

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

Oak Creek Water District

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90 Oak Creek Blvd

Sedona, AZ 86336

928 282-3404 – info@oakcreekwater.com

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.

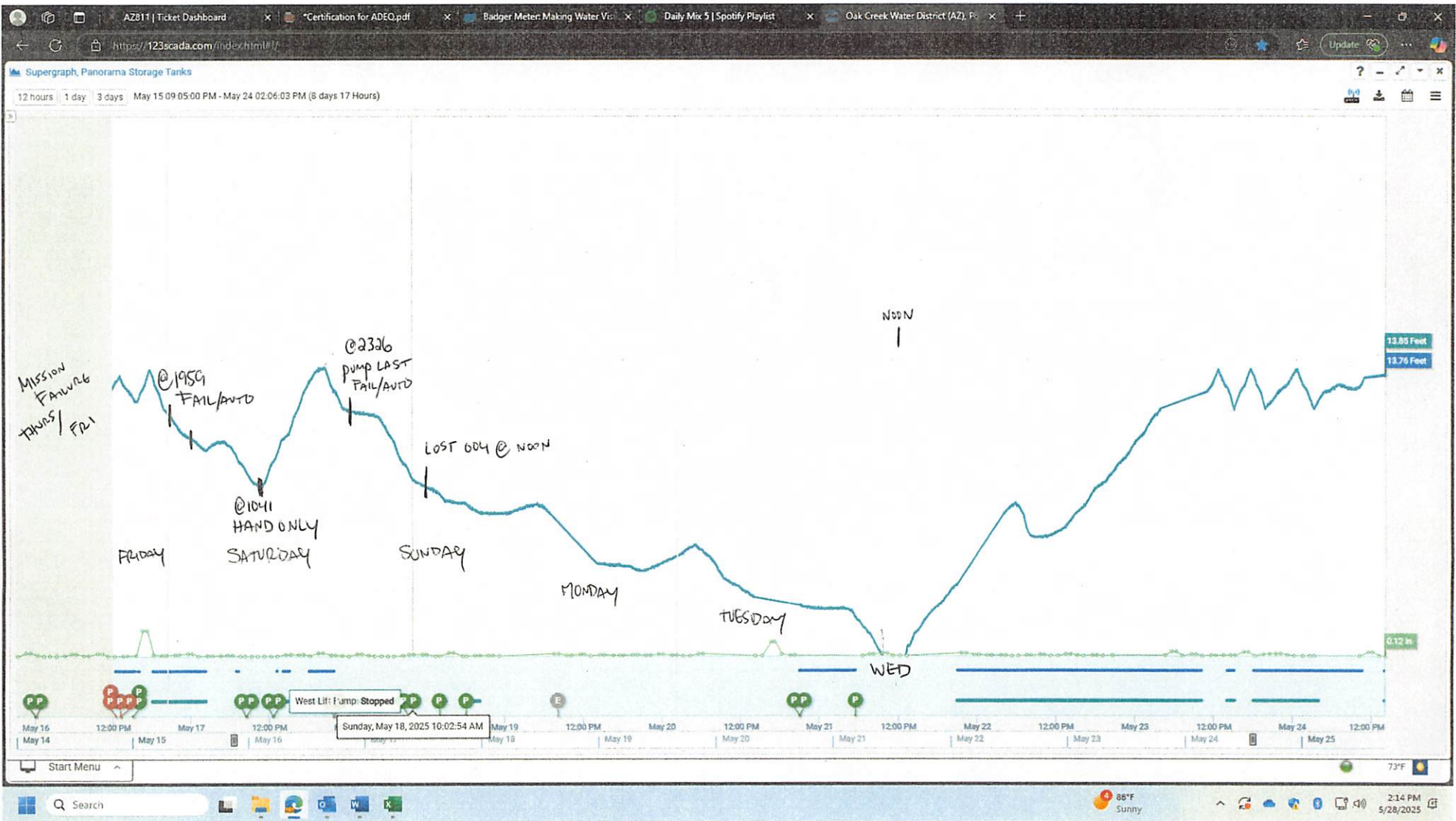
The July 2025 replacement was costly: \$ 36,095.04 with KP Ventures for a new submersible motor/pump. On Thursday May 15, 2025, during the night Mission SCADA went down throughout the state of Arizona. The District had to manually operate the system on Friday and Saturday. The pump was left on auto on 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%
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%
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%
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%
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%
2008.01 Tierra Sienna Condo Assoc	44990	9/30/2024	92510	1.48%
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%
1160.01 Chocolatree	28590	9/30/2024		
1600.02 Baby Quail Inn	78200	9/30/2024	78200	1.25%
2010.02 The Lodge at Sedona	77370	9/30/2024	77370	1.24%
1784.01 Fresh & Natural Thai Kitchen	76230	9/30/2024	76230	1.22%
1303.01 Grasshopper Flat Condos #386	68870	9/30/2024	68870	1.10%
1219.01 Pizza Picazzo Sedona Llc	67600	9/30/2024	67600	1.08%
1282.02 Powell, Rita (215 Birch)	66770	9/30/2024		
1243.01 WALGREENS #4065	66500	9/30/2024	66500	1.06%
1147 Johnson, Deborah - Car Wash	63300	9/30/2024	63300	1.01%