

Oak Creek Water District

“Serving West Sedona Since 1953”

90 Oak Creek Blvd
Sedona, AZ 86336

Date: February 13, 2026

RE: General Manager Report

Financial

The billing charges for February were \$48,300

Infrequent and one-time major expenses for January:

\$ 780 Ullmann Annual Audit

\$ 54 Larson Newspaper – Ad for Budget/Rates

Infrequent and one-time major revenue for January:

None

Operations

Preparing for ADEQ Inspection which is Thursday February 26th.

Digging out meter boxes and making material list of meters and meter boxes to be replaced.

Working on replacing manual meter reads with new Badger remote read.

Working on excel spread sheet for hydrant flushing, valve exercise program.

Management

USDA Grant/Loan Update Panorama area should be completed this month. They are starting to install fly lines for Northview Road. See priority list for contingency funds. See issues with Ardurra and cost for inspection and administrative fees.

Budget/5Year Rate Plan

See attached proposed Budget. The Board will be approving one at the February meeting.

Most vendors and utilities have raised prices on the District this year. This represents bumping up the 5-year rate plan using FY 2028 numbers instead of calculated FY 2027 numbers.

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
January 20, 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, Paul LeFevre, Camille LeFevre Creed Ostler, Paul Slevin,

Absent: 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 December 2025 Board Meeting minutes

B. Approval of December 2025 financials.

Motion to accept by Camille LeFevre/ Seconded by Paul LeFevre/ 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. Yavapai County Annual Report

The Annual Report of Oak Creek Domestic Water Improvement District was reviewed prior to its submission to the Clerk of the Yavapai Board of Supervisors. Due by February 25, 2026

C. Propose Budget and Rate Increase

**Motion to adopt proposed 2026-27 Budget and 2026 Rate Increase by Paul LeFevre/
Seconded by Bob Bareuther/ 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.

Joe Davis' hiring agreement includes accruing 3 weeks vacation. Joe has over 25 years experience.

7. Announcements:

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

B. Future Board agenda items.

8. Adjournment:

- 5:15 P.M./ Motion to adjourn/ Creed Ostler

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District