

Mayer Domestic Water Improvement  
District  
Special Meeting Minutes  
Mayer Recreation Center  
November 18, 2002

1. Call to Order-at 7:05 pm/Roll Call of Members, all present

2. Action Items

Mayer Domestic Water Improvement District Proposal To Meet Fire Code Standards for MUSD. M. King inquires regarding project information obtained from Paul Hines & asks about the deadline for bids/applications. Paul Hines suggests we have Jim Nelson (School Superintendent) start with what the school is proposing and the monies to be spent. Tells that no longer is the school board the entity which funds these projects, it's called the ASB.

Jim Nelson, School Superintendent: Explains past history as to how the Facilities Board came to be a funding entity for the schools, how the elementary school and the high school were found to be deficient in several areas, and the scope of work needing to be accomplished between both schools. They are looking at what seems to be about a 4 million dollar project to bring these schools up to minimal standards. This project has been in the works for 3 years at this point in time. He states that bids will officially begin on November 26th. The project being planned at the high school includes construction of a multi-purpose room, that will include a lunchroom and a modified kitchen. At the elementary school they are looking at about 11 to 12 new classrooms - this will all be funded by the state. Mr. Nelson explains which deficiencies fall under which funding entities and states that they no longer go to local taxpayers for money. The State Fire Marshall says the two schools do not have adequate fire protection. The State Code says we must have a minimum of 500 ft. between accessibility to the buildings from fire hydrants / fire lane. They require 1500 a GPM for two hours, that's by a hydrant. The City says we have 3 hydrants - two hydrants adjacent to school and one in the gully below. SFB says they don't fund fire protection. At one meeting at SFB it was said, "I don't give a dam if the bidg. Bums down - that's why you have insurance". This has been an issue until about two months ago. Nelson forced this issue with Fire marshal's office. Now they are saying we must meet code. Engineers are working out a suitable settlement on how to provide fire protection. One solution is if we do have enough water in the community we must have a 5,000-gallon reserve tank to provide sprinklers in school. Most fires happen at night, either electrical or by arson. If something happened at night, if we had only a hydrant we'd lose the battle, whereas a sprinkler system would suppress a fire immediately. My concern presently is that in talking to the project mgr. & the architects it would have to be an onsite project before they would pay for this. Any project would have to be bid, approved by architect & must meet specifications. My concern is as aggressive an ambitious as Paul is, my concern, however, is that this would be a water district project, not a facility board project. I can't commit school board to fund this, but if you guys are very ambitious on this in working with architects there could be savings if the FB is willing to address this issue.

Comments: King: We were given this staff report by the management co. It supports what you have just said. King confirms the quote that FB never paid any offsite monies before. King asks if Nelson's recommendation is that if we wanted to approve this we need to approach SFB - do bidding process. Nelson states he is all for us getting involved in a project of this nature. When Hess Roundtree did the initial backup of hydrant, they were looking at projected costs between the two schools at a million dollars. Paul is on the right track - working together is the direction we need to go. Paul stated that in talking to Hess Roundtree (the engineers) Bill Boone estimated the cost of fire protection in excess of \$350,000. They worked out using a 10" main, which we have capabilities of at this time, and we can exceed the fire marshal's recommendations, and the cost is approx. \$210,000. This would save the state of Arizona \$140,000. It has never been done before, we have enlisted Bill Feldmeier's assistance (Spec. Agent to Governor), We hope by some coercion we can facilitate this, as it is a win-win deal for Mayer Water and the school district. We're hoping to get \$140,000 from the school, (which they are expecting to receive) - we hope to get that toward it. We are asking to be able to go to the SFB and propose placement of this line, facilitate the fire needs, and for them to fund this for the MWD. Paul describes how this would benefit the District, and add new lines to the community and be advantageous to residents because it would add fire hydrants up to code and save insurance premiums for everyone. Pump Tech did preliminary engineering with Hess Roundtree.

Chair: Bill did you talk to anyone today?

Bill: Yes - he learned from Nelson that the State has never to date paid for any projects off school property. Mayer Water could end up footing the bill but, what Nelson was saying, they have to look at grants - but he did say he's never known them to pay for anything.

Nelson stated that the dilemma is that the facilities board dragged there feet - he is confident that the fire marshal on the state level has dictated that this will be an add on or a design phase coming later - which is obvious they will wait until construction has been completed, but at present time there is no architectural design available for anyone to look at. PaulH.: I'm only offering limited to state funding. D. Albins commented that he approves the sprinkler's system - one thing positive for MWD is that in itself limits some liability that we have to some degree it should make us happy. According to what Jim said everyone seems very positive of sprinklers rather than only depending on hydrants.

Discussion.

Nelson states that the architect is pushing a sprinkler system, which would be a 5,000 tank & may need work for the water lines.

Albins: under that proposal there wouldn't be a 200,000 gallon tank.

The architects & engineers need to come up with a design - then show to the fire marshal for approval. '

Fire marshal said they would like 1500 gpm for two hours - but to save money they'd go for sprinklers.

Dave: we should consider to take Jacobs out of system, it has problems with altitude - etc. if we took that tank and mixed in with a new tank - together we may be able to make it work. Use Jacobs only for school. Briefly discusses other options -

M. King says now we're talking about money coming from somewhere .. we were hoping to tap into SFB money & help school at the same time.

Dave A. shares ideas of making this project work.

BertT.: I'm in agreement to doing whatever we can for the town and the school. In light of things around town we need to consider all aspects that Phil & Jean have offered to place a 200,000 tank on the hill by the school - I don't know where that issue is standing, but I think it needs to be discussed in light-of not looking bad to the community.

M. King: Describes actual offer from Phil & Jean (they were going to give us the land - not the tank. We'd have to buy the tank.)

Chairman states this needs to be looked into by staff- it will be a long process, we can't decide looking in to this tonight -•

Margie comments that she thought we have a time element concern because we only had until Nov. 19.

Nelson stated that the bid opening date was changed, till the 26th of November.

Margie stated that we would be responsible for an appropriate bid - we'd need to know exactly what it costs. We need to know what we want to do and how we want to do it. Grants are hard to come by.

Nelson shares that they've been fortunate we have an excellent writer - there are a lot of block grants available for cities for this type of work. Paul's opened the door.

Margie asks if there is time to get all engineer plans together for us?

Nelson feels there could be time if we sat with Hess Roundtree -

Discussion.

M. King asks Paul Hines what exactly is he asking for?

Paul H.: The district put into action a proposal to the SFB that if they will fund, we will facilitate. If it's determined that if they won't pay as much as we want, we'd pay the rest.

King said he thought it's a fine idea, but considering the financial state of the District he didn't think it will happen.

Nelson stated that we have a handshake agreement. Explains process.

Margie inquires about the deadline on entire project and disagrees with the District paying the rest

Nelson: Nov. 26 bids will open, we anticipate 2-3 wks after that and project construction will begin. Entire completion of 4 mill \$ project is 180 days from time the bids are approved for the elementary school and 160 days for high school.

Albins states that we don't want to put bid in against the school board - we're bidding over and above what is already paid for.

Paul: "We're proposing to give them 1500 gpm, for two hours."

King: "Paul, do you want to have approval to continue this project?"

Bill J. states from conversation he had to day with Nelson & the project coordinator. He & Paul haven't done any research today.  
Walt D. says now we just need the Board's agreement that the MWD will go with this if we are funded.  
Margie states the staff needs to be involved.  
M. King asks if we are planning on putting out a bid on the 26th?  
Margie says that we approved for research to be done last Thursday.  
Paul H. states that there is no research to be done.  
Paul H. asks if MWD drafts a letter of interest, and if you would fund that sort of thing - we'd like the opportunity to facilitate.  
Walt D. states: "That's exactly what I just said." \_\_\_\_\_  
Brenda can you draft letter of interest?  
Brenda says she can  
Chairman asks if there is a motion to write this letter, Margie moves to have staff write letter of interest, to include we're interested if they fund project. King seconds. All in favor, motion carried.

b. Discussion/Decision on Sunset & Railroad

Billy J. states that on sunset & railroad there are actually two line replacements needed. One is on Sunset & Railroad. This Would enable us to replace two separate meters. The existing meters lie within his property - if we took a 330 ft. section and replaced it with 4" line we could run two residential meters off the main road, instead of in the middle of the Ballard's property - it would enable us to get rid of 2" line away from Reid's property also. It runs from the Grapevine through town. Best thing is is that we have all needed parts on hand, the only thing we need to purchase is an end cap and cement - we have everything else.  
Margie: Is that where we read meters in that old track of railroad?  
Bill: Correct. We only have to replace from Ballards - and all the way to the post office.  
Margie: Will that complete AZbuilt project?  
Billy J.: Correct  
Billy J. describes how old line is ran and what the new line would feed.  
Margie: Why wasn't this taken care of?  
Billy J.: It was before my time.  
Margie: Is this exposed line?  
Billy J.: No.  
Discussion  
Billy J. states that also on Onyx we have five customers who are fed off a one-inch main. We have customers at the end of the line who have no water - if someone else is using water. One family has 15 PSI.  
M. King says he doesn't think we can do anything about Onyx tonight -but we can vote on Sunset & Railroad.  
Chairman: Is there a motion to proceed and let staff replace this 400 ft. section of 2" galvanized pipe as soon as possible? M. King moves, Walt seconds all in favor motion carried.

Chairman requests the Onyx line to be put on the December agenda.  
Walt D. asks why we can't just give Billy permission to do these two items.  
Chairman answers because it was not on this agenda so we can't make a decision on it.

c. Discussion/Decision on Consultation Service.

M. King asks if Frank Soto was paid a consultation fee for helping the District during the water crisis? He says there was a \$500 check that didn't have a name on it - who was it for? King said it was on the last statement for legal fees, highlighted on the budget sheet - year to date \$500 consultant fee - period ending October 31, but not during last month, there is no date given.

Margie motions to give Brenda authorization to find out about consultation fee. King seconds - all in favor, motion carried. Report next meeting.

M. King adds that Paul has done a lot of research on his own - he thinks members of the community should be paid something for their time. He thinks the Board should consider the possibility of paying people occasionally for helping with projects - he was not asking this for tonight, but he'd like to be able to direct people in the community in the future.

d. Discussion/Decision on District Financial Authorization.

M. King had concerns tonight because the attorney isn't here - and the way some District funds are being spent - apparently someone, had to have an attorney here to make sure our Chairman knew how to run public meetings. With the management company - I'd like to be able to place a limit on access to District funds, specifically with legal services.

Discussion - re: past attorney usage and new projects.

M. King: I don't want to see us spending any more money on Oak Hills with this management company

Discussion on limiting access for legal expenditures.

Walt D. states he knew we had a \$500 limit on this without board approval, but I don't think its been followed.

Alison A. asks if we can make some sort of policy before someone could spend money that they'd have to propose / ask the board? Barring emergencies.

M. King: "I'll move that we reassert the \$500 dollar expenditure requiring two board signatures and that ASUA curtail all legal expenditures from our District funds.

Walt seconded, all in favor, motion carried.

e- Discussion/Decision on ASUA Letter of Resignation.

M. King questions the date that the ASUA letter of resignation was actually sent. He wants the postmark date.

Discussion:

M. King: For the record: Mike Schuhmacher said he received this letter - Tim said they mailed the letter to him, Mike said they got it Oct. 10 - again its up to the Board, Margie moves to direct staff to locate the postmark of the resignation letter. To provide proof- by next meeting, Walt seconded motion carried.

Bert Teskey said Maria Arthur is wanting to be considered for the Board position - she is told to send a letter of interest to the Board.

Jerry Santangelo: Regarding the ASUA management contract - was it the Board's decision to end the contract?

Chairman: No-it was ASUA's.

Chairman moves to adjourn the meeting at 8:30 p.m., Walt D. seconds, all in favor, meeting is adjourned at 8:30 p.m.