Villas of Sedona - 31-35	5500	9/30/2024			
2311.01 Villas of Sedona - 5	2760	9/30/2024			
2281.01 Villas of Sedona - 2	2310	9/30/2024			
2301.01 Villas of Sedona - 4	2110	9/30/2024			
2005.01 Villas Of Sedona - 1	1280	9/30/2024			
2241.01 Sedona Springs	152900	9/30/2024	403730	6.45%	23.15%
2201.01 Sedona Springs	124010	9/30/2024			
2221.01 Sedona Springs	24500	9/30/2024			
2231.01 Sedona Springs	19400	9/30/2024			
2211.01 Sedona Springs	18700	9/30/2024			
2171.01 Sedona Springs	16900	9/30/2024			
2251.01 Sedona Springs	16000	9/30/2024			
2181.01 Sedona Springs	14900	9/30/2024			
2261.01 Sedona Springs	14700	9/30/2024			
2191.01 Sedona Springs	1720	9/30/2024			
2003.01 Morning Sun HOA #060	79420	9/30/2024	132180	2.11%	25.26%
2101.01 Morning Sun HOA #060	37100	9/30/2024			
2131.01 Morning Sun HOA #060	15660	9/30/2024			
2019.03 Mesa Grill	116990	9/30/2024	116990	1.87%	27.13%
2008.01 Tierra Sienna Condo Assoc	44990	9/30/2024	92510	1.48%	28.61%
2008.01 Tierra Sienna Condo Assoc	40170	9/30/2024			
2491.01 Tierra Sienna Condo Assoc - Pool	7350	9/30/2024			
1169.01 Chocolatree Irrigation	51580	9/30/2024	80170	1.28%	29.89%
1160.01 Chocolatree	28590	9/30/2024			
1600.02 Baby Quail Inn	78200	9/30/2024	78200	1.25%	31.14%
2010.02 The Lodge at Sedona	77370	9/30/2024	77370	1.24%	32.38%
1784.01 Fresh & Natural Thai Kitchen	76230	9/30/2024	76230	1.22%	33.60%
1303.01 Grasshopper Flat Condos #386	68870	9/30/2024	68870	1.10%	34.70%
1219.01 Pizza Picazzo Sedona Llc	67600	9/30/2024	67600	1.08%	35.78%
1282.02 Powell, Rita (215 Birch)	66770	9/30/2024			
1243.01 WALGREENS #4065	66500	9/30/2024	66500	1.06%	36.84%
1147 Johnson, Deborah - Car Wash	63300	9/30/2024	63300	1.01%	37.85%