

**MAYER DOMESTIC WATER IMPROVEMENT DISTRICT
SPECIAL MEETING MINUTES
December 3, 2002**

Meeting held at Mayer Recreation Center

- 1.) Call to Order at 7:00 p.m./ Roll Call of Members all members present.
- 2.) Action Items
 - a.) Discussion/Decision to rehire engineer and complete Oak Hills Well construction.

In order for ADEQ to be satisfied they are requiring the engineer to finish certain things that were okayed by the Board several months back. In order to finalize installation of Oak Hills line the engineer needs to go back and do some verifications on the construction, so what the engineer wants is confirmation that we still will pay him per his quote. He said he'd do all engineering for \$10,000.00 (he's done \$5,500.00 worth already) to finish he will need \$4,500.00. As far as ADEQ says this will take care of it to put Oak Hills on line.

Mike King states he doesn't know, he imagines there are public comments, he said we need to remind the public that 3 of the people who have been pursuing this project are gone and he himself, is against this project. He stated that we never got any possible figures and he's asked the current management company for an itemization on what has been spent. He stated this is a project that has been throwing money down an "empty well", he apologized to the public that we have spent this. He stated there was no way he can agree to put any more money into this project.

Margie Good stated she had several things. She stated that this issue is the center of a lot of questions and we have a system that she has never seen any water quality results on, we've put a lot of money in this, will we be able to pull our resources out of it? At the same time she knows we are faced with a lot of different challenges in the next couple of weeks. She stated she believes if we spend the \$4,500.00 it may finish the project, but maybe not. So in that regard, she dreads spending another \$4,500.00 at a time when we need to watch our money.

Walt Diskin states that he can't see spending more money because there was an inspector there only 2 days and ADEQ (at the meeting) said there should be an inspector there everyday.



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Paul Hines asked if we received a bid from these people and what was that bid? Brenda Lawyer stated Frank Soto just hired the people a bid was obtained later. Mike King requests to get this in the minutes that there weren't 3 bids and Frank Soto hired them. Bill Jones stated that the engineer wants all 45's, 90's etc. dug up, also all galvanized replaced. He stated it will be a lot more than \$4,500.00 for the District. He comments that the engineer fears that the galvanized pipe could rust and flake and contaminate the line over time. Walt Diskin states that ADEQ said there is only one place in the U.S. that sold that type of pipe. Dave Albins explains different types of pipe. Walt Diskin comments that it will cost \$2,400.00 to test the water quality and this needs to be done. Mike King states Frank didn't let the results go to ADEQ. He stated there are a lot of things we need to check into and he has a whole lot of questions involving this project. Mike King also stated his impression was that because we were interested in new water sources, we worked hard at the Agua Fria, but didn't have success locating sources. He is under the impression that we took on this well as a way to spend some of the \$250,000.00 that we were given by CAP money and if we couldn't spend it by procuring well sites on the Agua Fria rather than loose the money we just jumped into Oak Hills Well. He also stated that this was ridiculous. Walt noted that the man in Phoenix who controls CAP money turned thumbs down towards spending it on the Oak Hills Well project.

David Albins stated that we need to realize if there was a plan - the idea that Oak Hills Well hooks into an isolated system - (David describes the system and the Oak Hills set up) he stated that it was mentioned whether the lines need to go into the tank or the system. The only way to get Oak Hills water in the community is to get a sophisticated booster system out of it. I'd like to know if ASUA had a plan for by passing this individual system. Someone had to have an engineer work on this to by pass pressure sustaining valve, if that was the intent, someone had to have the engineering on this. David Albins discussed his feelings about a comment Tim Edward had and wonders if Mr. Edwards was totally aware of what was being done. Mike King stated he has never seen any engineering plans or figures about this project. He asked about a year ago. David Albins stated that if only 18 families benefit from this project for the amount of money that we've spent, we need to look toward the future to incorporate this and assess this prior to spending money. He feels we need to know what we're going to do with this. We need a plan and need to know how we're going to get by that isolated system. Walt Diskin agrees and comments.



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Paul Hines questioned that doesn't it seem that the funds we've spent and the fiasco we're in now and since ASUA resigned anyway, we're in a position where we've spent \$80,000.00. He stated ADEQ had no inspection records, nothing, we've spent this and we've done it really badly. Our management company is, in my mind, the culprit in this. He stated the Board tried to reign ASUA in on several occasions yet they still spent our money without proper authority. He would like the Board to try to take action on retrieving monies spent. David Albins commented that some people need water for trucks, Oak Hills Well could become a quick asset, from that well, we could get ADEQ's approval and meter the flow from the well and charge users and start putting income from that well into the water district. It wouldn't affect the system and it would also give us some ideas of what that well can do as people started hauling water out of there. We would be building the well history. Walt Diskin commented that the only question with that idea is what would anyone do with that water? It would still have to be tested. David stated that eventually we'd want to at least do that to prove to ourselves that the water is alright. Mike King asked then we shouldn't give up on it? David Albins stated it is a discovery thing, we need to turn it into an asset. If ASUA has plans we need to see them right away. They have the balls lined up & put that line in helter skelter. If they don't have a plan there should be some liability from prior meetings - if they can't get this plan within a few days, I'd say they never had a plan to begin with - if they do have a plan, is it written? This Board should be asking them right away for a plan. I agree with Paul that there is liability we need to look into with ASUA. There was mention of a pressure sustaining valve, this was discussed by Frank Soto and Tim Edwards and should be in the minutes. Walt Diskin makes a motion that we don't spend another dime until we find out exactly what we've spent and all these questions need to be answered. Motion dies for lack of a second. Mike King moves that we require the management at the next scheduled meeting give us written plans for this entire project (figures & proposed extras that can be added) and to table any further expenditures on engineering and any other related charges, Margie Good seconds, all in favor, motion carried.

b.) Discussion/Decision regarding Maryella Kerr/Gambel Quail Mobile Home Park Issue.

Maryella Kerr has sent another letter to the District. She doesn't want us in



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there doing anything in the way of upgrading the system. The reason this thing is on the agenda is because there is a question if we need to, at this point in time, have an attorney look at this because at the last meeting we voted on not spending any monies on attorneys. Should we let an attorney look at this? Margie Good asked Bill Jones if the District is planning an increase in lines or relocation. Bill Jones stated we've talked about upgrading to 4" line and changing the 5 horse pump in Chimney Ranch Well #2 and put a 10 horse. We need upgrading. Problems we've had are legal easements. We need to find out what property we own over there. In this letter it states we can't increase size or relocate the lines. The letter says they are not going to allow us to do any of these things. Bill Jones stated that she's worried about this because she has set mobiles on top of these lines. He doesn't think she has rights by law to place anything on a legal easement.

David Albins states that what you are seeing is something she sent, do you have the legal document that goes with it? (Margie gives this to David and everyone discusses its contents.) David Albins tells history, the fact that Maryella has drilled a well which was a breach of contract, how the players came to an agreement, the sequence of events. Field people went out there and started looking at what they were going to do to the line, she came out and was upset because things were going to be updated. Then within 10 days a company outside of this local area came up to fix the pump. Now, when did the pump go bad? Also, this park at one time was tied into the Mayer Water system. It could still be tied in. Months ago Frank Soto stated the mathematics didn't line up. We've been pumping more than we're selling. We're pumping 10 - 15% more than we're selling. This needs to be checked right away. The point is that there is a problem, we don't know where the water is going. If you added up those homes and came up with an average usage you might come up with about half million gallons a month being used, this could be how we are off mathmatically. Mike King asks if we know where the valve is where she might be tapping into our system? Is it possible she could be tapping in? Bill stated yes, that was an issue that was another reason to upgrade, if she was tapping in we could stop it by putting new lines in. Mike King asks how do we find out for sure? David Albins stated the first thing is to isolate that part of the three wells, come out of town to find the first valve and find out for sure if they don't get water. Then check history with APS. Discussion on how to shut off and isolate Gambel Quail. Mike King stated he thinks we could shut off that portion of the system and look into hiring a different attorney. David Albins stated it is imperative to use the



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Chimney Ranch Wells now to rest the other wells prior to the summer. Discussion about hiring an attorney. David Albins comments on unsanitary ground situations. David Albins states it wasn't right to just turn off the wells when we thought there was a sewage problem. If we think we have a problem, we need to improve the whole situation. Chairman stated this was put on the agenda to decide if we should run the issue of whether we can increase lines and pumps by an attorney. Bill stated she has put at least three mobiles on a main line, what do we do about that? Discussion. Bill tells how the lines run at the wells. David Albins says we need to just start digging. Discussion on past motions to have things done. Mike moves that the Board request that staff immediately follow directions as requested to pursue projects at Chimney Ranch and not pursue any legal action at this time, Walt Diskin seconds, all in favor, motion carried.

- 3.) Margie Good moved to Adjourn, Mike King seconds, all in favor, meeting adjourns at 8:04 p.m.

