

# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd

Sedona, AZ 86336

Date: November 17, 2023

RE: General Manager Report

## **Financial**

The billing charges for November 2023 were \$57,600.

Infrequent and one-time major expenses in November:

- \$667 Upper Case Printing/Freedom Mailing
- \$6,576 Ullman & Co. Annual Audit
- \$2,208 Philadelphia Insurance
- \$2,493 Mission Control

Infrequent and one-time major revenue for November:

-none

## **Operations**

- <20 Endpoints of the 450 initial order left to be installed, another 350 in for March arrival.
- Northview HOA park assisted in fixing berm for wash, also potential for improvement project to stage Summit equipment there.
- Arsenic Start up and quick tutorial on backwashing media. Q3, Q4 and post construction monitoring results were great. Taking our average for the year under MCL.
- Pipes painted on treatment system and labeled with arrows and wording.
- Temporary fence permanently fixed at 002&003.
- Went to PHX earlier this month and passed my Treatment II test and got updated cert!!!

## **Management**

**USDA Grant/Loan Update:** Fourth quarter testing results for Wells 2, 3 and 4 were 5.2, 5.0 and 5.2 respectfully. The four-quarter averages for Wells 2, 3 and 4 are well below the 10 ppb limit. A preconstruction meeting and a scheduling follow up meeting with Summit Construction was held and all ready to go January 1<sup>st</sup>. The five straight streets will be awarded first with Willow Way being the first street under construction. Waiting for USDA to close the CoBank interim loan. We are closer. Once completed the monthly payments of \$6,301 will begin.

**Sedona Lofts:** Construction was delayed a few months due to additional City funds needed. Sent the engineer the estimated tap fees. They have asked for current fire flow test results so it appears the project is in motion.

**Current Leaks:** 80,200&240 Willow Way, 140 Oak Creek Blvd, 140 Northview and 225 airport/valley view All being monitored.

**5-Year Rate Study:** Ullman & Associates has completed our annual financials, and we have submitted the data to Tom Bourassa so he updates the 5-Year rate plan with the new USDA loan. We will need a proposed budget and rate increase schedule for the January

REVISIONS	NO.	DESCRIPTION	DATE	BY

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OAK CREEK WATER DISTRICT  
AZONA  
SECTION

JOB NO.	DATE	SCALE	BY	CHECKED
13-2023-13-3000	05/01/2023	1"=200'	JL	JM

DRAWING NO. KM01

DIST NO. 05

TABLE: DEMOLITION KEYNOTES  
1. REMOVE AND CHISEL OR RESTORE WITH REINFORCED CONCRETE  
2. REMOVE EXISTING ROOFING SYSTEMS  
3. REMOVE EXISTING ROOFING SYSTEMS AND REPLACE WITH NEW ROOFING SYSTEM  
4. REMOVE EXISTING ROOFING SYSTEMS AND REPLACE WITH NEW ROOFING SYSTEM AND INSULATION  
5. REMOVE EXISTING ROOFING SYSTEMS AND REPLACE WITH NEW ROOFING SYSTEM AND INSULATION AND VENT  
6. REMOVE EXISTING ROOFING SYSTEMS AND REPLACE WITH NEW ROOFING SYSTEM AND INSULATION AND VENT AND FLASHING  
7. REMOVE EXISTING ROOFING SYSTEMS AND REPLACE WITH NEW ROOFING SYSTEM AND INSULATION AND VENT AND FLASHING AND FINISH  
8. REMOVE EXISTING ROOFING SYSTEMS AND REPLACE WITH NEW ROOFING SYSTEM AND INSULATION AND VENT AND FLASHING AND FINISH AND PAINT  
9. REMOVE EXISTING ROOFING SYSTEMS AND REPLACE WITH NEW ROOFING SYSTEM AND INSULATION AND VENT AND FLASHING AND FINISH AND PAINT AND STAIN  
10. REMOVE EXISTING ROOFING SYSTEMS AND REPLACE WITH NEW ROOFING SYSTEM AND INSULATION AND VENT AND FLASHING AND FINISH AND PAINT AND STAIN AND GROUT

KEY	NO.	DESCRIPTION	DATE	BY

TABLE: WATERLINE CONSTRUCTION KEYNOTES

KEY	NO.	DESCRIPTION	DATE	BY

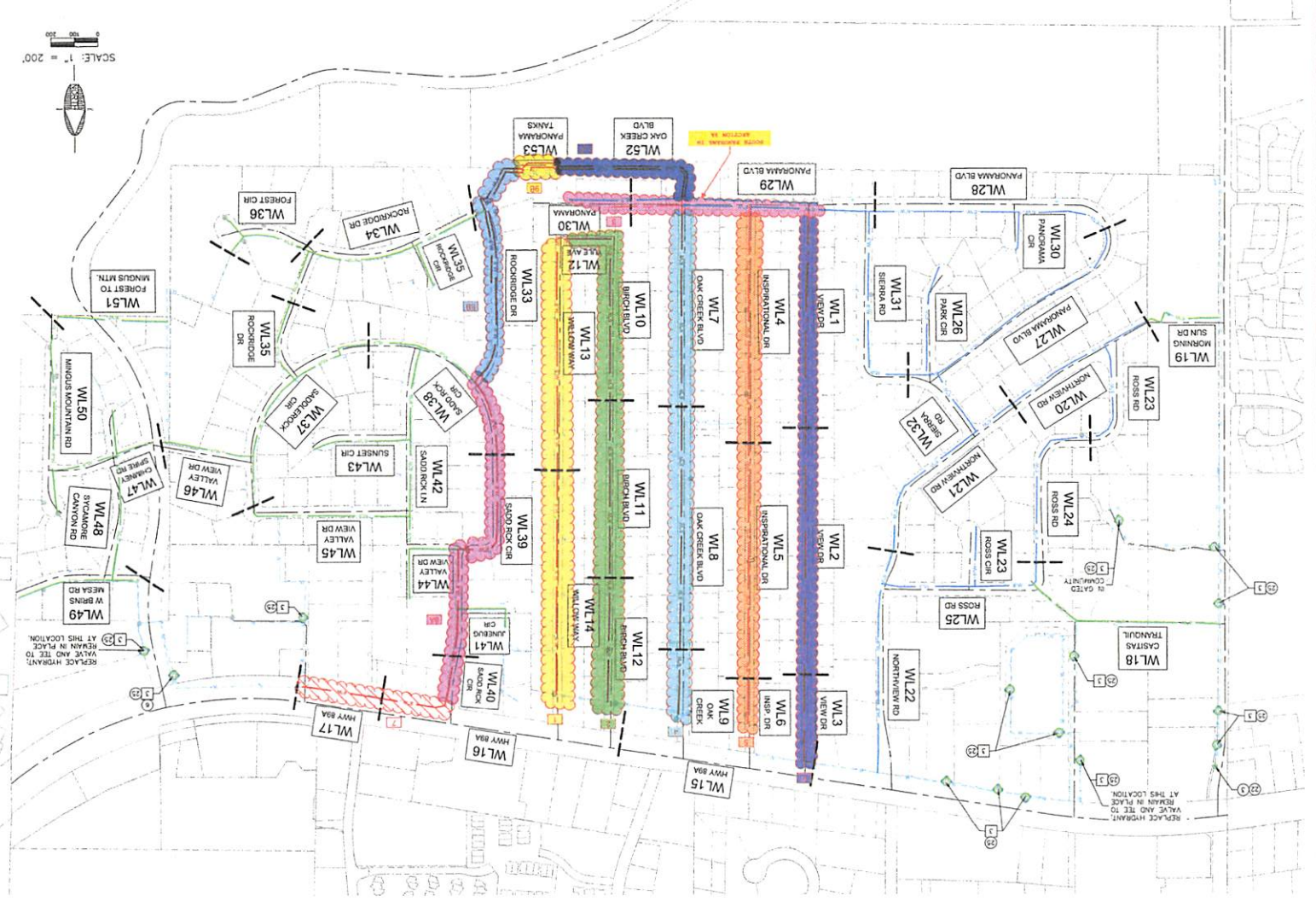


TABLE: DEMOLITION KEYNOTES

KEY	NO.	DESCRIPTION	DATE	BY

**Oak Creek Domestic Water Improvement District  
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ  
October 17, 2023**

**1. Call to order and roll call:**

Called to order at 4:00 P.M..

Present: Doug Bowen, Ed Dowling, Paul LeFevre, Creed Ostler, Paul Slevin, Chan Smith, Bob Bareuther (phone)

This month's BOD Meeting commenced at the well site on Oak Creek Boulevard. All gathered to tour the arsenic removal system and then moved to the water district office to resume the regular monthly meeting.

**2. Call to the Public for Items not on the Agenda:**

A landlord living in the District spoke concerning the landlord/tenant outstanding water bill policy adopted by the BOD.

**3. Manager's Report:**

General Manager and Operation Manager updated the BOD - See attachment.

**4. Consent Agenda Items:**

A. Approval of September Board meeting minutes

B. Approval of September financials.

Chan Smith **made motion** to approve minutes and financials. **Seconded by Paul Slevin/ All approved.**

**5. Regular Agenda Items:**

A. Status update and discussion about USDA Grant Loan Projects.

B. Discussion about the landlord/tenant policy regarding an outstanding balance.

Landlords will be responsible for all outstanding residential OCDWID accounts under their name.

The landlords will be notified, utilizing the current contact information on file, that there is a delinquent account and the water is being turned off until the balance is paid in full.

**6. Executive Session Items:**

**7. Announcements:**

A. Next Regular Board Meeting: November 21, 2023, at 4:30 P.M

B. Future Board agenda items.

**8. Adjournment:**

- Motion to adjourn/ 5:28 P.M./ Chan Smith.

**Respectfully submitted,  
Creed Ostler**

**Secretary, Oak Creek Domestic Water Improvement District**