

# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd

Sedona, AZ 86336

Date: October 13, 2023

RE: General Manager Report

## **Financial**

The billing charges for October 2023 were \$56,100.

Infrequent and one-time major expenses in October:

- \$2,336 SPMR Meter Software Annual

- \$ 341 5-Year Website Domain GoDaddy

Infrequent and one-time major revenue for October:

- none

## **Operations**

- 120 Endpoints installed Saddlerock finished and Birch/Willow.
- 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 Test results were great taking our average down for the year under MCL.
- Pipes painted on treatment system.
- Studying for T2 test. Eligible to test 10-20-23, scheduled test 11-08-2023

## **Management**

**USDA Grant/Loan Update:** Arsenic system is complete. Third quarter testing results for Wells 2, 3 and 4 were 5.9, 7.4 and 5.4 respectfully. The four-quarter averages for Wells 2, 3 and 4 were all below the 10 ppb limit at 9.5, 9.6 and 8.8. In the weeks ahead we will find out what our required annual arsenic testing will be. A preconstruction meeting with Summit Construction should be set up shortly. The five straight streets will be awarded first with Willow Way being the first street under construction. See attached proposed newsletter will information for the customer on both of these projects. Waiting for USDA to close the CoBank interim loan. 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:** Once Ullman & Associates has completed our annual financials, we will submit them to Tom Bourassa so he updates the 5-Year rate plan with the new USDA loan.

**Landlord Letters (Previous):** Letters went out to all landlords about the revised policy.

## **Landlord/Tenant Account History**

### **February 2023**

After the issues with 185 Sierra Road, Steve Wene was contacted. He is our water attorney that currently represents over 100 water systems in Arizona. We discussed past due bills, expenses to recoup our money versus writing them off along with the deposit issues we have had over the years. He stated we should have been requiring the landlord to be the name on the account since day one of becoming a district.

### **March 21, 2023 Meeting**

Board made a motion and approved to require residential landlords be named as the account owner and be responsible for all bills.

### **April 2023 Newsletter**

The new landlord/tenant policy was included in the April 2023 newsletter. The office received no responses from the newsletter or from the minutes approved.

### **August, 2023**

Becky was having a discussion with Bart at Freedom Mailing about creating a mailing database. The topic came up that we were worried about not having the tenant's information in case of a water outage or emergency. He stated that at his various rental properties the water companies have it set up that the bill states in the tenant's name but landlords are notified of outstanding bills. If the water is shut off it is not turned back on until the bill is paid in full.

### **September 19, 2023 Meeting**

Board made a motion and approved the modification to the landlord/tenant policy.

### **September 20, 2023 Letters**

101 letters were sent out. We received three landlord calls asking if this was specific for them worried that their tenants were not paying their bills. We received a call from the neighbor next door verifying that the bill was put back in her names now that the tenant moved out and the house was for sale. We received one objection to the policy from the owner of 220 Willow Way.

### **October 2023 Newsletter**

This revised policy is included in the October 2023 newsletter ready to go to the printers next week.

## Arsenic System FAQ's

The arsenic system installed utilizing MetSorb adsorbent Media. This technology has been available since the early 2000s, with over 5,000 installations worldwide. It is accepted by the EPA, AWWA and all State agencies as a method to remove arsenic safely from drinking water.

What are the specs on the treatment system: materials used, extraction method, containment, etc?

The media (referenced as pellets) is MetSorb HMRG by Graver Technologies. The process is called Adsorption, it is considered passive and does not require any chemicals to be injected.

What is the expected noise level of the system when operational?

No mechanical noise to be expected. The prefilter is set to flush out sand and silt before entering the arsenic removal system. This might cause the sound of running water for about 10 minutes daily.

What are the contamination risks if one or more of the tanks leaks or if the pellets are dropped?

None, the media and the arsenic bind to each other. The process of removal spent media is highly controlled to prevent spills of media.

What is the concentration level of arsenic in the pellets and backwash water since Arsenic greater than 5.0 mg/L is a hazardous material?

The concentration of Arsenic in the pellets is less than 5.0mg/L. The arsenic attaches to the titanium surface and pore structure. During backwash the idea is to remove fines like silt and sand that increase the pressure delta across the media bed, that come up from the well, not to flush out the arsenic into a concentrated sludge.

What is the backwashing procedure?

Backwashing is running water in reverse through the removal media storage tank to fluff it up, making the treatment more efficient. The system will be backwashed every six months and will discharge over a five-day period at less than 1,000 gallons/day meeting ACC R18-9-B301 Type I general permit requirements.

Do you have test results that show the amount of arsenic that is likely to leach out of the pellets? Will this amount enter the backflush water? What happens to it then?

Short answer is there is no leaching out. More details can be found in the AWWA Research Foundation – Adsorbent Treatment Technologies for Arsenic Removal, 2005.

How are the waste products (saturated pellets) disposed of?

Waste samples are tested for leaching of metals, permitted and sent to landfill as a non-hazardous special waste, assuming the test results are acceptable. This hasn't been an issue in the 15 years Canyon Filtration (subcontractor for this project and owner of Big Park Water in VOC) has been doing this.

What is the chemical form of Arsenic in the water?

Based on the 2021 engineering report, Arsenic V (arsenate) is present with Arsenic III (arsenite) non-detect. No oxidation is present to convert arsenite to arsenate. Although the media will remove both forms with or without converting.

**Oak Creek Domestic Water Improvement District  
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ  
September 19, 2023**

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

Called to order at 4:30 P.M..

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

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

**3. Manager's Report:**

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

**4. Consent Agenda Items:**

A. Approval of August Board meeting minutes

B. Approval of August financials.

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

**5. Regular Agenda Items:**

A. Status update and discussion about USDA Grant Loan Projects. Special meeting may need to be called to sign the forms to close the CoBank interim loan and begin paying on the USDA loan.

B. Motion to rescind the CoBank Loan Resolution:

Paul Slevin **made motion** to repeal Resolution 2023-3 passed at the July 13, 2023, meeting authorizing interim financing with CoBank. **Seconded by Chan Smith/ ALL approved.**

C. Motion to modify the landlord motion regarding responsibility of tenants with outstanding bills:

Chan Smith **made motion** to modify the Landlord/Tenant motion passed at the March 21, 2013, meeting to read as follows: 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. **Seconded by Paul Slevin/ ALL approved.**

**6. Executive Session Items:**

**7. Announcements:**

A. Next Regular Board Meeting: October 17, 2023, at 4:30 P.M

B. Future Board agenda items.

**8. Adjournment:**

- Motion to adjourn/ 4:46 P.M./ Chan Smith.

**Respectfully submitted,**

**Creed Ostler**

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