

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: August 15, 2025

RE: General Manager Report

Financial

The billing charges for August were \$71,500

Infrequent and one-time major expenses for August:

- \$1,158 Upper Case Printing (5 Yrs of Postcard Billing Stock)

- \$1,019 Know It (Transition Visit and 2 Monitors)

Infrequent and one-time major revenue for August: None

Operations

- Positive coliforms in wells 2&3. Based on Jason's recommendation a full shock treatment using 12.5% sodium hydrochloride will be done August 20th- 21st. Wells will be offline during treatment and will be flushed while closed off to the distribution system.
- Meters have been replaced at 200 Panorama Blvd., 55 Northview Building 1, 125 & 105 Ross Road, 1835 W. State Route 89a and 60 Oak Creek Blvd.
- The flushing of hydrant & exercising of valves have been performed on Willow Way, Yule, Birch Blvd, & Oak Creek Blvd..
- Jerry Anthony, the new hire for the replacement of Wayne Butler, is currently studying to receive his Water Operators Distribution Class 1 license.

Management

USDA Grant/Loan Update Summit Construction currently working on Ross Road. APS and cable in way so excavation instead of pipe bursting. Taking longer, a lot of rock. They hope to wrap up the Panorama Tank site and small stretch down the driveway by the end of August. USDA audit looks good. Auditor came up for a visit. All looks good except trying to fine tune the fixed assets back to 1999 when they were journal entered into QuickBooks.

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 it will be built.

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

City of Sedona: Requesting the District goes into an agreement with them in assisting with sewer past due bills. Based on customer feedback at last meeting, appears a no go?

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

1. Call to order and roll call:

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

Present: Bob Bareuther, Doug Bowen, 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. 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.

Motion to accept by Paul Slevin/ seconded by Bob Bareuther/ All approved.

5. Regular Agenda Items:

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

Sixty percent of the project is now complete. The grand total of the USDA Grant and Loan funds is as follows: Grants \$11,220,00 Loans 4,923,00

The loans are at 1.35% and 2.25% interest over 40 years.

As part of the USDA Agreement, OCDWID is required to begin acquiring reserves of \$1,747,000. Doug updated the Board of the reserves we have acquired to date, and the 5-year rate increases we have in place to insure the District's revenue will meet the demands of both loans and the increased depreciation of the new improvements. Oak Creek has been able to keep the base rate for water usage at a much lower rate than neighboring water companies.

- B. Discussion on proposed City of Sedona's "Water Consumption & Water Service Disconnection" agreement.

Ron Rovey, Pete Malmgren, Jay Rowles each presented a letter to the Board and each spoke individually in opposition to an agreement with the City of Sedona. The general feeling of the individuals at large was that Oak Creek Domestic Water Improvement District has created a closely knit community of water users within the City of Sedona and that OCDWID's purpose is to provide water for its members and not to enforce collection of sewer payments for the City of Sedona.

6. Executive Sessions:

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

7. Announcements:

- A. Next Regular Board Meeting: August 19, 2025, at 4:30 P.M.
- B. Future Board agenda items

8. Adjournment:

- Motion to adjourn/ 5:14 P.M./ Chan Smith

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
July 24, 2025**

1. Call to order and roll call:

Called to order at 1:00 P.M. *A quorum was established."

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

2. Executive Sessions:

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

Subject: Personnel changes

8. Adjournment:

- Motion to adjourn/ 2:00 P.M./ Chan Smith

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District