

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

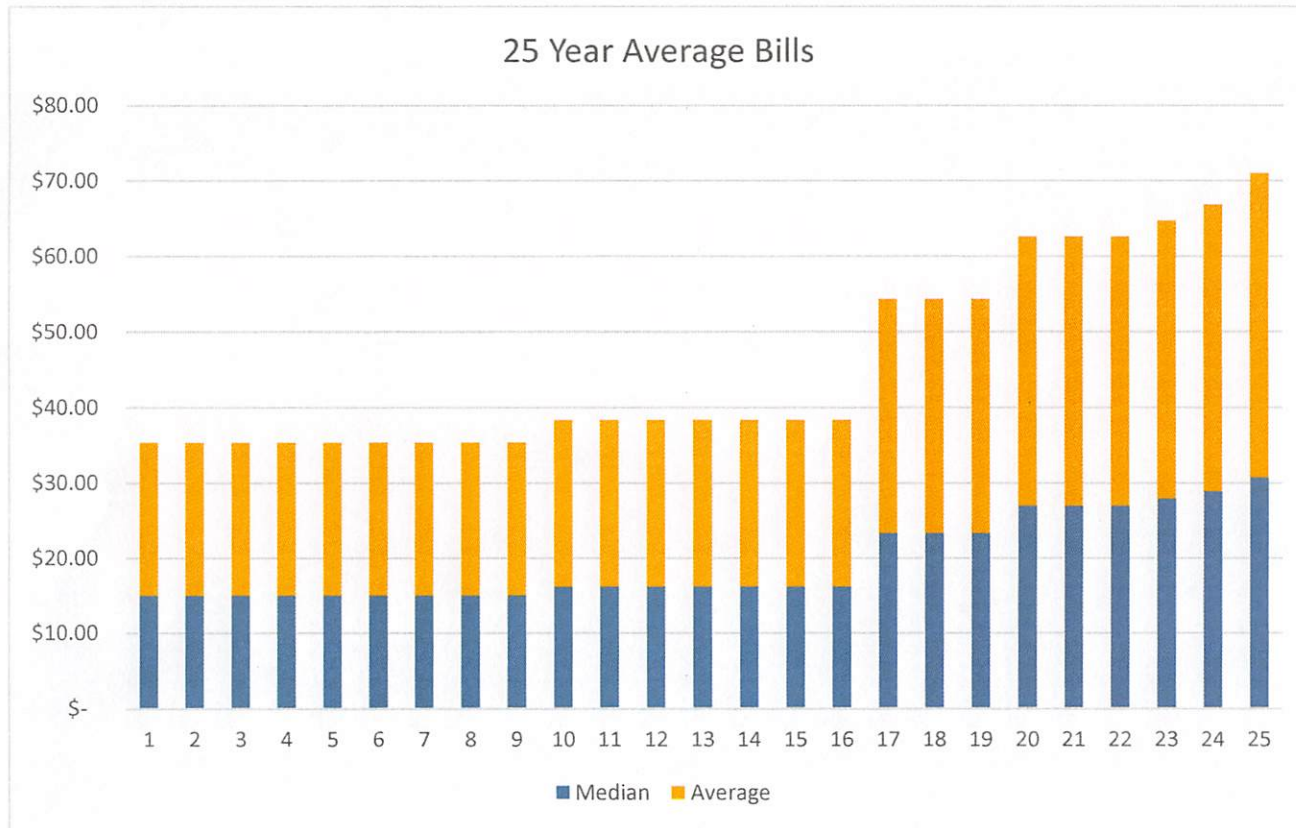
Rate Increase Charges - Residential 3/4"

		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