

Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd
Sedona, AZ 86336

Date: September 12, 2025

RE: General Manager Report

Financial

The billing charges for August were \$62,700

Infrequent and one-time major expenses for September:

\$ 1,637.65 KnowIT - Front Desk Workstation

\$23,844.39 Fever Controls 2 FVD's at Panorama (Trying APS rebate)

Infrequent and one-time major revenue for September:

None

Operations

Lead and Copper compliance testing completed. Results distributed and ADEQ notified. Booster pump failure on September 10th. Replacements and repairs were performed on the same day. Operations at site are normal. Site improvements at lift pump house have been made. Summit is wrapping up phase A. Punch list is being generated. Overall site improvements list is being generated as well.

Management

USDA Grant/Loan Update Summit Construction still working on Ross Road and Ross Circle. Rock Rock Rock. They hope to wrap up the Panorama Tank site and small stretch down the driveway by end of September. USDA audit looks good. All looks good except trying to fine tune the fixed assets back to 1999 when they were journal entered into QuickBooks. See attached. Think they are ready to move past that option.

Lead and Copper Inventory: The 3-year Lead and Copper testing was complete. Test results have been sent to the 10 residents that volunteered and took samples. In regards to the new inventory requirement, 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. 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.

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
August 19, 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 Operations Manager updated the BOD - See attachment

Introduction of new employees due to resignations. Jerry Anthony is the replacement for Wayne Butler as Operations Manager, and Grace Lake replaces Dae Marie Foti as Business Manager.

4. Consent Agenda Items:

A. Approval of July 2025 Board Meeting minutes

B. Approval of July 2025 financials.

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

5. Regular Agenda Items:

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

B. Discussion of Board of Directors Vacancy

Paul LeFevre made motion to accept Camille LeFevre as the Board Member replacement due to the resignation of Ed Dowling. (Camille LeFevre's term will expire in 2026)

Seconded by Paul Slevin/ All approved.

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

No action taken.

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: September 16, 2025, at 4:30 P.M.

B. Future Board agenda items

8. Adjournment:

- Motion to adjourn./ Paul Slevin

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District