

Mayer Water Improvement District

Minutes of Meeting

August 24, 2017

- I. Call to Order: Meeting called to order at 6:00 pm
- II. Roll Call: Kathy King, Jacque Burress, Josh Mish present. Ron Good absent until 6:09.
- III. Pledge of Allegiance
- IV. Comments from the Public. None.
- V. /Review/Action Items:
 - a. Motion by member Mish and second by member Burress to approve the minutes of June 1 special meeting, June 5 special meeting, June 12 special meeting, July 7 special meeting, 2017 and accept financials. All yeas. Motion passes.
 - b. Managers Report:
 1. Brake work and service on backhoe is complete.
 2. Handed out copies of District Rules and Regs for Board review. To discuss later.
 3. Weedeater engine quit working. Made a loud noise and won't start.
 4. Received Bank of the West credit card.
 5. Support for RVS software is less than \$800.00 per year instead of per month.
 6. Employees are part-time therefore no benefits being paid.
 7.
 - i. Thanked Bert Teskey for use of the Recreation Center for letting us put water tanks and water bottles on the property
 - ii. Thanked Pump Tech for plumbing in pipes on water tanks and letting us use a flatbed trailer for the water tanks .
 - iii. Thanked Rockin R Water for hauling in potable water for the tanks at the Rec Center.
 - iv. Thanked Red Cross, Salvation Army for water donations, Sprouts for donation of semi load of water to mission church.
 - v. Thanked Bradshaw Lab for taking water samples on Friday & Saturday. Normally they don't take samples on Friday because someone has to come in on Saturday and read them. They made an acceptance for us because of the flooding. Someone went in on Saturday and read the results to us.
 - vi. Thanked APS for helping with a Blue Stake on Cholla
 8. G&S Booster had a leak after flood. Frank and Bill were able to fix it by the end of the day on the 20th.
 9. Would like to discuss a phone for whoever is on call after hours.
 10. Concerned about Creek crossings a lot of them we cannot see the pipe. We are going to need to address this in the future.
 11. ADWR still controls trust account we need to contact them.
 12. Need to order a new chlorinator pump.
 13. Want to repair metal detector. Joe admitted someone beat it on the ground. Either because it wasn't working or because they were frustrated. This is a very

helpful tool for the water district when locating meters, meter boxes, waterlines etc. Looking into prices to have it repaired.

14. Road to Sand Filter and D&R needs repair, need material on the road.
 15. During the fire people left their sprinklers and are now getting high bills.
 16. Court date for Lawsuit in Mayer Justice Court is set for August 7 at 3pm. Someone needs to be there, Jacque asked what it was in regards to, he explained it was with regards to a homeowner who was out of town and had high water usage. He spoke with the resident and stated that the resident was more upset about the manor in the way that he was treated more than the bill itself. Jacque asked if Frank was the only one who was familiar with the case. Kathy can't go because she will still be in class at 3pm
 17. Barbara Fox with the county special districts called regarding the budget. We need to get it done and to the county ASAP.
 18. Paperwork everywhere in the office. Office needs to be organized.
 19. Certificate of Liability ins Lori Steiner is for the 200,000 gal tank.
 20. American Tower agreement, looked at it and they are proposing some proposals, recommends we don't act on them.
 21. Denny with Yavapai County Emergency Management is asking for information regarding pipes and tanks might be able to be reimbursed. If we can document out losses we could
 22. Way behind on back flow preventer tests
- c. Office Report
- We drafted a thank you letter to be sent to everyone that helped after the flood Whoever is going to be representing the district at the Civil case August 7th please see Mardie
- We got all the signatures for Bank of the West accounts and log in ID's for the bank accounts.
- d. Approval to purchase RoboCall Software for emergency notification.
- Jackie motions to purchase, Ron seconds. Mardie presented 3 different RoboCall companies and what they offer. While SendCall.com has the best pricing. The 2 cents per call that is only a special they are running right now. Was not able to contact anyone with the company to verify the pricing was still valid. Between the other 2 RoboTalker.com is 7 cents per call with a 2 minutes message 500 calls is \$35 and 1000 calls is \$70 and calls not used will be credited to out account and never expires. Call-em-all.com is 9 cents per call with a 30 second message all additional 30 seconds are 9 cents. Joe motioned to buy \$70, Kathy seconds. All in Favor Joe and Jacque, yay, Ron Nay. Motion Passed.
- e. Discuss accounts 725 & 520, Bert Teskey
- Jacque motions to discuss and Joe Seconds, Frank was looking at a meter on the meter list. The old church did not have it's own meter before and now it does. He spoke with Bert Teskey regarding this and Bert explained what had happened. Bert Teskey spoke at the meeting regarding this. There was an issue with the water bill between the store(account 520) and the old church(account 720) because both originally were run off the same meter. To resolve this issue

Casey Boone put a meter in at the water spigot, the water line to this spigot came off of the meter from the store(account 520) this new meter was to be used for the church(Account 725). Bert paid for all the water that went to the store and the Church was billed for fee and water usage. He asked Casey how this was going to work because the water was already paid for by the meter at the store. Casey said Heather would figure it all out. Eventually the church had the water turned off. The meter was supposed to be pulled but it was only turned off and locked. Bert would like his spigot and hose bib put back in. Joe motions that that 725 meter be removed and give Bert Teskey his hose bib and whatever goes with it back. If we have to replace it we replace it. Jacque seconds. All in favor. Motion passes.

f. Discuss account 106 Allyson Zawacky possible adjustment

Jacque motions to discuss, Ron seconds, Frank refers to Mardie regarding this account. Customer stated the Yavapai Central Fire used her sprinklers to help protect against the fire. Joe suggested they turn into the homeowners for a claim. Jacque motions to table, motions dies for lack of second. Ron makes motion to deny adjusting, Joe seconds. All in Favor Joe and Ron, Jacque Nay. Passed that there will be no adjustment.

g. Discuss account 126 Dawn Shikany possible adjustment

Ron motions to discuss, Joe seconds. Dawn presents her case. She received a bill in the amount of \$593.43 for service dated from 12/14/16 – 7/13/17. The just bought the house on 6/19/2017. They called and asked for any bills that were due on the account. We (Mayer DWID) sent them a bill for \$116.61. This was paid in escrow. The realtor, Shelly Watne, who listed the house spoke, she stated that she listed the house on 9/12/2017 and the water was on. Kathy asked Mardie if she would speak on this matter. Mardie stated that the meter was not on the meter list and the account had a rate code of 8-disenfranchised. Which is why the meter was not read. Between 12/14/2016 and 7/13/17. Frank stated he physically looked at the meter and it is one of the oldest meters in the system. It does not have a mechanism where you can physically lock the meter. It is one that would have to be dug up, loosen the nut to free it up in order to turn it off, but it can't be locked. Someone got lazy and was hoping there would be no water usage and the bill would be adjusted if they did. From an operator's standpoint, I understand what they did. It's wasn't right, but they did it. Joe stated that so far as he understands it, it isn't their(Shikany's) fault. Joe feels that Mayer DWID dropped the ball and we eat it. Joe Motioned that we eat the extra cost. Jacque wants to know who is gonna eat the cost. The previous owner? Mardie stated that had the meter been read the bill would have gone into escrow and would have been paid in escrow. The property was vacant the entire time the house was listed. Ron feels it really doesn't matter who eats it at this point. Because we(Mayer DWID)made the mistake. Jacque feels the previous owner should be given the opportunity to pay for the bill. It has been moved to adjust the bill. But it wasn't discussed what the bill amount to be paid should be. Mardie stated if you take the average water usage for the

past year the water usage would be 4487 gal. For a bill due of \$37.18 and a credit in the amount of \$556.25. Joe calls for a question, Kathy...it has been moved and seconded to adjust the bill. All in favor. Motion passed.

h. Discuss Liability Insurance Renewal

Joe Motions to discuss, Ron seconds. Frank... we need to renew our insurance, the agent called on the day our insurance was expiring and needed an answer that day. She gave Frank 2 quotes. The difference between the 2 policy's 1 included cyber protection the other did not. Our current policy included cyber protection. Frank renewed for 1 month until board could meet. Frank recommends we renew for year. Cost for insurance is \$11,697 for insurance with cyber protection. 2nd insurance quote is, \$10,970 only difference is no cyber protection. Jacque recommends we renew month to month and shop around. Ron feels we need to make sure we are covered, month to month could leave us vulnerable if it falls through the cracks. Joe motions to purchase for a year, Ron Seconds. All in Favor Ron and Joe, Jacque Nay. Motion passed.

i. Discuss maintenance and repairs on the backhoe

Ron motions to discuss, Joe seconds. Started up backhoe and brakes are bad. Frank called Gary S. to look at the backhoe. Needs new brakes 2 master cylinders, and general maintenance. Estimate if we buy the parts \$2000. Frank asks for money to repair it.

Joe comments that we are lucky no one was hurt while using the backhoe with bad breaks.

Ron comments why do we need to fix the backhoe if we end up going with a management company.

Kathy comments if we fix it we could sell it for more.

Frank states we can use the backhoe as negotiations with management companies. It is in our best interest to get it fixed.

Joe calls for the question. Kathy it has been moved and seconded. Ron asks how are we doing financially before we move on. Joe says since we stopped the bleeding with payroll we are doing better. Mardie passed out profit and loss statements. For April, May, June and July. Kathy it has been moved and seconded to repair the backhoe. All in favor.

j. Discuss the purchase of a unit to control pumps and motors from LevelCon

Jacque motions to purchase motors from LevelCon, Ron seconds, LevelCon is a tank level technology company. They have a product where you can start and stop pumps remotely. During the last flood we couldn't get to the G&R and Frank got a helicopter ride to the Grapevine. If we had this we could control them from anywhere. \$1000 to purchase the devise and \$20/month for the service. This price is per motor. We don't need them at all the wells. Frank would like to start with just one for now to see how well it works. Kathy wants to know if the unit can be moved to another well if we want. It's been moved and seconded. All in favor. Motion passes.

k. Discuss ownership of Lucas Well

Ron moves to discuss, Jacque seconds, Ron says his discussion is no discussion, the issue has already been handled. This comes up every time we get a new board. He keeps bringing it up hoping for a new outcome. The only discussion he would have is if it became harassment type thing. We sue him. Kathy wants to see if there is a way we can play nice in the sandbox for a while and not have any more layer fees. Frank explained what brought it all up again. He came into the office demanding a key to the well. Kathy, we can't give our keys away. Ron, if an insurance person was there he could see going out and opening it up. But we can't bend. Kathy, this needs to be settled. But doesn't see how without going to court. It was discussed. Does anyone want to take any more action.

l. Permission to have monthly drawing for people who pay on time

Jacque motions to have monthly drawing, Joe seconds. This office is busy with people staying and visiting. Frank would like to offer gift cards to local business in like \$50, \$30, \$20 increments. To those who pay their bill by mail, blue tube or online and don't have a past due. This will help stop so much traffic in the office. Kathy said we already changed the hours so the office closes at noon. Office staff can then work done uninterrupted by the public. This will be 1 more thing added to what the office staff already does. Jacque said we are a small town this is what we do. Kathy said the office used to be a hostile environment and we are trying to change that and have already made the office a kind and respectful place. Ron feels this could create animosity in the community he disagrees with this item. Joe motions to table it. Jacque sends. All in favor Jacque and Joe, Ron Nay.

m. Presentation from Tom at G&S regarding pipe line on the G&S property

Joe motions to discuss, Ron seconds. Tom is not here to present. Frank explains, this has been going on for years since the Casey days. Our water line is in his way to mine some valuable rock. We do have an issue with that water line in that area. There is some concern w/ it there. It would be in everyone's interest to move that line. Tom is willing to participate, he has water rights that we need, he would consider a well site. There are opportunities on both sides. Come up with some numbers by the next meeting. Ron wants him at the next meeting he needs to hear from Tom, Joe he has spoken with Tom and he is willing to pay for some and use his equipment. Kathy lets gather the information. I would like to see something in writing from him. Joe, lets invite him to the board meeting in a note stating what we need from him. Kathy we can have a special meeting on this.

n. Post open Board Position for 2 weeks

Jacque motions that we post position for 2 weeks. Ron seconds. Everyone who is interested should have the opportunity to submit an application. It's been moved and seconded to post the open for 2 weeks. All in favor. Motion passed.

o. Approval to adjust account that were affected by the floods

Jacque motions to discuss accounts that were affected by the flood., Ron seconds. Frank, 1 account was probably effected by the flood. Meter was buried in mud. Water was running for 3 days. Ron, they can file a claim with insurance

company. Jacque suggests take them one account at a time as they come up.
Joe motions to table it, Ron seconds. All in favor.

- p. Approval to submit smoke damage to insurance, with 3rd party. On all district properties Joe moves, Ron seconds. 3rd party insurance could be a possible claim, doesn't cost anything. 3rd party takes a percentage no cost to the district. Check all properties including rentals. Would be a good idea to have them checked.
Moved and seconded. All in favor.

- q. New policy/form for turning water on for realtors/homeowner/seller inspection purposes.

Jacque motions to discuss and to pass, Joe seconds. Jacque would like a form for realtors to have water turned on for inspection purposes when selling and purchasing homes. For accounts where the water is turned off. Realtor or selling fills out the form and pay a fee for water to be turned on for x amount of days. Then turned off again. Payment should be upfront or in escrow. Jacque has an idea of what should be on the form. Kathy, this would be a rate change we need to post this to the public, This would be more of new policy, Jacque to do more research. Frank will do research. No Action

- r. Temporary Managers Salary/Hourly Rate

Joe motions to pay Frank \$22/hour. Frank refused said he wants \$20/hour without benefits. Joe asks if that would be hourly or salary. Concern with issues with past employees and pay. Board would feel better with Frank hourly with benefits. Protects him and the board. Frank agrees to take the \$22/ hour. All in favor.

- s. Approval for temporary help with week control

Joe moves to discuss, Jacque seconds. Pay part-time people for now, to help out while we transition. With week control on all of our properties including wells. Pay them \$13/hour, use their own equipment and gas. Joe moves for temporary help, Ron seconds. All in favor. Motion passes.

VI. Adjournment

Joe Mish moves to adjourn meeting, (8:15 pm) Ron Good seconds, All in favor.