

# NOTICE AND AGENDA OF PUBLIC MEETING OF THE OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT

## NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **July 20, 2021**, beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

## AGENDA

1. **Call to order and roll call.**
2. **Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
3. **Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
4. **Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
  - A. Approval of June's Board meeting minutes.
  - B. Approval of June's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Discussion and possible action on Interim Loan with CoBank of Denver (if ready)
  - B. Status Update and Discussion about USDA Grant/Loan Projects.
  - C. Discussion on Health Care research
  - D. Discussion on Upper Oak Creek Blvd paving history, if any
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03. A.
7. **Announcements.**
  - A. Next Board Meeting August 17, 2021 4:30 p.m.
  - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District

  
\_\_\_\_\_  
Board Member

Dated: 7/16/21 Posted at: (time) 1:30 pm

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.

**NOTICE AND AGENDA OF PUBLIC MEETING OF THE  
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

**NOTICE**

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **August 17, 2021**, beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

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- 1. Call to order and roll call.**
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- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
  - A. Approval of July's Board meeting minutes.
  - B. Approval of July's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Discussion and possible action on Interim Loan with CoBank of Denver
  - B. Status Update and Discussion about USDA Grant/Loan Projects.
  - C. Operations Section update
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
  - A. Personnel
- 7. Announcements.**
  - A. Next Board Meeting September 21, 2021 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District

  
Board Member

Dated: 8/13/21 Posted at: (time) 1:30 PM

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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE  
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

**NOTICE**

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **September 21, 2021**, beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

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- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
  - A. Approval of August's Board meeting minutes.
  - B. Approval of August's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects.
  - B. Discussion about Business Manager position.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
  - A. Next Board Meeting October 19, 2021 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District

  
\_\_\_\_\_  
Board Member

Dated:

9/17/21

Posted at: (time)

9:15 AM

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**NOTICE AND AGENDA OF PUBLIC MEETING OF THE  
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

**NOTICE**

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **October 19, 2021**, beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

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  - A. Approval of September's Board meeting minutes.
  - B. Approval of September's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects.
  - B. Status Update and Discussion about meter grant program.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
  - A. Next Board Meeting November 16, 2021 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District

  
Board Member

Dated: 10/15/21 Posted at: (time) 2:45pm

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  - A. Approval of October's Board meeting minutes.
  - B. Approval of October's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects.
  - B. Status Update and Discussion about AirBnB's. Multi-Commercial/Residential, Housing, CC&N.
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
  - A. Next Board Meeting December 21, 2021 4:30 p.m.
  - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District

  
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Board Member

Dated: 11/12/21 Posted at: (time) 11:30 AM

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  - A. Approval of November's Board meeting minutes.
  - B. Approval of November's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects.
  - B. Status Update and Discussion about the 5 Year rate study.
  - C. Status Update on our Operations Manager housing issue.
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
  - A. Next Board Meeting January 18, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District

  
Board Member

Dated:

12/17/21

Posted at: (time)

11:45 pm

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  - A. Approval of December's Board meeting minutes.
  - B. Approval of Decembers's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects.
  - B. Discuss and Propose a 5 Year rate study.
  - C. Discuss and Propose a 2022 Rate Increase
  - D. Discuss and Propose a 2022-2023 Budget to be submitted to Yavapai County
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
  - A. Next Board Meeting February 15, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District

  
Board Member

Dated: 1/13/22 Posted at: (time) 5:00 PM

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# NOTICE AND AGENDA OF PUBLIC MEETING OF THE OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT

## NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **February 15, 2022** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

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  - A. Approval of January's Board meeting minutes.
  - B. Approval of January's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects.
  - B. Discuss and Approve a 2022 Rate Increase
  - C. Discuss and Approve a 2022-2023 Budget to be submitted to Yavapai County
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
7. **Announcements.**
  - A. Next Board Meeting March 15, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District

  
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Dated: 2/11/22 Posted at: (time) 3:00 PM

Board Member

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**OAK CREEK WATER DISTRICT  
PROPOSED 2022-2023 BUDGET**

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<b>Operations</b>		<b>\$ 128,350.00</b>
Repairs to Plant - Contractor - Mains	\$ 17,500.00	
Repairs to Plant - Contractor - Electrical/Pumps	\$ 13,500.00	
Repairs to Plant - Contractor - Wells	\$ 6,500.00	
Operations: Materials and Supplies	\$ 21,000.00	
Operations: Tools and Shop	\$ 4,600.00	
Power Purchased	\$ 50,000.00	
Aid to Construction	\$ 500.00	
Insurance - Property and Liability	\$ 8,000.00	
Transportation Expenses	\$ 6,750.00	
<b>Office</b>		<b>\$ 105,735.00</b>
Az Sales Taxes & City Franchise Fees	\$ 60,000.00	
Advertising - Mailings, Website	\$ 2,900.00	
Billing Expenses	\$ 21,950.00	
Telecommunications	\$ 11,400.00	
Office Utilities	\$ 4,085.00	
Office Supplies/Equipment	\$ 3,400.00	
Officers Insurance	\$ 2,000.00	
<b>Contractual Services</b>		<b>\$ 44,900.00</b>
Contractual Accounting/Auditing	\$ 20,000.00	
Contractual Legal	\$ 7,500.00	
Contractual Lab Testing	\$ 5,800.00	
Contractual Monitoring & Security	\$ 3,000.00	
Contractual Management	\$ 3,600.00	
Contractual Arborist	\$ 5,000.00	
<b>Personnel</b>		<b>\$ 244,500.00</b>
Salaries and Wages	\$ 213,000.00	
Employer Taxes 8.35% & Unemployment	\$ 18,000.00	
Benefits and IRA	\$ 10,000.00	
Insurance Liability, Workman	\$ 3,500.00	
<b>Reserves &amp; Debt</b>		<b>\$ 70,700.00</b>
Short Term Reserves (USDA Req. \$20,700)	\$ 20,700.00	
Long Term Reserves	\$ 50,000.00	
<b>Total Expenses</b>		<b>\$ 594,185.00</b>
<b>Operations Revenue</b>		<b>\$ 600,000.00</b>

<p><b>Public Hearing at 4:30pm on February 15, 2022: Proposed Budget</b> <b>Public Comments Prior to Board Voting</b> Comments can be sent prior to the meeting at <a href="mailto:info@oakcreekwater.com">info@oakcreekwater.com</a></p>
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# Oak Creek Water District

As of March 2022 Billing

Oak Creek Water District held Board Meetings on January 18, 2022 & February 15, 2022 for public comments on adopting a preliminary Budget & the Increase. Notification of a Public Hearing was published in two editions of the Red Rock News and posted on both the Yavapai County and Oak Creek Water websites. The Budget & Rates were adopted on February 15, 2022 effective March 2022 billing. This rate increase follows the 5-year Rate Study completed in December 2021.

## MONTHLY USAGE CHARGE\*

Meter Size	Base Rate	Irrigation	Base Rate
3/4"	\$17.68	3/4"	\$17.68
1"	\$29.51	1"	\$29.51
1 1/2"	\$58.85	1 1/2"	\$58.85
2"	\$94.20	2"	\$94.20
3"	\$176.73	3"	\$176.73
4"	\$294.62	4"	\$294.62
6"	\$589.02	6"	\$589.02
8"	\$942.51	8"	\$942.51
10"	\$1,355.01	10"	\$1,355.01
12"	\$2,533.22	12"	\$2,533.22

\*Multi-Unit Monthly Charge is a 3/4" meter charge times number of units

## COMMODITY RATES:

Meter Size	Per 1,000 gallons
<b>3/4" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 10,000 gallons	\$3.69
Over 10,000 gallons	\$4.38
<b>3/4" Commercial, Air BNB &amp; Irrigation</b>	
0 to 12,000 gallons	\$3.69
Over 12,000 gallons	\$4.38
<b>1" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 15,000 gallons	\$3.69
Over 15,000 gallons	\$4.38
<b>1" Meter Commercial, Air BNB &amp; Irrigation</b>	
0 to 15,000 gallons	\$3.69
Over 15,000 gallons	\$4.38
<b>1 1/2" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 25,000 gallons	\$3.69
Over 25,000 gallons	\$4.38
<b>1 1/2" Meter Commercial &amp; Irrigation</b>	
0 to 25,000 gallons	\$3.69
Over 25,000 gallons	\$4.38



<b>2" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 40,000 gallons	\$3.69
Over 40,000 gallons	\$4.38
<b>3" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 80,000 gallons	\$3.69
Over 80,000 gallons	\$4.38
<b>4" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 125,000 gallons	\$3.69
Over 125,000 gallons	\$4.38
<b>6" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 250,000 gallons	\$3.69
Over 250,000 gallons	\$4.38
<b>8" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 500,000 gallons	\$3.69
Over 500,000 gallons	\$4.38
<b>10" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 750,000 gallons	\$3.69
Over 750,000 gallons	\$4.38
<b>12" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 1,250,000 gallons	\$3.69
Over 1,250,000 gallons	\$4.38
<b>Bulk and Construction Water</b>	
Base Rate Meter Size	
All gallons	\$4.38
<b>Multi-Units (Number of Units x 10,000 gallons)</b>	
0 to Number of Units x 10,000 gallons	\$3.69
Over Number of Units x 10,000 gallons	\$4.38

# Oak Creek Water District

Installation & Hook-up Fee Charges (New Construction)

## SERVICE LINE & METER INSTALLATION CHARGES\*

Meter Size	Line Installation	Meter Installation	Total Charges
3/4"	\$500.00	\$175.00	\$675.00
1"	\$550.00	\$250.00	\$800.00
1 1/2"	\$600.00	\$500.00	\$1,100.00
2"	At Cost*	At Cost*	At Cost*
3"	At Cost*	At Cost*	At Cost*
4"	At Cost*	At Cost*	At Cost*
5"	At Cost*	At Cost*	At Cost*
6"	At Cost*	At Cost*	At Cost*
Over 6"	At Cost*	At Cost*	At Cost*

\*At cost is invoice plus 15%

## OFF SITE WATER HOOK UP FEE

Meter Size	Size Factor	Total Fee
5/8 x 3/4"	1	\$1,600.00
3/4"	1.5	\$2,400.00
1"	2.5	\$4,000.00
1 1/2"	5	\$8,000.00
2"	8	\$12,800.00
3"	16	\$25,600.00
4"	25	\$40,000.00
6" or larger	50	\$80,000.00

## SERVICE CHARGES

Description	Charge
A. Establishment of Service	\$35.00
B Establishment of Service (after hours)	\$50.00



# NOTICE AND AGENDA OF PUBLIC MEETING OF THE OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT

## NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **March 22, 2022** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

## AGENDA

1. **Call to order and roll call.**
2. **Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
3. **Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
4. **Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
  - A. Approval of February's Board meeting minutes.
  - B. Approval of February's financials.
5. **Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects.
6. **Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
  - A. Personnel – Operator Position
  - B. Legal – Rowdy Rooter
7. **Announcements.**
  - A. Next Board Meeting April 19, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
8. **Adjournment.**

Oak Creek Domestic Water Improvement District

  
Board Member

Dated: 3/19/22

Posted at: (time) 11:30AM

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.

**NOTICE AND AGENDA OF PUBLIC MEETING OF THE  
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

**NOTICE**

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **March 10, 2022** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

**AGENDA**

- 1. Call to order and roll call.**
- 2. Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
  - A. Personnel
- 7. Announcements.**
  - A. Next Board Meeting March 22, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

**Oak Creek Domestic Water Improvement District**

  
\_\_\_\_\_

Dated: 3/10/22

Posted at: (time) 8:00 AM

Board Member

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.



**NOTICE AND AGENDA OF PUBLIC MEETING OF THE  
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

**NOTICE**

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **April 19, 2022** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

**AGENDA**

- 1. Call to order and roll call.**
- 2. Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
  - A. Approval of March's Board meeting minutes.
  - B. Approval of March's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects & 5 Year Rate Schedule
  - B. Approval to Award Fann Environmental lowest bidder of \$1,635,027 for Arsenic Removal & Tank Rehab Project.
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
  - A. Next Board Meeting May 17, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District

  
Board Member

Dated: 4/14/22 Posted at: (time) 11:30 AM

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.

**NOTICE AND AGENDA OF PUBLIC MEETING OF THE  
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

**NOTICE**

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **May 17, 2022** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

**AGENDA**

- 1. Call to order and roll call.**
- 2. Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
  - A. Approval of April's Board meeting minutes.
  - B. Approval of April's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects
  - B. Status Update and Discussion about November Board Elections
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
- 7. Announcements.**
  - A. Next Board Meeting June 21, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

**Oak Creek Domestic Water Improvement District**

  
Board Member

Dated:

5/14/22

Posted at: (time)

1:00 PM

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.



**NOTICE AND AGENDA OF PUBLIC MEETING OF THE  
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**


**NOTICE**

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **June 21, 2022** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

**AGENDA**

- 1. Call to order and roll call.**
- 2. Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
  - A. Approval of May's Board meeting minutes.
  - B. Approval of May's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects
  - B. Status Update and Discussion about November Board Elections
  - C. Status Update and Discussion about Operator Position
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
  - A. Discussions about Rowdy Rooter
- 7. Announcements.**
  - A. Next Board Meeting July 19, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District

  
Board Member

Dated: 6/17/22 Posted at: (time) 9:00 AM

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.



# Oak Creek Water District

**“Serving West Sedona Since 1953”**

90 Oak Creek Blvd  
Sedona, AZ 86336

Date: July 20, 2015

RE: General Manager Report

## **Financial**

The billing charges for July 2021 was \$54,900.

Infrequent and one-time expenses in July:

\$600 Knowlt – Replace 2 hard drives

\$458 Core & Main – Stock

Infrequent and one-time revenue for July:

None

## **Operations**

Jim and Brian replaced 34 meters. They repaired three service line leaks that broke while changing meters. They are working on the weakest part of the system with schedule 20 pipe along with service connections and main valves that are in question.

## **Management**

**USDA Grant/Loan** The Arsenic Treatment System and Tank Rehab plans and specifications are with USDA. An email from their engineer stated they are still in his queue. SWI is 20% complete with the first water main alternative, the 5 straight streets. Email was sent to SWI stating that all water main plans were supposed to be complete and submitted to ADEQ by the end of August per SWI schedule submitted to USDA. Brian walked the 5 streets looking for possible issues based on proposed water main construction zone. Plan format supplied to us was not appropriate. SWI sent that question to USDA, and they confirmed this so the plan format is being revised.

Received draft interim loan agreement documents from Co-Bank of Denver. Steve Wene reviewing. As soon as the documents are approved legally, the Board will need to approve them.

Health Care research continued. Packet of information was distributed to the Board by email.

Jim and Brian were given a verbal notice that the upper part of Oak Creek Blvd will be paved and the District will owe one-fourth the bill. No knowledge or records of this agreement exist.

The Board continues to search for a replacement for Ron Rovey’s position on the Board. His term expires in June 2022.

# Oak Creek Water District

Serving West Sedona Quality Water Since 1953

July 2021

**Arsenic Treatment System and Tank Rehabilitation Project:** See attached Arsenic Notice. The arsenic limit is 10.0 ppb. The results for the three wells were 10.2, 10.7, and 10.8. The Arsenic Treatment plans have been approved by ADEQ and currently USDA is doing their final review. It is anticipated this project will be bid out for construction this September.

\*\*\*\*\* **IMPORTANT \*\*\* IMPORTANT \*\*\* IMPORTANT** \*\*\*\*\*

Construction plans are being completed for the water main replacement on the majority of the streets in our District. These water mains have been in the ground for over 40 years. Over the past four decades landscaping plants, designer rocks, etc have been planted or naturally grown over these mains that are in the public right-of-way. These will get disturbed during construction.

The contractor will be required to submit a video of current conditions. Driveways will be replaced in kind but landscaping plants (cactus, bushes, small trees) along the trench line will not. Large landscaping rocks will be put back in the area but not over the water main.

Any material like landscape pavers will be placed in a pile. The area will be graded with native dirt. Mailboxes will be temporarily removed and replaced in sections as the contractor progresses. Masonry or stone mailboxes will try to be avoided. Contractor specifications for the rehab will be available to review this fall.



What can you do? First and foremost, go to our website and sign up for alerts to your cell phone or email. When plans are nearing completion for your street, we will be sending out notices this way. It costs the District over \$500 per mailing and this is not feasible. Links to scanned versions of the plans will be included in these texts and emails. Also, the notice will state that large scale drawings are available in the office for viewing. At this point you as a homeowner will see what areas will be disturbed and will then have several months to decide what should be relocated on your own.

As always, we welcome everyone to come to the monthly meetings at 4:30 on the third Tuesday of every month. Get involved. Remember board members are residents and customers of the District just like you.

LIF. - - - - -



**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, July 20, 2021**

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

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

Present: Doug Bowen, Paul LeFevre, Creed Ostler, Ron Rovey, Paul Slevin,  
Chan Smith      Absent: Bob Bareuther

- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

A. Approval of June 2021, BOD meeting minutes.

B. Approval of June 2021, financials.

- Ron Rovey made motion to approve all Consent Agenda Items, with noted changes/ seconded by Chan Smith/ all approved.

**5. Regular Agenda Items:**

A. Discussion and possible action on Interim Loan with CoBank of Denver.  
No action taken.

B. Status Update and Discussion about USDA Grant/Loan.

C. Discussion on Health Care research.

D. Discussion on Upper Oak Creek Blvd paving history. Ron Rovey was asked to look at easements.

**6. Executive Session Items:**

**7. Announcements:**

- Next Board Meeting – August 17, 2021, 4:30 P.M.

**8. Adjournment:**

5:08 P.M. – motion to adjourn/ Chan Smith

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd  
Sedona, AZ 86336

Date: August 13, 2021

RE: General Manager Report

## **Financial**

The billing charges for August 2021 was \$66,700.

Infrequent and one-time expenses in August:

- \$450 Annual Aid to Construction
- \$959 Patton / Dana Kepner
- \$ Tiffany Construction?
- \$10,000 Resignation Employee Vacation Payout

Infrequent and one-time revenue for August: None

## **Operations**

Jim and Brian replaced one meter. There were big two major leaks that consumed multiple days of time to repair. An outstanding valve leak on Kallof Place was repaired with assistance from Tiffany Construction. This required three planned outages with one extending over 10 hours. The second repair on Oak Creek Blvd with Brian and Jim spending last Saturday evening and all day Sunday working on it. This required a third call out this weekend from Brian...who did awesome solving the problem. There is still an outstanding valve leak in front of Ron Rovey's home and a leak on Willow Way. All remaining new meter replacements in Northview Subdivision has been put on hold. Jim resigned.

## **Management**

**USDA Grant/Loan** The Arsenic Treatment System & Tank Rehab plans are with USDA. USDA had a conference call with SWI to go unofficially go over the issues with the plans and specifications. A formal review will be completed after they make these changes. SWI has asked how soon the interim financing will be in place since they want paid for past work. SWI has been reminded that their schedule submitted to USDA last year showed that construction would be started for both projects (Arsenic and the water mains by July 2021.

Steve Wene has been working with Co-Bank of Denver on the interim financing agreement. The resolution to proceed is being prepared by Steve for approval at the August meeting.

Sedona Financial supplied supplement information in regard to our researching Health Care. This topic put on hold until operations section levels out.

Received Operations Section Management proposal from Southwest Utilities.

The Board continues to search for a replacement for Ron Rovey's position on the Board. His term expires in June 2022.

**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, July 20, 2021**

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

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

Present: Doug Bowen, Paul LeFevre, Creed Ostler, Ron Rovey, Paul Slevin,  
Chan Smith      Absent: Bob Bareuther

- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

A. Approval of June 2021, BOD meeting minutes.

B. Approval of June 2021, financials.

- Ron Rovey made motion to approve all Consent Agenda Items, with noted changes/ seconded by Chan Smith/ all approved.

**5. Regular Agenda Items:**

A. Discussion and possible action on Interim Loan with CoBank of Denver.  
No action taken.

B. Status Update and Discussion about USDA Grant/Loan.

C. Discussion on Health Care research.

D. Discussion on Upper Oak Creek Blvd paving history. Ron Rovey was asked to look at easements.

**6. Executive Session Items:**

**7. Announcements:**

- Next Board Meeting – August 17, 2021, 4:30 P.M.

**8. Adjournment:**

5:08 P.M. – motion to adjourn/ Chan Smith

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District



# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd

Sedona, AZ 86336

Date: September 21, 2021

RE: General Manager Report

## **Financial**

The billing charges for September 2021 was lower this month at \$51,000. The reading period was only 28 days compared to last month's 35 days. Also, tourist is usually down in August.

Infrequent and one-time expenses in September:

\$5,751 Tiffany Construction – Kallof Leak Repair

\$4,995 Ullman & Company – Six Month Accounting Audit

Infrequent and one-time revenue for September:

None

## **Operations**

Brian met with Ferguson Supplies about parts and inventory. Investigating the automatic replacement program they offer as supplies are utilized they would be replaced. Brian with the electric engineer for the USDA project so a hookup can be created for a backup generator at every site. Brian and Beau replaced a leaking service line under roadway for 50 Oak Creek Blvd. Brian and Beau repaired leaking service line on Willow Way. Valley View Road resident concerned about service lines and meters on his property utilized for his neighbors. Brian with Operator of Record three times so far. Brian completed a three-day training at a Rural Water Association conference in Prescott. Brian building a relationship with Victor Estrada from the City of Sedona about roadway work.

## **Management**

USDA Grant/Loan Update: The Arsenic Treatment System & Tank Rehab plans are with USDA for approval. Progress made with water mains. Co-Bank interim financing complete. First draw of \$158,550 was included with the closing. Next major step is getting the USDA right-of-way documents completed (all easements need accounted for).

Completed 8 interviews for the Business Manager position.

Southwestern contracts completed. They are currently doing the meter readings and the district's operator of record. Jason has been working closely with Brian. Working with them on a on-call contract.

Jody worked with Ullman & Company to finalize the financials for the first half of the year. Jody is 95% complete with the information Tom Bourassa needs for the 5-year rate study. Jody has found 90% of the easement documentation needed for the USDA forms. Two easements are outstanding and being researched.

**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, August 17, 2021**

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

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

Present: Doug Bowen, Paul LeFevre, Creed Ostler, Ron Rovey, Paul Slevin

Absent: Bob Bareuther, Chan Smith

- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

A. Approval of July 2021, BOD meeting minutes.

B. Approval of July 2021, financials.

- Paul LeFevre made motion to approve all Consent Agenda Items/ seconded by Ron Rovey/ all approved.

**5. Regular Agenda Items:**

A. Discussion and possible action on Interim Loan with CoBank of Denver.

Paul Slevin made motion to approve the Resolution of the Board of Directors of the Oak Creek Domestic Water Improvement District, Authorizing Interim Financing/ seconded by Paul LeFevre/ all approved.

B. Status Update and Discussion about USDA Grant/Loan.

C. Discussion and possible action on Operations Management Agreement

Paul Slevin made motion to accept the Management Service Agreement with Southwestern Utility Management/ seconded by Ron Rovey. Ron Rovey asked that OCW make sure we are in compliance with the insurance agreement of this service/ all approved.

**6. Executive Session Items:**

**7. Announcements:**

- Next Board Meeting – September 21, 2021, 4:30 P.M.

**8. Adjournment:**

5:46 P.M. – motion to adjourn/ Ron Rovey

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

# Oak Creek Water District

**“Serving West Sedona Since 1953”**

90 Oak Creek Blvd  
Sedona, AZ 86336

Date: October 19, 2021

RE: General Manager Report

## **Financial**

The billing charges for October 2021 went back up to \$62,000 with the autumn tourist season kicking in.

Infrequent and one-time major expenses in October:

None

Infrequent and one-time major revenue for October:

None

## **Operations**

Brian and Beau completed a leak on Panorama Blvd along with installing 13 meters. There are many more planned this coming week. Brian has continued dealing with the potholing/utilities drama. They are about 50% complete. Brian has had numerous meetings with SWI over water line design and water modeling. After getting multiple quotes to cut the four dead trees at Well 2/3 site, Arborist Standards Tree Care out of Cottonwood was chosen for \$5,570. The required ADEQ sampling site was changed from Starbucks to Sedona Fit. Brian is working on spending the last \$64,000 of the meter grant funds which is covered completely between Bureau of Reclamation and USDA.

## **Management**

USDA Grant/Loan Update: The Arsenic Treatment System & Tank Rehab plans are with USDA for approval. Progress made with water mains. Easement / Right-of-Way forms for the USDA project are inching along. The supplemental conditions of the specifications needed review from Steve Wene.

Co-Bank interim financing complete. Both the WIFA and NBAz loans are paid off with the Co-Bank funds. During the next five months the \$4,500 saved will be applied to fulfill the one-year debt service account while no loan payments are required. We will continue add to the USDA short term asset account prior to it being required (\$20,700 annually once loan starts). We are currently two years ahead on this.

Tom Bourassa must have started working on our 5-year rate study. He has asked Becky for additional information.

We received another property tax bill. We are checking with the County since in becoming a DWID in March 2020, we have already made to half year payments.

Becky has made a smooth transition into the Business Manager position.



**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, September 21, 2021**

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

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

Present: Bob Bareuther, Doug Bowen, Paul LeFevre, Creed Ostler, Ron Rovey,  
Paul Slevin, Chan Smith

- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

A. Approval of August 2021, BOD meeting minutes.

B. Approval of August 2021, financials.

- Paul LeFevre made motion to approve all Consent Agenda Items/ seconded  
by Paul Slevin/ all approved.

**5. Regular Agenda Items:**

A. Status Update and Discussion about USDA Grant Loan Projects.

Jody has found 90% of the easement documentation needed for the USDA  
forms. Two easements are outstanding and are being researched.

B. Discussion about Business Manager position.

Becky Lisle has been hired to replace Jody Moreno as Business Manager. We  
welcome Becky and are also very appreciative to Jody for her excellent work  
as Business Manager.

**6. Executive Session Items:**

**7. Announcements:**

- Next Board Meeting – October 19, 2021, 4:30 P.M.

**8. Adjournment:**

- Motion to adjourn/ Ron Rovey

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd

Sedona, AZ 86336

Date: November 12, 2021

RE: General Manager Report

## **Financial**

The billing charges for November, 2021 dropped to \$57,000 as the tourist season ending.

Infrequent and one-time major expenses in November:

\$2,313 Mission Control Annual Contract

Tentative expense Tiffany for various pavement repairs

Tentative expense Badger Meter if grant extended.

Infrequent and one-time major revenue for November:

None

## **Operations**

Brian and Beau continued installing meters. There were two half day repairs due to breaks on Northview and Ross Road. There was a power outage at the Airport due to APS which resulted in Brian learning more about the system on the Mesa. One of the monthly bacteria tests came back positive so a Level1 bacterial assessment was performed. Brian continues to study for his Distribution 2 test.

## **Management**

USDA Grant/Loan Update: The Arsenic Treatment System & Tank Rehab plans are still with USDA for approval. Water main plans should be ready for review before bidding. Easement / Right-of-Way forms for the USDA project are inching along.

Meter Grant program completion date is December, 2021. There is still \$66,000 outstanding that could be spent. The remaining meters to be installed are in difficult areas. Installation of these will be easier while the new water mains are being installed. After a conference call with the grant agency, it was verbally agreed for a six-month non-cost increase extension. The required justification letter has been submitted.

Tom Bourassa stated he is making progress with our 5-year rate study.

The three test results for Arsenic came back below the 10.5 ppb rounding limit. A new ADEQ representative stated we are still required to send out notices due to the fact the annual numbers are still over. The public notice and attached newsletter were created before the 30 day deadline.

As a follow up to questions asked last meeting attached are the listings of registered Air BnB's in our district. Most are in our system as residential and not commercial. This needs to be changed. Also included is a list of the accounts currently categorized as multi-commercial and multi residential. Many of these need to be changed.

**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, October 19, 2021**

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

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

Present: Bob Bareuther, Doug Bowen, Paul LeFevre, Creed Ostler, Ron Rovey,  
Paul Slevin, Chan Smith

- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

A. Approval of September 2021, BOD meeting minutes.

B. Approval of September 2021, financials.

- Bob Bareuther made motion to approve all Consent Agenda Items/  
seconded by Paul Slevin/ all approved.

**5. Regular Agenda Items:**

A. Status Update and Discussion about USDA Grant Loan Projects.

B. Discussion about meter grant

**6. Executive Session Items:**

- Business Manager, Becky Lisle, asks to be paid hourly rather than receive a salary.

- Oak Creek Domestic Water Improvement District owners receive water on demand 24/7 - 365 days a year. Operations Manager, Brian Bratcher, is in need of accommodations, locally, to provide this service. What method(s) do we have to reach out to DWID owners to emphasize the importance of Brian's position and ask for their concern, help, and involvement in solving this need.

**7. Announcements:**

- Next Board Meeting – November 16, 2021, 4:30 P.M.

**8. Adjournment:**

- Motion to adjourn/ Ron Rovey

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District



**“In January, City Manager Justin Clifton told The Arizona Republic there were more than 1,000 vacation rentals in the city, or about 20% of Sedona's total housing inventory.”**



## Housing crisis takes toll on Cottonwood, Arizona

By: [Jamie Warren](#) Posted at 7:03 AM, Nov 15, 2021

COTTONWOOD, AZ – At the Pines Inn and Suites Hotel in Cottonwood, Arizona, it’s not just tourists calling to book a night. “Mainly, it’s also people who can’t find rental properties,” said General Manager Martha Bruening. But it’s now their busy season and Bruening says they can’t accommodate them all. Maria, for example, has lived at the hotel since March. “I haven’t felt that hopelessness yet,” she said. “But I certainly feel the frustration and not just for myself. I feel it for those around me who I see going through the same thing.”

Maria works in Sedona and says she’s unable to find an affordable place to live. **She says online postings for rental properties receive numerous offers and are taken down within a few hours. In one case, a waiting list for an apartment complex had up to 100 people. She says if she wasn’t staying at the hotel, she’d probably have to move to Phoenix.** “I love the people I work with so it would’ve been a real upheaval for our life which is another reason why I’m trying to stay steadfast in hoping something will open up and just keep searching and trying to save as much money as I can,” she said.

Shannon Boone was camping throughout Arizona when she fell in love with the Verde Valley. “I definitely knew I wanted to work here and when I saw the housing manager position posted I said, ‘that’s perfect, they just described me,’” she said. Boone was soon hired to help solve this housing crisis, as the new housing manager for Cottonwood and Sedona. But even she had a hard time finding a place to live upon permanently moving to the area for her job. “I decided just to stay in a campground in my teardrop camper once I could find a place,” Boone eventually found a place to live, and she is now working with city leaders to find solutions. The lack of housing has caused a ripple effect on how the city operates.

**In Arizona, cities can’t regulate the number of short-term rental properties in their area. Corbin says he believes that in part is what’s contributing to this problem.** He says the city recently did a housing study and is now using its findings to attract more developers. He’s asking for people who live in the city, or who are just visiting, to have some patience. The Cottonwood city council recently passed a down-payment assistance program. Corbin says he hopes that will help some residents looking for a more permanent place to live.



# Oak Creek Water District

Serving West Sedona Quality Water Since 1953

November 2021

**HOUSING:** For the past 60 Years we have been fortunate to have our water operator living close when emergencies struck. With increased Airbnb's (85 of our 550 residential accounts are registered with the City) and increased house prices, this is becoming impossible. We as a District have got to find a way to make this work if we value that 24/7, 20 minute response time. Until we solve this, expect after hours response times to take 60 to 90 minutes. The emergency line will still receive your calls immediately.

If any district member knows of any affordable housing or ideas please contact the office. We will be discussing options at the next couple of board meetings.

IN THE MEAN TIME, please restrict doing non-emergency water/irrigation projects to Monday thru Thursday. AND make sure your plumber is licensed and calls us before doing ANYTHING.

## \*\*\*\*\* CONSTRUCTION \*\*\*\*\*

Preliminary water line construction plans are completed and ready for viewing. Most of the water mains in our District will be replaced starting next spring. There will be a full sized paper set of drawings in our office and there are electronic versions on the website. [www.oakcreekwater.org](http://www.oakcreekwater.org)

As stated in the last newsletter, these water mains have been in the ground for over 40 years. Over the past four decades landscaping plants, designer rocks, etc have been planted or naturally grown over these mains that are in the public right-of-way. These will get disturbed during construction. Driveways will be replaced in kind but landscaping plants (cactus, bushes, small trees) along the trench line will not. Large landscaping rocks will be put back in the area but not over the water main. Any material like landscape pavers will be placed in a pile. The area will be graded with native dirt. Mailboxes will be temporarily removed and replaced in sections as the contractor progresses. Masonry or stone mailboxes will try to be avoided.

If you have any concerns, now is the time to get them addressed. There will be temporary water outages throughout next year during constructions. If you haven't sign up for the alerts.



**Arsenic Treatment System and Tank Rehabilitation Project:** See attached Arsenic Notice. The arsenic limit for all three wells were below the 10.5 requirement this quarter but since the annual average was over the limit a notice had to go out. The contractor for the arsenic treatment plant system should be going out for bids by the first of the year.

# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd

Sedona, AZ 86336

Date: December 17, 2021

RE: General Manager Report

## **Financial**

The billing charges for December 2021 was \$41,500.

Infrequent and one-time major expenses in December:

\$13,700 Transferred to USDA Debt Service Reserve Account – Req' Complete

\$3,000 Asphalt Repair at 4 locations

Infrequent and one-time major revenue for December:

None

## **Operations**

-Tree Removal at Well2/3 site

-Asphalt Repair of the four previous repair areas on Oak Creek and Willow.

-Continues to replace random meters

-Various emergency repairs

-Plan review and discussions with SWI about the upcoming projects

## **Management**

**USDA Grant/Loan Update:** As requested by SWI, see attached updated project schedule.

A complete set of plans, specifications and bidding documents were submitted to USDA last week. It appears a revised ADEQ consent order will be needed. Water main plans continue with soil boring RFP received and test hole boring should be done shortly. Still need the Easement/Right-of-Way forms for USDA completed.

**5 Year Rate Study:** We had two very productive conference calls with Tom Bourassa. Attached is a revised 10 Year Plan we worked on as part of the rate study. Goal is to have the study complete within the next couple weeks. We would then give a summary in the next Arsenic newsletter. As per Arizona Revised Statue we will then advertise in the newspaper, have a public discussion at the January board meeting and then vote on it after discussions/modifications are made at the February meeting with an effective start date with the March billing. It looks like incremental rate increases of 3-5% over each of the next 5 years will be recommended. (A 5% increase would increase the average \$36.70 by \$1.50.)

**Meter Grant Program:** Completion date is December 2021. We should hear by the end of the year about the extension request. This would give Brian a chance to install the difficult meters during construction instead dealing with difficult conditions he currently encounters.

**District Name Change:** Becky continues to go back and forth with Sam.gov and with Dun and Bradstreet to get the "District" name change from "Company."



**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, November 16, 2021**

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

- Called to order at 4:30 P.M.
  - Present: Doug Bowen, Paul LeFevre, Ron Rovey, Paul Slevin, Chan Smith
  - Absent: Bob Bareuther, Creed Ostler,
- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

- A. Approval of October 2021, BOD meeting minutes.
- B. Approval of October 2021, financials.
  - Paul Slevin made motion to approve all Consent Agenda Items/  
seconded by Ron Rovey / all approved.

**5. Regular Agenda Items:**

- A. Status Update and Discussion about USDA Grant Loan Projects.
- B. Status Update and Discussion about AirBnB, Multi Commercial/Residential

**6. Discussion:**

- Winter Hours for the office will be 10am-4pm. Brian and Doug can still be reached by cell phone as stated on the door notification.
- Oak Creek Domestic Water Improvement District owners receive water on demand 24/7 - 365 days a year. Operations Manager, Brian Bratcher, is in need of accommodations, locally, to provide this service. Until this issue gets resolved customers should expect response time on Fridays – Sundays to be about 60-90 minutes.
- Discussion of the various water break repairs.
- Discussion about re-categorizing various accounts to make them consistent.

**7. Announcements:**

- Next Board Meeting – December 21, 2021, 4:30 P.M.

**8. Adjournment:**

- Motion to adjourn/ Ron Rovey

Respectfully submitted,  
Doug Bowen acting as  
Secretary, Oak Creek Domestic Water Improvement District



**Notes from Phone conversation with Tom Bourassa on 12/17/21\***

**WIFA Dashboard**

Site to compare rates of similar water companies used by Arizona Corporation Commission.

They use three main criteria: Affordability, Bill Comparison and Cost Recovery.

Each of these categories are shown on a colored dial of warning, caution and good.

**Affordability**

Quote unquote "Pretty Damn Good." The District is at the lower end of the spectrum compared to similar companies

**Bill Comparison**

Average Water Bill for a customer using 7,500 Gallons:

Similar Water Systems: \$37.66

Oak Creek Water District: \$37.58

Based on the Affordability rating and Bill Comparison rating above, it appears that there is no conservation of water in our district. Customers feel freely to use water, and a lot of it.

**Cost Recovery/Operational Margin**

We are at 11.71 or 1.12 which is 12%. This was in the yellow cautionary zone.

Basically, over the next couple years we are fine but heading toward the red zone.

For our size water company, we need to be at least 10% but ideal goal is to stay in the 15%-20% range.

For our size water company, the goal is 1.25 but with a cushion goal of 1.6 to 2.0.

**The Reason:**

With the new loan we have, we need to have reserves to pay for things to avoid another loan.

With Grants you get zero cost recovery from the customers. Rates are not adjusted for this expenditure.

Reserves need to be put aside when the facilities from this grant money start to fail.

**Initial Rates Proposal:**

Need a least 10% over the next 5 years but preferably 20% for the reasons stated above.

A good five-year rate structure would be

2022: 5%      The average \$36.70 bill would go up about \$1.50 a month

2023: 5%

2024: 3%

2025: 3%

2026: 3%

Goal is to give advertised public notice for a discussion of the rate study and proposed rates at the January meeting.

Voting to approve the rates would take place at the February meeting being effective with the March billing.

\*These are just my notes scribbled down during the call. There was a lot of information discussed and there are adjustments to is dozens of tables after our discussion. Therefore, the above is just preliminary.



## ELECTIONS 2022

### Important Dates to Remember



#### March 8, 2022 (Vote by Mail)

180 day notice	September 9, 2021
First day to file nomination papers (150)	October 9, 2021
Last day to file nomination papers (120)	November 8, 2021
Ballot language due (118)	November 10, 2021
Last day for Special Dist write-in candidates to file (106)	November 22, 2021
Last day to mail UOCAVA ballots (45)	January 22, 2022
Last day for write-in candidates to file (40)	January 27, 2022
Last day to register to vote (29)	February 7, 2022
Early voting begins (27)	February 9, 2022
Last day to request an early ballot by mail (11)	February 25, 2022
Last day to receive a replacement ballot in-person	March 8, 2022

#### May 17, 2022 (Vote by Mail)

180 day notice	November 18, 2021
First day to file nomination papers (150)	December 18, 2021
Last day to file nomination papers (120)	January 18, 2022 *
Ballot language due (118)	January 19, 2022
Last day for Special Dist write-in candidates to file (106)	January 31, 2022
Last day to mail UOCAVA ballots (45)	April 2, 2022
Last day for write-in candidates to file (40)	April 7, 2022
Last day to register to vote (29)	April 18, 2022
Early voting begins (27)	April 20, 2022
Last day to request an early ballot by mail (11)	May 6, 2022
Last day to receive a replacement ballot in-person	May 17, 2022

#### August 2, 2022 (Primary Election)

180 day notice	February 3, 2022
First day to file nomination papers (150)	March 5, 2022
Last day to file nomination papers (120)	April 4, 2022
Ballot language due (118)	April 6, 2022
Last day for Special Dist write-in candidates to file (106)	April 18, 2022
Last day to mail UOCAVA ballots (45)	June 18, 2022
Last day for write-in candidates to file (40)	June 23, 2022
Last day to register to vote (29)	July 5, 2022 *
Early voting begins (27)	July 6, 2022
Last day to request an early ballot by mail (11)	July 22, 2022
Last day to vote early in person (4)	July 29, 2022

#### November 8, 2022 (General Election)

180 day notice	May 12, 2022
First day to file nomination papers (150)	June 11, 2022
Last day to file nomination papers (120)	July 11, 2022
Ballot language due (118)	July 13, 2022
Last day for Special Dist write-in candidates to file (106)	July 25, 2022
Last day to mail UOCAVA ballots (45)	September 24, 2022
Last day for write-in candidates to file (40)	September 29, 2022
Last day to register to vote (29)	October 11, 2022 *
Early voting begins (27)	October 12, 2022
Last day to request an early ballot by mail (11)	October 28, 2022
Last day to vote early in person (4)	November 4, 2022

\* Statutory date is a non-business day. Date has been adjusted to the next business day.



# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd  
Sedona, AZ 86336

Date: January 18, 2022

RE: General Manager Report

## **Financial**

The billing charges for January 2022 was \$52,000.

Infrequent and one-time major expenses in January:

Rowdy Rooter Christmas Repair (\$35,000 being negotiated)

Infrequent and one-time major revenue for January:

None

## **Operations**

-Road repairs completed

-Hydro Tank removed

-Christmas Emergency Repair

-Panorama Tanks remodel drawings with SWI

-Review of SWI plans and multiple meetings

-Made final meter grant order with Badger

## **Management**

**USDA Grant/Loan Update:** Plans for the arsenic and treatment plant should be out for bid by the end of the month. Water main drawings are 60% complete. A separate set of drawings or an addition to the water main plans are being prepared to make changes to the Panorama pump station site based on findings during the Christmas Day emergency. Soil boring should be completed in our neighborhoods over the next couple of weeks. Still need the Easement/Right-of-Way forms for USDA completed.

**5 Year Rate Study:** See Attached. To be accepted at the February meeting.

**Proposed 2022-2023 Budget:** See Attached. Voted on at February meeting.

**2022 Rate Increase:** See Attached. Voted on at February meeting.

**Meter Grant Program:** Completion date revised to September 2022. Brian recently placed an order to use up the remaining balance of the grant. We will have until September to have it installed.

**District Name Change:** Becky continues to go back and forth with Sam.gov and with Dun and Bradstreet to get the "District" name change from "Company."

# **Oak Creek Water District**

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd  
Sedona, AZ 86336  
928 282-3404

January 5, 2022

Rowdy Rooter  
P.O. Box 444  
Humboldt Arizona 86329

RE: Emergency Call Out December 25-26, 2021

Dear Kimberly Brawner,

First, we do appreciate the work you performed and recognize it was on a holiday and hope we can come to a mutually acceptable solution. We received your invoice dated December 28, 2020 and your email dated December 31, 2020 responding to our request for a detailed breakdown of your invoice. The response "the questions you have asked are not applicable to this project" and "adequate information has been provided on our invoice" are not acceptable responses.

Based upon my experience, the District is making reasonable requests. Before retiring to Arizona five years ago, I worked for thirty years in city and county government in the water and wastewater field. The last ten years were in the position of Director of a county department of 26 wastewater plants and 5 water plants. I have experience with emergencies of all kinds including over a holiday and I was always provided reasonably descriptive invoices.

The District board has a duty to the public to explain why the charges are being paid. Although we live in Sedona, our service area is not wealthy, The District residents are in the low to moderate income bracket per recent USDA funding, so the District is careful with its spending.

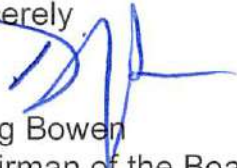
We both can agree that you were asked to assist us with the emergency break. The District understood that the rate would be higher than a typical job, but it would be a reasonable cost considering the work performed on a holiday. We need to work out a solution because there is no way the District Board of Directors will determine that \$35,200 for this job is a reasonable expense. Based upon the numbers you provided, it appears as though you are charging more than \$700 an hour for a foreman and nearly \$400 an hour for a laborer, which seem to be 10 times normal rates.

We pulled out the most recent invoices we had for services from two reputable contractors, Tiffany Construction and Kinney Construction Services. Utilizing their equipment, foreman and laborer hourly rates along with a holiday and overtime factor we determined a reasonable amount for this invoice. Our calculations show the invoice to be about \$16,870.

Based on my experience and recent invoices from reputable contactors in our area, we cannot in good conscious approve the payment of \$35,200 for the work performed.

I would like to talk to you and see if we can come to a fair settlement. Please let me know when you are available to have this conversation. Alternatively, we are suggesting we hire a mutual arbitrator that would decide the matter. Please let me know how you would like to proceed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Doug Bowen', is written over the word 'Sincerely,'.

Doug Bowen  
Chairman of the Board/General Manager

**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, December 21, 2021**

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

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

Present: Doug Bowen, Paul LeFevre, Creed Ostler, Ron Rovey,  
Paul Slevin, Chan Smith Absent: Bob Bareuther

- Board Members were reminded that they must attend 50% of regularly scheduled meetings to be considered a participating Board Member.

- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

A. Approval of November 2021, BOD meeting minutes.

B. Approval of November 2021, financials.

- Paul Slevin made motion to approve all Consent Agenda Items/  
seconded by Paul LeFevre/ all approved.

**5. Regular Agenda Items:**

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

Easement/Right-of-Way forms for USDA need final completion. Meeting with SWI to take place on Wednesday, January 22, 2021. Board members welcomed.

B. Status Update and Discussion about the 5 Year Rate study.

Public discussion of 5 Year Rate Study will take place at January 2022, BOD Meeting, with BOD action taking place at February 2022, BOD Meeting. Rate increase would begin March 1, 2022.

C. Status Update on our Operations Manager housing issue.

Operations Manager, Brian Bratcher, is in need of accommodations, locally, to provide prompt services for OCDWID.

**6. Executive Session Items:**

-

**7. Announcements:**

- Next Board Meeting – January 18, 2022, 4:30 P.M.

**8. Adjournment:**

- Motion to adjourn at 5:20 P.M./ Ron Rovey

Respectfully submitted,  
Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District



**OAK CREEK WATER DISTRICT  
PROPOSED 2022-2023 BUDGET**

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<b>Operations</b>		<b>\$ 128,350.00</b>
Repairs to Plant - Contractor - Mains	\$ 17,500.00	
Repairs to Plant - Contractor - Electrical/Pumps	\$ 13,500.00	
Repairs to Plant - Contractor - Wells	\$ 6,500.00	
Operations: Materials and Supplies	\$ 21,000.00	
Operations: Tools and Shop	\$ 4,600.00	
Power Purchased	\$ 50,000.00	
Aid to Construction	\$ 500.00	
Insurance - Property and Liability	\$ 8,000.00	
Transportation Expenses	\$ 6,750.00	
<b>Office</b>		<b>\$ 105,735.00</b>
Az Sales Taxes & City Franchise Fees	\$ 60,000.00	
Advertising - Mailings, Website	\$ 2,900.00	
Billing Expenses	\$ 21,950.00	
Telecommunications	\$ 11,400.00	
Office Utilities	\$ 4,085.00	
Office Supplies/Equipment	\$ 3,400.00	
Officers Insurance	\$ 2,000.00	
<b>Contractual Services</b>		<b>\$ 44,900.00</b>
Contractual Accounting/Auditing	\$ 20,000.00	
Contractual Legal	\$ 7,500.00	
Contractual Lab Testing	\$ 5,800.00	
Contractual Monitoring & Security	\$ 3,000.00	
Contractual Management	\$ 3,600.00	
Contractual Arborist	\$ 5,000.00	
<b>Personnel</b>		<b>\$ 244,500.00</b>
Salaries and Wages	\$ 213,000.00	
Employer Taxes 8.35% & Unemployment	\$ 18,000.00	
Benefits and IRA	\$ 10,000.00	
Insurance Liability, Workman	\$ 3,500.00	
<b>Reserves &amp; Debt</b>		<b>\$ 70,700.00</b>
Short Term Reserves (USDA Req. \$20,700)	\$ 20,700.00	
Long Term Reserves	\$ 50,000.00	
<b>Total Expenses</b>		<b>\$ 594,185.00</b>
<b>Operations Revenue</b>		<b>\$ 600,000.00</b>

**Public Hearing at 4:30pm on February 15, 2022: Proposed Budget**  
**Public Comments Prior to Board Voting**  
**Comments can be sent prior to the meeting at [info@oakcreekwater.com](mailto:info@oakcreekwater.com)**

# Oak Creek Water District

As of March 2022 Billing

Oak Creek Water District held Board Meetings on January 18, 2022 & February 15, 2022 for public comments on adopting a preliminary Budget & the Increase. Notification of a Public Hearing was published in two editions of the Red Rock News and posted on both the Yavapai County and Oak Creek Water websites. The Budget & Rates were adopted on February 15, 2022 effective March 2022 billing. This rate increase follows the 5-year Rate Study completed in December 2021.

## MONTHLY USAGE CHARGE\*

Meter Size	Base Rate	Irrigation	Base Rate
3/4"	\$17.68	3/4"	\$17.68
1"	\$29.51	1"	\$29.51
1 1/2"	\$58.85	1 1/2"	\$58.85
2"	\$94.20	2"	\$94.20
3"	\$176.73	3"	\$176.73
4"	\$294.62	4"	\$294.62
6"	\$589.02	6"	\$589.02
8"	\$942.51	8"	\$942.51
10"	\$1,355.01	10"	\$1,355.01
12"	\$2,533.22	12"	\$2,533.22

\*Multi-Unit Monthly Charge is a 3/4" meter charge times number of units

## COMMODITY RATES:

Meter Size	Per 1,000 gallons
<b>3/4" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 10,000 gallons	\$3.69
Over 10,000 gallons	\$4.38
<b>3/4" Commercial, Irrigation &amp; Industrial</b>	
0 to 12,000 gallons	\$3.69
Over 12,000 gallons	\$4.38
<b>1" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 15,000 gallons	\$3.69
Over 15,000 gallons	\$4.38
<b>1" Meter Commercial, Irrigation &amp; Industrial</b>	
0 to 15,000 gallons	\$3.69
Over 15,000 gallons	\$4.38
<b>1 1/2" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 25,000 gallons	\$3.69
Over 25,000 gallons	\$4.38
<b>1 1/2" Meter Commercial, Irrigation &amp; Industrial</b>	
0 to 25,000 gallons	\$3.69
Over 25,000 gallons	\$4.38

# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd  
Sedona, AZ 86336

Date: February 11, 2022

RE: General Manager Report

## **Financial**

The billing charges for January 2022 was \$37,300.

Infrequent and one-time major expenses in February:

\$4,785 Badger Meter Software w/Caselle

\$16,870 Rowdy Rooter still Outstanding Check

Infrequent and one-time major revenue for February:

\$200 Arsenic Plans/Specs Purchases

## **Operations**

- Removed unused hydrotank and scrap steel pipe
- 70 blue staking for the test hole boring contractor
- Cleaned up Panorama and Well 4 sites
- Tree removal at Well 4 site
- SWI Issues EVERY day

## **Management**

**USDA Grant/Loan Update:** Bid date for the arsenic and treatment plant is February 28<sup>th</sup>. Pre-bid meeting is February 15<sup>th</sup> at 2:00 pm. Water main drawings are 60% complete? A separate set of drawings or an addition to the water main plans are being prepared to make changes to the Panorama pump station site based on findings during the Christmas Day emergency. Soil boring have been started in our neighborhoods. Still need the Easement/Right-of-Way forms for USDA completed.

**Proposed 2022-2023 Budget:** See Attached. Vote on at February meeting.

**2022 Rate Increase:** See Attached. Vote on at February meeting.

**2022 Elections:** Starting to receive information from Yavapai County regarding the November Election. General Information will be sent out in the newsletter later this month.

**Meter Grant:** Final order was placed. Badger and Caselle are coordinating for software requirements. Month meter reading cost has gone up \$500 since the crew is now coming from Phoenix and not Prescott. This is a temporary solution until we start utilizing the Badger Meter software.

**Short Term Rentals:** Verifying STRs list from the City of Sedona. Found a few more for them.

**SHORT TERM RENTAL LIST**

1081.04	215	AIRPORT ROAD			1331.02	250	SADDLEROCK CIR	PS	VRBO
1209.07	235	AIRPORT ROAD			1496.03	370	SADDLEROCK CIR		
1801.02	50	BIRCH BLVD #A			1090.01	120	SIERRA ROAD		
1800.04	50	BIRCH BLVD #B			1303.01	230	SUNSET DRIVE # 22	BB	AB
1127.03	145	BIRCH BLVD	CO	VRBO	1303.01	230	SUNSET DRIVE # 6	BB	AB
1167.09	165	BIRCH BLVD			1303.01	230	SUNSET DRIVE # 23		
1300.04	230	BIRCH BLVD			1303.01	230	SUNSET DRIVE # 11	BB	AB
1660.02	70	INSPIRATIONAL DR	CO	VRBO	1303.01	230	SUNSET DRIVE #17	BB	AB
1083.05	120	INSPIRATIONAL DR			1303.01	250	SUNSET DRIVE # 20		
1128.05	145	INSPIRATIONAL DR	CO	AB	1046.05	10	SYCAMORE ROAD		
1186.05	175	INSPIRATIONAL DR	CO	VRBO	1403.04	30	VALLEY VIEW DR		
1203.01	180	INSPIRATIONAL DR			1733.04	95	VALLEY VIEW DR	PS	VRBO
1286.02	220	INSPIRATIONAL DR			1078.04	115	VALLEY VIEW DR	PS	VRBO
1453.02	345	INSPIRATIONAL DR	CO	VRBO	1133.01	145	VALLEY VIEW DR	PS	VRBO
1519.04	395	INSPIRATIONAL DR		?	1298.01	225	VALLEY VIEW DR	PS	VRBO
1248.04	20	MINGUS MOUNTAIN RD			1048.06	10	VIEW DRIVE		
1646.02	65	MINGUS MOUNTAIN RD			1470.04	35	VIEW DRIVE		
1703.02	85	MINGUS MOUNTAIN RD	BB	VAZ	1652.07	65	VIEW DRIVE	BB	AB
1729.02	95	MINGUS MOUNTAIN RD	BB	VAZ	1182.01	170	VIEW DRIVE		
	35	OAK CREEK BLVD			1217.06	185	VIEW DRIVE	BB	VRBO
1616.05	55	OAK CREEK BLVD	CO	VRBO	1335.11	250	VIEW DRIVE		
1097.04	125	OAK CREEK BLVD	CO	VRBO	1383.10	295	VIEW DRIVE		
1129.06	145	OAK CREEK BLVD	CO	AB	1501.04	375	VIEW DRIVE		
1309.01	240	OAK CREEK BLVD	CO	VRBO	1517.06	390	VIEW DRIVE		
1347.03	260	OAK CREEK BLVD	CO	AB	1522.02	395	VIEW DRIVE	BB	AB
1474.00	350	OAK CREEK BLVD	CO	AB	1040.02	10	BRINS MESA RD		
1541.06	415	OAK CREEK BLVD			1125.02	1449	SR 89A 2ND FL		
1549.03	425	PANORAMA BLVD	BB	VRBO		1575	SR 89A 2ND FL		
1558.02	445	PANORAMA BLVD	BB	AB	2041.04	1865	SR 89A 1 2ND FL		
1574.02	465	PANORAMA BLVD	BB	AB	1227.02	1865	SR 89A 2 2ND FL		
1579.02	485	PANORAMA BLVD	BB	VRBO	2051.05	1865	SR 89A 1 2ND FL		
1604.03	510	PANORAMA BLVD	BB	VRBO	2007.04	1865	SR 89A 2 2ND FL		
1612.02	545	PANORAMA BLVD			1471.05	35	WILLOW WAY	CO	VRBO
1642.01	595	PANORAMA BLVD			1683.03	75	WILLOW WAY	CO	VRBO
1655.02	665	PANORAMA BLVD			1056.01	100	WILLOW WAY	CO	VRBO
1656.06	675	PANORAMA BLVD	BB	AB	1175.05	165	WILLOW WAY	CO	VRBO
1510.02	385	ROCKRIDGE DRIVE			1313.03	240	WILLOW WAY	CO	VRBO
1399.00	30	SADDLEROCK LANE	PS	VRBO	1365.03	275	WILLOW WAY	CO	AB
1132.05	145	SADDLEROCK CIR			1385.01	295	WILLOW WAY	CO	VRBO
1181.01	170	SADDLEROCK CIR			1442.00	330	WILLOW WAY	CO	VRBO
1319.06	245	SADDLEROCK CIR			1446.07	335	WILLOW WAY	CO	AB
					1518.01	390	WILLOW WAY	CO	AB
		WEBSITES TO SEARCH:			1039.01	1	YULE AVE	BB	AB
		hometogo.com							
		vrbo.com							
		airbnb.com							
		holidayhomes.com							



**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, January 18, 2022**

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

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

Present: Bob Bareuther (phone), Doug Bowen, Paul LeFevre, Creed Ostler,  
Paul Slevin, Chan Smith Absent: Ron Rovey

- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

A. Approval of December 2021, BOD meeting minutes.

B. Approval of December 2021, financials.

- Paul Slevin made motion to approve all Consent Agenda Items/  
seconded by Paul LeFevre/ all approved.

**5. Regular Agenda Items:**

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

Bids for arsenic/treatment plant should be out by the end of the month, with possible construction beginning in the early spring.

B. Discuss and Propose a 5 Year Rate Study/ Rate Increase

Paul Slevin made motion to accept the proposed 5-Year Rate Study and proposed 2022 Rate Increase for final review and final comments from the public/seconded by Paul LeFevre/ all approved. Final BOD acceptance and approval of the 5-Year Rate Study/ 2022 Rate Increase will take place at the February 15, 2022, meeting.

C. Discuss and Propose a 2022-2023 Budget to be submitted to Yavapai County.

Paul Slevin made motion to accept the proposed 2022-2023 Budget for final review and final comments from the public/ seconded by Paul LeFevre/ all approved. Final BOD acceptance and approval of the Budget, for submittal to Yavapai County, will take place at the February 15, 2022, meeting.

**6. Executive Session Items:**

-

**7. Announcements:**

- Next Board Meeting – February 15, 2022, 4:30 P.M.

**8. Adjournment:**

- Motion to adjourn at 5:33 P.M./ Chan Smith

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

# Oak Creek Water District

As of March 2022 Billing

Oak Creek Water District held Board Meetings on January 18, 2022 & February 15, 2022 for public comments on adopting a preliminary Budget & the Increase. Notification of a Public Hearing was published in two editions of the Red Rock News and posted on both the Yavapai County and Oak Creek Water websites. The Budget & Rates were adopted on February 15, 2022 effective March 2022 billing. This rate increase follows the 5-year Rate Study completed in December 2021.

## MONTHLY USAGE CHARGE\*

Meter Size	Base Rate	Irrigation	Base Rate
3/4"	\$17.68	3/4"	\$17.68
1"	\$29.51	1"	\$29.51
1 1/2"	\$58.85	1 1/2"	\$58.85
2"	\$94.20	2"	\$94.20
3"	\$176.73	3"	\$176.73
4"	\$294.62	4"	\$294.62
6"	\$589.02	6"	\$589.02
8"	\$942.51	8"	\$942.51
10"	\$1,355.01	10"	\$1,355.01
12"	\$2,533.22	12"	\$2,533.22

\*Multi-Unit Monthly Charge is a 3/4" meter charge times number of units

## COMMODITY RATES:

Meter Size	Per 1,000 gallons
<b>3/4" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 10,000 gallons	\$3.69
Over 10,000 gallons	\$4.38
<b>3/4" Commercial, Air BNB &amp; Irrigation</b>	
0 to 12,000 gallons	\$3.69
Over 12,000 gallons	\$4.38
<b>1" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 15,000 gallons	\$3.69
Over 15,000 gallons	\$4.38
<b>1" Meter Commercial, Air BNB &amp; Irrigation</b>	
0 to 15,000 gallons	\$3.69
Over 15,000 gallons	\$4.38
<b>1 1/2" Meter Residential</b>	
0 to 4,000 gallons	\$2.05
4,001 to 25,000 gallons	\$3.69
Over 25,000 gallons	\$4.38
<b>1 1/2" Meter Commercial &amp; Irrigation</b>	
0 to 25,000 gallons	\$3.69
Over 25,000 gallons	\$4.38

<b>2" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 40,000 gallons	\$3.69
Over 40,000 gallons	\$4.38
<b>3" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 80,000 gallons	\$3.69
Over 80,000 gallons	\$4.38
<b>4" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 125,000 gallons	\$3.69
Over 125,000 gallons	\$4.38
<b>6" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 250,000 gallons	\$3.69
Over 250,000 gallons	\$4.38
<b>8" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 500,000 gallons	\$3.69
Over 500,000 gallons	\$4.38
<b>10" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 750,000 gallons	\$3.69
Over 750,000 gallons	\$4.38
<b>12" Meter Residential, Commercial &amp; Irrigation</b>	
0 to 1,250,000 gallons	\$3.69
Over 1,250,000 gallons	\$4.38
<b>Bulk and Construction Water</b>	
Base Rate Meter Size	
All gallons	\$4.38
<b>Multi-Units (Number of Units x 10,000 gallons)</b>	
0 to Number of Units x 10,000 gallons	\$3.69
Over Number of Units x 10,000 gallons	\$4.38

# Oak Creek Water District

Installation & Hook-up Fee Charges (New Construction)

## SERVICE LINE & METER INSTALLATION CHARGES\*

Meter Size	Line Installation	Meter Installation	Total Charges
3/4"	\$500.00	\$175.00	\$675.00
1"	\$550.00	\$250.00	\$800.00
1 1/2"	\$600.00	\$500.00	\$1,100.00
2"	At Cost*	At Cost*	At Cost*
3"	At Cost*	At Cost*	At Cost*
4"	At Cost*	At Cost*	At Cost*
5"	At Cost*	At Cost*	At Cost*
6"	At Cost*	At Cost*	At Cost*
Over 6"	At Cost*	At Cost*	At Cost*

\*At cost is invoice plus 15%

## OFF SITE WATER HOOK UP FEE

Meter Size	Size Factor	Total Fee
5/8 x 3/4"	1	\$1,600.00
3/4"	1.5	\$2,400.00
1"	2.5	\$4,000.00
1 1/2"	5	\$8,000.00
2"	8	\$12,800.00
3"	16	\$25,600.00
4"	25	\$40,000.00
6" or larger	50	\$80,000.00

## SERVICE CHARGES

Description	Charge
A. Establishment of Service	\$35.00
B Establishment of Service (after hours)	\$50.00



**OAK CREEK WATER DISTRICT  
PROPOSED 2022-2023 BUDGET**

<b>Operations</b>		<b>\$ 128,350.00</b>
Repairs to Plant - Contractor - Mains	\$ 17,500.00	
Repairs to Plant - Contractor - Electrical/Pumps	\$ 13,500.00	
Repairs to Plant - Contractor - Wells	\$ 6,500.00	
Operations: Materials and Supplies	\$ 21,000.00	
Operations: Tools and Shop	\$ 4,600.00	
Power Purchased	\$ 50,000.00	
Aid to Construction	\$ 500.00	
Insurance - Property and Liability	\$ 8,000.00	
Transportation Expenses	\$ 6,750.00	
 <b>Office</b>		 <b>\$ 105,735.00</b>
Az Sales Taxes & City Franchise Fees	\$ 60,000.00	
Advertising - Mailings, Website	\$ 2,900.00	
Billing Expenses	\$ 21,950.00	
Telecommunications	\$ 11,400.00	
Office Utilities	\$ 4,085.00	
Office Supplies/Equipment	\$ 3,400.00	
Officers Insurance	\$ 2,000.00	
 <b>Contractual Services</b>		 <b>\$ 44,900.00</b>
Contractual Accounting/Auditing	\$ 20,000.00	
Contractual Legal	\$ 7,500.00	
Contractual Lab Testing	\$ 5,800.00	
Contractual Monitoring & Security	\$ 3,000.00	
Contractual Management	\$ 3,600.00	
Contractual Arborist	\$ 5,000.00	
 <b>Personnel</b>		 <b>\$ 244,500.00</b>
Salaries and Wages	\$ 213,000.00	
Employer Taxes 8.35% & Unemployment	\$ 18,000.00	
Benefits and IRA	\$ 10,000.00	
Insurance Liability, Workman	\$ 3,500.00	
 <b>Reserves &amp; Debt</b>		 <b>\$ 70,700.00</b>
Short Term Reserves (USDA Req. \$20,700)	\$ 20,700.00	
Long Term Reserves	\$ 50,000.00	
 <b>Total Expenses</b>		 <b>\$ 594,185.00</b>
 <b>Operations Revenue</b>		 <b>\$ 600,000.00</b>

<p><b>Public Hearing at 4:30pm on February 15, 2022: Proposed Budget</b>  <b>Public Comments Prior to Board Voting</b>  Comments can be sent prior to the meeting at <a href="mailto:info@oakcreekwater.com">info@oakcreekwater.com</a></p>
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# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd  
Sedona, AZ 86336

Date: March 21, 2022

RE: General Manager Report

## **Financial**

The billing charges for March 2022 was \$55,000.

Infrequent and one-time major expenses in March:

\$10,500	Rate Study – Tom Bourassa
\$ 1,100	Arborist – Well 4
\$ 3,400	Core & Main -View Repair and Spare Parts
\$ Unk	Pram – Elk Road Repair

Infrequent and one-time major revenue for February:

\$325	Recycling
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## **Operations**

-Elk Road Repair – PRAM Driveway/Excavator

- Replaced 20 meters
- Clean up at all four sites, three dump loads
- Call Out – Low Pressure Airport – Air bubble in tank
- Swapped out communication cards from 3G to 5G
- Recycling

## **Management**

**USDA Grant/Loan Update:** Bid date for the project has been extended to March 28<sup>th</sup>. Estimated Cost went up from \$700,000 to \$1,200,000. Water main drawings are 75% complete. A separate set of drawings or an addition to the water main plans are being prepared to make changes to the Panorama pump station site based on findings during the Christmas Day emergency. Soil boring have been started in our neighborhoods. Still need the Easement/Right-of-Way forms for USDA completed.

**Meter Grant:** Received everything but the transmitters. Becky working with Caselle and Badger on the communications software between the two.

**Interviewing:** Interviewed for Operator / Operations Manager position. Executive session to discuss personnel options.

**Rowdy Rooter:** Received letter from their attorney. They offered a 10% reduction in bill and finally received an itemized breakdown of the labor and equipment charges. Letter being drafted by Steve in response.

**Oak Creek Domestic Water Improvement District  
Public Meeting – held at 90 Oak Creek Boulevard  
Tuesday, February 15, 2022**

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

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

Present: Bob Bareuther, Doug Bowen, Paul LeFevre, Creed Ostler,  
Ron Rovey, Paul Slevin, Chan Smith

- Sign-in Sheet of attendees attached

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

- No comments

**3. Manager's Report:**

- General Manager updated the BOD. See GM attachment.

**4. Consent Agenda Items:**

A. Approval of January 2022, BOD meeting minutes.

B. Approval of January 2022, financials.

- Paul Slevin made motion to approve all Consent Agenda Items/  
seconded by Paul LeFevre/ ALL approved.

**5. Regular Agenda Items:**

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

Bids for arsenic/ treatment plant is February 28, with possible construction  
beginning in the early spring.

B. Discuss and Approve of 2022 Rate Increase.

Bob Bareuther made motion to approve the 2022 Rate Increase/ seconded by  
Paul Slevin/ ALL approved.

C. Discuss and Propose a 2022-2023 Budget to be submitted to Yavapai County.

Ron Rovey made motion to accept the 2022-2023 Budget/ seconded by Chan  
Smith/ ALL approved.

**6. Executive Session Items:**

-

**7. Announcements:**

- Next Board Meeting – March 15, 2022, 4:30 P.M.

**8. Adjournment:**

- Motion to adjourn at 5:11 P.M./ Ron Rovey

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  
Thursday, March 10, 2022**

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

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

Present: Bob Bareuther, Doug Bowen, Paul LeFevre, Creed Ostler,  
Paul Slevin, Ron Rovey, Chan Smith

- Guest/ Jason Long

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

- No comments

**3. Manager's Report:**

- No comments

**4. Consent Agenda Items:**

- 

**5. Regular Agenda Items:**

- 

**6. Executive Session Items:**

- The Board moved into Executive Session at 4:31 P.M.  
No action was taken.

**7. Announcements:**

- Next Board Meeting – March 22, 2022 at 4:30 P.M.

**8. Adjournment:**

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

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District



# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd  
Sedona, AZ 86336

Date: April 15, 2022

RE: General Manager Report

## **Financial**

The billing charges for April 2022 was \$41,000.

Infrequent and one-time major expenses in April:

\$750	Steffen Rental
\$5,587	PRAM for emergency break on Elk Road
\$1,170	Payout of PTO to employee

Infrequent and one-time major revenue for April:

\$800	Hydrant usage deposit
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## **Operations**

- Two Weeks of training with Brian
- Inventorying existing meter box lids in preparation for badger meter transmitter shipment
- Estimating existing water main depth by taking valve depth measurements for bid docs.
- Meetings with SWI and Fann Environmental
- Plumber. Tree roots coming up toilet.

## **Management**

**USDA Grant/Loan Update:** Received bids for the Arsenic Removal systems and for the Tank Rehabilitation. Lowest Bidder was Fann Environmental at \$1,635,000. Pre-Construction meeting held this past Thursday. The water main project will be going to ADEQ and then to USDA for their review and approval. It is anticipated that the District will need another \$4 Million in funds to complete all that was proposed. Discussions with USDA and with Tom Bourassa (5 Year rate study) are taking place. Still need the Easement/Right-of-Way forms for USDA completed.

**Meter Grant:** Received everything but the transmitters. Becky working with Caselle and Badger on the communications software between the two.

**Interviewing:** Hired Robert Covey has our new operator. Welcome!

**Rowdy Rooter:** Steve and Rowdy Rooter's attorney have had an initial talk. Their attorney was supposed to get back with Steve about a settlement. It has been about month.

**Office Hours:** I will be out of the office most of Friday May 6<sup>th</sup> – Friday May 13<sup>th</sup>. Becky will be out of the office Tuesday May 31<sup>st</sup> through Thursday June 2<sup>nd</sup>.

**Oak Creek Domestic Water Improvement District  
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ  
Tuesday, March 22, 2022**

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

- Called to order at 4:30 P.M.
- Present: Bob Bareuther, Doug Bowen, Paul LeFevre, Creed Ostler, Paul Slevin, Ron Rovey, Chan Smith

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

- No comments.

**3. Manager's Report:**

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

**4. Consent Agenda Items:**

- A. Approval of March 2022, BOD meeting minutes.
- B. Approval of March 2022, Financials.  
Ron Rovey made motion to approve all Consent Agenda Items/ seconded by Paul Slevin/  
ALL approved.

**5. Regular Agenda Items:**

- A. Status Update and Discussion about USDA Grant/ Loan Projects.

**6. Executive Session Items:**

- A. Personnel - Operator Position.
- B. Legal - Rowdy Rooter.

**7. Announcements:**

- A. Next Board Meeting: April 19, 2022, at 4:30 P.M.
- B. Future Board agenda items.

**8. Adjournment:**

- Motion to adjourn at 5:20 P.M./ Chan Smith.

**Respectfully submitted,**

**Creed Ostler**

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

## **Doug Bowen**

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**From:** Hays, Jeff - RD, State Office <jeff.hays@usda.gov>  
**Sent:** Wednesday, March 30, 2022 12:57 PM  
**To:** Doug Bowen; Ho, Lam - RD, State Office; John Wesnitzer; Dean, Michael - RD, State Office  
**Subject:** RE: [External Email]Oak Creek Water

Totally understand. There are two paths.. the general mode is to wait till bids are in to go back for additional funds. Timing is the issue. Cost overruns are a priority for our National Reserves but grants are generally exhausted by end of August. Loans are usually available till the end of Sept.

2<sup>nd</sup> path is if timing of bidding puts us into the Oct -Nov period, then we may try to seek funding based on expected cost overruns in the August time frame.

So there is not much more we can do till your bids come in or have a better handle on the overall costs.

Oak Creek Water District  
Rate Study Scenario Summary: Additional Grant/Loan Funds

<u>Scenario</u>	<u>Overall Revenue Incr.</u>	<u>% Increase Over TY 2021</u>	<u>Average 5-yr OM</u>	<u>*Preliminary 5-year Avg. 3/4 Inch Res. Bill Impact</u>	<u>*Preliminary 5-year Avg. 3/4 Inch Res. Bill Impact %</u>
Original	\$ 85,000	14.72%	16.97%	\$4.68	12.86%
Addnl \$3MM Grant/\$1MM Loan	\$ 125,000	21.65%	16.47%	\$7.61	20.91%
Addnl \$2MM Grant/\$2MM Loan	\$ 160,000	27.71%	16.00%	\$10.08	27.70%
Addnl \$0MM Grant/\$4MM Loan	\$ 240,000	41.57%	16.71%	\$15.97	43.88%



# EDITORIAL

## Sedona isn't only city with vacation rental troubles

It's important to know that Sedona is not the only community in the state, nor the only in Northern Arizona suffering from the blight of unchecked vacation rentals vaporizing the housing market and turning residential neighborhoods into de facto commercial lodging zones.

A friend in Flagstaff recently forwarded me "Flagstaff Short-Term Rental Market Overview" report from a real estate firm in that city. According to the report, there are 1,830 active short-term rentals in the Flagstaff area, about 7.47% of the 24,446 total households in Flagstaff. In human terms, with an average 2.52 people per household, that absence of long-term rentals means vacationers are occupying the space that could be used by 4,629 full-time residents. Our neighbors up the hill are incensed by the influx.

Yet here in Sedona, the Village of Oak Creek and the immediate environs, about 2,599 of our 8,228 households are active vacation rentals, according to AirDNA.

While greater in number, it is also a larger percentage, an estimated 31.59%. The human toll means there is space for 6,550 would-be Sedona residents instead being rented out to tourists. Given that the total number of physical homes and housing units have increased since the 2010 Census, but our total number of residents has fallen by several hundred, it's not hard to see vacation rentals as a major factor in this dissonance.

Of those 2,599, five companies own and/or manage 461 of them, meaning these are not local homeowners renting out a room to make ends meet or turn the guest house into a quaint bed and breakfast, but nakedly profit-driven commercial investments with zero concern about we residents next door.

Our total housing stock of both rentals and homes for sale, is down to just 15% of what it was before Senate Bill 1350 legalized rentals in 2015.

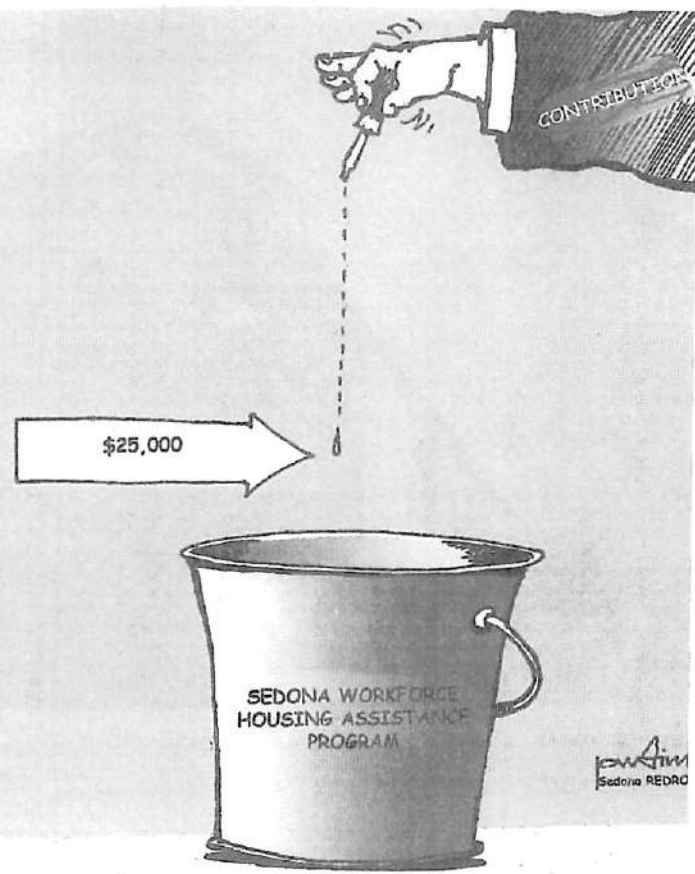
After Larson Newspapers' journalist Juliana Walter reported this last month, it took some real estate agents zero time to cite our story in their social media posts as a reason why potential short-term rental property buyers looking in Sedona should rely on them to find these hard-to-find homes. Always Be Closing, I suppose.

According to the Flagstaff report, short-term rental units there have an average daily rate of \$241 while AirDNA estimates Sedona's average daily rate is \$292.

A family renting a house for \$1,600 per month — the average rental rate for a modest home in Sedona before rents shot through the roof after 2015 due to the competition from vacation rentals — is paying roughly \$52 per day in rent.

Nearly all of the homes in the Sedona market were the same homes that owners were charging reasonable, if higher than average, rates pre-2015, and despite a paint job, some cosmetic improvements, regular professional cleaning and some new appliances, aren't significantly improved, at least not to the point of justifying a six-fold increase. Yet tourists are willing to pay inflated costs for often mediocre lodging that a local family would instead love to rent, quirks and all. The profit margin is clear and completely understandable, but the corporatization and oversaturation is spawning ire and backlash.

One solution recently floated on local social media would be for the city or state to raise vacation rental taxes to cut the profit margin, but owners would likely



## Letters to the Editor

### GOP gives Biden too much power

If you think Joe Biden has the power to control gas prices and inflation, you are advocating socialism. Oil companies are private enterprise and have made record profits and given huge amounts to their stockholders. They also receive subsidies from the federal government to keep them a healthy business. Biden has opened more land to drilling, but oil companies are not doing it. Why would they want to lower prices or profits?

There is a very complex relationship between free enterprise, government and globalization. Americans keep wanting supplies to cost less by trading with the world. This keeps our dependence on supply lines at a high level. This means more inflation when consumers demand more.

For Biden to control the economy, it would mean a take over of the means of production. This is a definition of socialism.

Rather than accusing Democrats of socialism it is actually the

Republicans who overestimate the power of one man — President Biden.

Geni Hart  
Cornville

### Time for another stimulus check

I think it's about time we receive another stimulus check or do we have to wait just before the mid-term elections?

Seems like they're giving a lot of money away to everyone else, but not to the American people.

Michael Opal  
Sedona

### VVMC and NAH created a monster

Seniors be warned, COVID-19 is only one reason why medical staff and healthcare providers are leaving Northern Arizona Healthcare in the Verde Valley.

Within the last two months, my wife

and I have lost a total of three of them within Reasons given, that the Only to find out the employment outside th for the retirement reaso

Upon receiving no retirement, we were n healthcare providers. I are having relating to providers, they are c They are located in Fl or in the Phoenix, Scot

For the kind of hee have, I will have to tr or Flagstaff. Flagstaff high altitude. Phoen trip. With the cost of is causing an addition fixed retirement incon

NAH states COVID staff burnout and ex Verde Valley and ac This is true. Howe doctors received thei on call 24/7 was ac demands on doctors I doesn't help.

Thank you, VVM creating this monster. Vir

## PEOPLE ON THE STREET

YOUR OPINION YOUR ANSWERS

David Jolkovski.

Q: Why is a Dark Sky importa

# orts YC scholarships

lding from ough  
sirise for ay 16

Visit the store at Prescott Area Iris Society Facebook page for more information and iris images. The webstore address is paisirisstore.com. Portion of the proceeds from the sale of iris are used for the support of horticultural scholarships at Yavapai College and nonprofits in the Prescott area.

Celebrating 46 Years

# El Rincon

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WORLD FAMOUS  
NAVAJO PIZZA &  
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- S. State Rt 179 at Oak Creek

PUTTING A NEW SPIN ON THINGS.  
EARN ENTRIES  
Thru April-30

# the APRIL WHEEL DEAL


HOURLY DRAWINGS  
Saturdays in April  
4pm-10pm

will be chosen per hour for the chance to spin  
wheel. You could win up to \$1,000 Castle Cash!  
Use your Castle Club card to get in on the spin.

CONCERT

# MOKEY

MEMORIES



MAY 14  
PATER PAVILION

WWW.CLIFFCASTLECASINOHOTEL.COM/ENTERTAINMENT

# In search of housing for Sedona teachers

Even before COVID-19, the nation was suffering from a teacher shortage. The teacher shortage in Arizona, of course, was even more extreme given Arizona's relatively low educational funding paired with the state's relatively high cost of living.

The impact of the pandemic on education and educators amplified the competitive need for teachers. Teacher recruitment and retention [in other words finding and keeping, skilled teachers] absolutely has to be a top priority in this employment market. Early in this administration, we



SOCSD  
Insights

DENNIS  
DEARDEN  
...

committed to vastly improving the hiring processes at Sedona-Oak Creek Unified School District. In that competitive environment, recruiting excellent teachers was an imperative for best supporting the students in this community. Now, because of our pre-pandemic commitments to attracting excellent teachers, we already have established early timelines for staffing at a time when this has become even more necessary.

As a district, administration and governing board, we have for several years now completed very early budgeting processes, which enables us to issue contracts for retaining faculty and staff very early in the annual education cycle. This enables us to be ahead of the curve in determining hiring needs, posting position, interviewing and securing the very best candidates. This commitment is one of the five priorities of our SOCUSD Strategic Plan.

The great news is that the district has very little turnover this year. We still must hire five teachers district-wide, a few due to significant growth. We have already secured excellent teachers to fill most of our needs for the coming year, but we cannot yet celebrate that great news.

Here in Sedona, our hiring has an extra gauntlet not faced, for both us and for our newcomers, which is finding a home to live in. Our new hires are always so excited to begin teaching the fantastic kids in this beautiful community. In order to do that, though, they must first get themselves

Here's where you may be able to help. If you are the owner of a reasonably priced rental home, have a home for sale or if you know someone who does, please consider contacting the school to facilitate potentially renting to a teacher.

and their families settled so that they can focus on the new work. If you're reading this column now, I know that I don't need to explain this well-known challenge. We must compete for teachers with districts that have more available housing.

Here's where you may be able to help. If you are the owner of a reasonably priced rental home, have a home for sale or if you know someone who does, please consider contacting the school to facilitate potentially renting to a teacher. Encourage your property-owning acquaintances to do the same. The school phone number is (928) 204-6700 or you can email me at dearden@sedonak12.org. We are always in need of leads on housing to support new faculty's ability to fulfill their dream of working at Sedona-Oak Creek Unified School District.

It's a common story here of teachers having to renege on their contract intentions when they are unable to find housing. Let's make this a story of the past. It is very, very important to enable teachers to live in the communities where they serve. They need to be able to tutor, to attend athletic competitions, to sponsor dances and clubs, to know the community where their students live and to become part of that community. This is a unique way that you may be able to support great education in your community. We hope to hear from some of you.

SOCSD Insights, written by Sedona-Oak Creek School District Superintendent Dennis Dearden, appears monthly in the Sedona Red Rock News.

The Revised Reverse Mortgage Purchase or Refinance

30 Minute In-Home Presentation



Proud to be serving Sedona for over 55 years

Friday, April 15, 2022 • SEDONA, ARIZONA • 75¢

WEEKEND EDITION

VOLUME 59, NUMBER 56 • 2 SECTIONS, 12 PAGES

## Loren protests city's housing shortage

By Juliana Walter  
LARSON NEWSPAPERS

If you have driven on State Route 89A by Coffeepot Road in the past few days, you may have noticed someone standing with a sign advocating for the working homeless of Sedona. That someone is Zzen Loren, formerly known as Chris Loren.

Loren has been the owner and operator of Sedona Irrigation for the past 15 years, after moving to Sedona 24 years ago.

In February, Loren was given a two-month notice before his landlord was to sell the house, specifically mentioning that it would probably be turned into a vacation rental property. After being asked to leave his home, Loren searched for a place all over the Verde Valley with no luck. Eventually he sold his work truck to live full-time out of his new van.

"I have a five-star business," Loren said. "I show up, I do a good job. I service a lot

of people in the town, exclusive to Sedona and the Village. And I'm living out in the desert."

At his former home, Loren sublet the two other rooms in the West Sedona house. In April, the previous roommates were also forced to figure out where to go. Currently, one lives on the street, while the other one found a "miracle room" in Cottonwood.

"These [workers] are the nuts and bolts, not the tourists. The tourists are secondary. Yes, they bring in money," Loren said. "But if nobody was working at [the stores], what would the tourists do? If there was nobody at the gas stations, what would the tourists do? Why do they have no place to live? Why are they not even getting paid enough to even afford something if it was available? And this thing is extremely backwards."

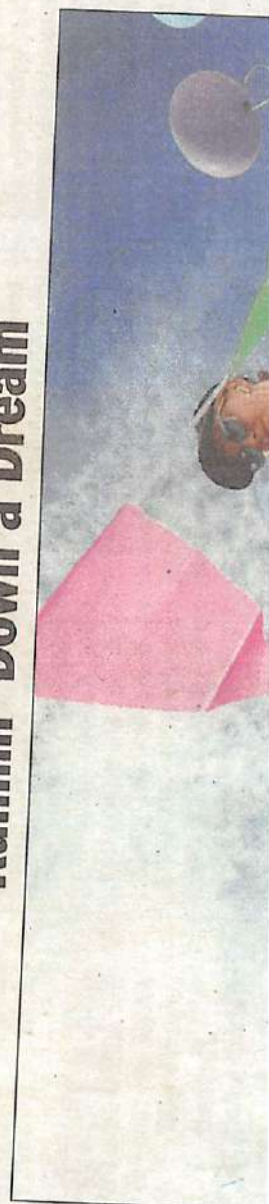
And as he gets closer to his two-week camping limit in Coconino National Forest land, Loren is thinking of everything he can

▶▶ see **LOREN I 3A**



David Jolkovski/Larson Newspapers  
**ZZEN LOREN PROTESTS** the lack of affordable housing on Wednesday, April 13, at the corner of State Route 89A and Coffee Pot Drive.

## Runnin' Down a Dream



## Garage work pushed back

By Juliana Walter



# Oak Creek Water District

**“Serving West Sedona Since 1953”**

90 Oak Creek Blvd

Sedona, AZ 86336

Date: May 14, 2022

RE: General Manager Report

## **Financial**

The billing charges for March 2022 was \$55,000.

Infrequent and one-time major expenses in May:

\$ 1,200	Rate Study – Tom Bourassa (effects of addition loan)
\$ 2,259	Crest Insurance Group
\$ 400	LeFevre Rent

Infrequent and one-time major revenue for May:

None

## **Operations**

- Meter Box inspections
- Well Sites Clean up and weeding
- USDA projects Water Mains/Arsenic review and meetings
- Service Orders
- Blue Stakes

## **Management**

**USDA Grant/Loan Update:** Water main plans have been submitted to ADEQ and USDA for approval. Goal to bid by June 1<sup>st</sup>. Estimate for that project is about \$9 million. Robert at USDA agreed that the Federal Office only works with actual bids and not cost estimates for additional funds. Interviewed Jan from SWI for the representative for inspection. Still need the Easement/Right-of-Way forms for USDA completed.

**Meter Grant:** Going from a Company to a District and changing our Dunns number has caused issues with the Bureau of Reclamation. They are working internally to solve it. Received everything but the transmitters. Becky working with Caselle and Badger on the communications software between the two.

**Rowdy Rooter:** Received letter from their attorney. They offered a 10% reduction in bill and finally received an itemized breakdown of the labor and equipment charges. Letter being drafted by Steve in response.

**Server Elimination:** KnowIt will be here in the next 4 weeks to make modifications. Our server will be eliminated, and everything will be web based. With our aging server, instead of replacing it, this was the most economical and efficient way to upgrade our system.



**Oak Creek Domestic Water Improvement District  
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ  
Tuesday, April 19, 2022**

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

- Called to order at 4:30 P.M.
- Present: Bob Bareuther, Doug Bowen, Paul LeFevre, Creed Ostler, Paul Slevin, Ron Rovey, Chan Smith

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

- No comments.

**3. Manager's Report:**

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

**4. Consent Agenda Items:**

- A. Approval of April 2022, BOD meeting minutes.
- B. Approval of April 2022, Financials.  
Discussion of having a quarterly financial report.  
Paul Slevin made motion to approve all Consent Agenda Items/ seconded by Bob Bareuther/  
ALL approved.

**5. Regular Agenda Items:**

- A. Status Update and Discussion about USDA Grant/ Loan Projects & 5 Year Rate Schedule
- B. Approval to Award Fann Environmental lowest bidder of \$1,635,027 for Arsenic Removal & Tank Rehab Project.  
There is a motion before the Board to approve the bid from Fann Environmental in the amount of \$1,635,027 to construct the Arsenic Removal System and Storage Tank Rehabilitation.  
Motion made by Paul LeFever.  
Motion Seconded by Paul Slevin.  
All in favor Bob Bareuther, Doug Bowen, Paul LeFevre, Creed Ostler, Paul Slevin, Ron Rovey, Chan Smith. No opposition.

**6. Executive Session Items:**

**7. Announcements:**

- A. Next Board Meeting: May 17, 2022, at 4:30 P.M.
- B. Future Board agenda items.

**8. Adjournment:**

- Motion to adjourn at 5:05 P.M./ Ron Rovey.

**Respectfully submitted,  
Creed Ostler  
Secretary, Oak Creek Domestic Water Improvement District**

**NOTICE AND AGENDA OF PUBLIC MEETING OF THE  
OAK CREEK DOMESTIC WATER IMPROVEMENT DISTRICT**

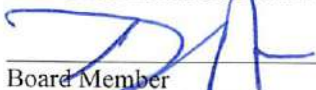
**NOTICE**

Pursuant to A.R.S. § 38-431.02, notice is hereby given that the Oak Creek Water Domestic Water Improvement District ("District") will hold a public meeting on **June 21, 2022** beginning at **4:30 p.m.**, at **90 Oak Creek Blvd., Sedona, Arizona**. The District Board may vote to go into executive session for purposes of obtaining legal advice from the District's attorney(s) on any of the following agenda items pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

**AGENDA**

- 1. Call to order and roll call.**
- 2. Call to the Public for Items not on the Agenda.** Members of the public may address the Board regarding items not on the Agenda. The Board may not discuss items not listed on the Agenda. In response to these public comments, the Board may direct staff to either study the matter or place the matter on the agenda for the next meeting. (Members of the public may comment on Agenda Items when those items are addressed by the Board.) **Comments must be limited to no more than 3 minutes.** The Chairperson for the meeting reserves the right to ensure that all comments are pertinent and not repetitive in order that the matter is handled fairly and expeditiously.
- 3. Manager's Report.** The Manager will speak regarding operational and administrative matters. Neither the Board nor the public may discuss these matters at this time. In response to this report, the Board or the public may request that the issue be placed on the agenda for the next meeting.
- 4. Consent Agenda Items.** The Board may act on the items listed below by one motion and approve all consent agenda items by one unanimous vote. Any item on the Consent Agenda may be removed from the Consent Agenda and considered as a separate item at the request of any Board member or person attending the meeting.
  - A. Approval of May's Board meeting minutes.
  - B. Approval of May's financials.
- 5. Regular Agenda Items.** The Board may discuss, consider, and act on these matters separately.
  - A. Status Update and Discussion about USDA Grant/Loan Projects
  - B. Status Update and Discussion about November Board Elections
  - C. Status Update and Discussion about Operator Position
- 6. Executive Session Items.** The Board may vote to go into Executive Session for reasons set forth in A.R.S. §38-431.03.
  - A. Discussions about Rowdy Rooter
- 7. Announcements.**
  - A. Next Board Meeting July 19, 2022 at 4:30 p.m.
  - B. Future Board agenda items.
- 8. Adjournment.**

Oak Creek Domestic Water Improvement District

  
\_\_\_\_\_

Board Member

Dated: 6/17/22 Posted at: (time) 9:00 AM

Persons with a disability may request a reasonable accommodation by contacting Steve Wene at 602-677-0416. Requests should be made as early as possible to arrange the accommodation. Board members may attend either in person or by telephone conference call.

# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd

Sedona, AZ 86336

Date: June 17, 2022

RE: General Manager Report

## **Financial**

The billing charges for June 2022 was \$53,000.

Infrequent and one-time major expenses in June:

\$5,900	Auto/Work Comp Insurance
\$ 468	Red Rock Advertising Water Project
\$5,800	ADEQ Review Fee Water Project
\$1,900	QuickBooks Renewal

Infrequent and one-time major revenue for June:

None

## **Operations**

- Well Sites / Pump Station sites Clean up and weeding
- USDA projects Water Mains review and meetings
- Service Orders & Blue Stakes
- Emergency Calls With FT Operator transition....all is reactive
- Lead and Copper Sampling this Quarter.

## **Management**

**USDA Grant/Loan Update:** Water main project bids are due July 14<sup>th</sup>. Estimate for that project is about \$9 million. Robert at USDA agreed that the Federal Office only works with actual bids and not cost estimates for additional funds. Yavapai Title is working on the Easement/Right-of-Way forms for USDA completed.

**Meter Grant:** Going from a Company to a District and changing our Dunns number has caused issues with the Bureau of Reclamation. They are working internally to solve it.

**Rowdy Rooter:** Received 2<sup>nd</sup> letter from their attorney. They have reduced their invoice down to \$28,000. Letter being drafted by Steve in response.

**Server Elimination:** KnowIt will be here in the next 2 weeks to make modifications to our server system. He is also checking in the means of having better surveillance cameras at our five property sites.

**Operator Position:** Wayne Butler III will be starting with the District near the end of the month. In the meantime Brian has come back to assist us.

**Sedona Fire Department:** Record request for past year of hydrant flushing. It appears their flushing hydrants program line up with our Airport Mesa outages due to air in the lines.

**Yavapai County Budget:** The Budget the BOD adopted in February has been submitted to the County. The employee cost of living adjustment will be implemented with July payroll.

**Oak Creek Domestic Water Improvement District  
Public Meeting - held at 90 Oak Creek Boulevard, Sedona, AZ  
Tuesday, May 14, 2022**

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

- Called to order at 4:30 P.M.
- Present: Doug Bowen, Paul LeFevre, Creed Ostler, Paul Stevin, Ron Rovey.

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

- No comments.

**3. Manager's Report:**

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

**4. Consent Agenda Items:**

- A. Approval of May 2022, BOD meeting minutes.
- B. Approval of May 2022, Financials.

Paul Stevin made motion to approve all Consent Agenda Items/ seconded by Paul LeFevre/  
ALL approved.

**5. Regular Agenda Items:**

- A. Status Update and Discussion about USDA Grant/ Loan Projects.
- B. Status Update and Discussion about November Board Elections.

**6. Executive Session Items:**

**7. Announcements:**

- A. Next Board Meeting: June 21, 2022, at 4:30 P.M.
- B. Future Board agenda items.

**8. Adjournment:**

- Motion to adjourn 4:55 P.M./ Ron Rovey.

Respectfully submitted,

Creed Ostler

Secretary, Oak Creek Domestic Water Improvement District

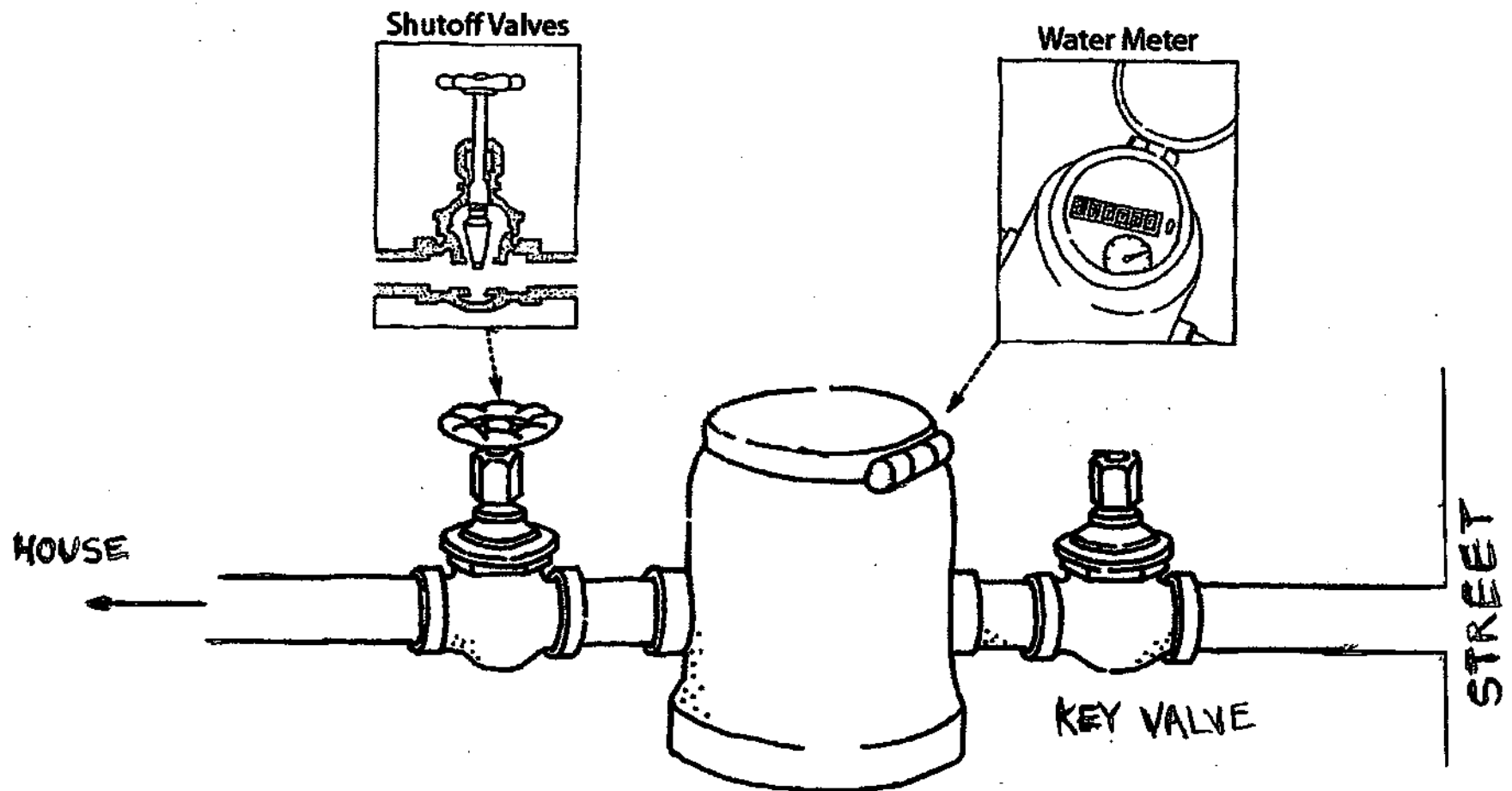
# Oak Creek Water District

"Serving West Sedona Since 1953"

90 Oak Creek Blvd

Sedona, AZ 86336

(928) 282-3404 info@oakcreekwater.com



**Customers need to know the difference between their shut off valve and the District's shut off key valve. Tampering with the District's key valve is subject to a \$500 fine. These District valves have over 60 pounds of pressure and with the system being older, our operators have had to take precautionary measures when operating them. Customers and plumbers should only touch the shut off valve.**



# Oak Creek Water District

**"Serving West Sedona Since 1953"**

90 Oak Creek Blvd

Sedona, AZ 86336

June 7, 2022

Second request on the web form 6/17/22

Jon Trautwein  
Sedona Fire District  
2860 Southwest Drive  
Sedona, Az 86336

RE: Fire Hydrant Public Record Request

Dear Chief Trautwein:

We are requesting information on which hydrants were flushed in our district during the following dates. We have enclosed a map of our district and a list of our street names to help make this search as efficient as possible.

May 1, 2021 – May 14, 2021  
November 1, 2021 – March 14, 2021  
March 1, 2022 – March 14, 2022  
May 26, 2022 – June 6, 2022

If we need to fill out an official record request in lieu of this letter, please let me know.  
Thanks in advance.

Sincerely,

Doug Bowen  
Chairman/General Manager