



**Pinedale Estates Domestic
Water Improvement District (PEDWID)
PO Box 1553, Lakeside, Arizona 85929
(928) 367-6621**

**Board Meeting
August 22, 2024**

Per A.R.S. Section 38-431.02, and the Attorney General of Arizona Open meeting procedures, the PEDWID general public board meeting was held as a virtual meeting, using FreeConference Call.com.

1. Meeting was called to order at 5:37pm (AZ Time) by Michael Eckert, Board Chairman. Board members present were Gary Engman and Wade Warden. A quorum was present. Personnel in attendance list attached.
2. Minutes from prior meeting were discussed and will be sent to all board members, no further discussion.
3. Treasurer Report: Mr. Eckert provide an overview of July financial reports. Report was sent to board members. No further discussion.
4. Water System Operator Report: Mr. Anderson provide updates on the current system. No concerns on the current water system. Completed routine system maintenance and resolved two system failure, see attached report.

CALL TO THE PUBLIC:

All members were asked to keep their comments relevant to the DWID issues. One call to the public comments was received.

- a. Mr. Warden informed the board of a possible commercial event venue being developed at Whie Whale Properties DBA Rock Creek Ranch. He brought up concerns about being able to supply adequate water to the business at peak hours and possible contamination of the ground water from excessive sewage drainage. Mr. Engman volunteered to talk with Pinedale Estates Property Owners Association and the Navajo County Board of Directors to gather all the facts on the new business and potential impact to the PEDWID. Findings will be present at the next board meeting.

AGENDA ITEMS

1. PEDWID Board Election – Mr. Eckert brief that that only two people applied for the two board positions. Navajo County election board informed the PEDWID board there will not be a general election, since only two people applied. Mr. Engman will remain a board member and Mr. Wade Warden will be appointed as a new board member, replacing Mr. Rick Barns.
2. New Well and Holding Tank Site – The project manager, Mr. Anderson, provided an overview of the current project, see attached report.

3. WIFA Additional Funding – Mr. Eckert & Mr. Anderson provided an overview of additional funds request.
 - a. WIFA Board approved Pinedale Estates DWID additional funding request for \$981,384 with a 100% forgivable principle. This additional funding will be used to completed new well site preparation and infrastructure.
 - b. Finalizing WIFA Funding Application, to include PEDWID legal service review.
 - c. After discussion, Mr. Eckert made a motion to authorize the PEDWID chairman to directed and execute the new WIFA Loan Agreement. Mr. Engman second the motion. All board members present approved. Mr. Eckert will work with PEDWID legal services to complete required documentation.
4. Next board meeting will be on-line on 26 September at 5:30pm. Motion to adjourn the meeting at 6:18pm by Mr. Eckert. Second by Mr. Engman, accepted by all board members.

Respectfully submitted,

Michael E. Eckert

Michael Eckert
PEDWID Chairman



Pinedale Estates Domestic Water Improvement District Board (PEDWID)

August 22, 2024

RE: Operations Report

Dear Board Members,

It has been a little while since our last update, so we wanted to share some updates on the operations and maintenance of PEDWID over the past couple of months. We are pleased to report that operations have been running smoothly with minimal issues.

Please find the Operations Report for the PEDWID System Below:

- **PEDWID System Production Update**
 - Well Pump continues to provide 22 GPM output
 - System Demand is beginning to slow with arrival of monsoons. July - August billing period we pumped 440,000 gallons without any interruption of service
 - Water loss has held steady at near 10%
- **Routine Maintenance & Compliance:**
 - **Flushed blow-off valves** to keep the system running smoothly by clearing out any buildup and preventing blockages.
 - **Weed whacked and cleaned up well sites** to ensure the areas are safe and accessible, avoiding potential hazards and maintaining operational efficiency.
 - **Prepared and submitted the Consumer Confidence Report, Tier 2 Notice, and Annual Report** to ADEQ to stay compliant with regulations and keep everyone informed about water quality and system performance.
 - Bacterial samples have been analyzed and found absent of contaminants
 - Dana Kempner has stopped supplying chlorine. MWM will now take bulk deliveries direct from the manufacturer and resell to the district as needed. First delivery from supplier not available until 3rd week of September. Currently have 11 gallons on hand which should be adequate reserves.
- **System Issues & Resolutions:**
 - 04/02/24: A broken chlorine pump shaft was replaced, the system was flushed and restored, and the chlorine pump was activated, with residuals checked the next morning.
 - 5/12/24: Low water pressure was traced to booster controls that failed to reset after a solar storm; a fried contactor terminal was identified on 5/13 and replaced on 5/15.
- **New Service Installation:**
 - Installed a temporary, above ground service at the new (to us) doghouse well site to feed customer's cattle trough.
- **Leaks**
 - Non - reported since last board meeting

Please reach out if have any questions

Sincerely,

Blake Anderson

Mogollon Water Management

Pinedale Estates Domestic Water Improvement District Board (PEDWID)
Blake Anderson
Mogollon Water Management
P.O. Box 81
Pinetop, AZ, 85935

RE: Monthly WIFA Report July 2024

Dear Board Members,
Please find the WIFA Project Report for the PEDWID System Below:

Tank Site

- Design of tank is delayed while engineer has been working on ATC permitting
- Met with Navopache multiple times over the past few months. They have agreed to move their power line into the easement rather than cut across the top third of the lot as it is now.
 - Navapache initially said it couldn't be done then said it could but PEDWID would have to pay for it. We are pleased to say that after much back and forth and digging of heels that they agreed to move the lines into the easement at their own expense.

New Well Site

- Waiting on engineer to complete ATC for New Well and Main line. Should be submitted in next 15 days
- Received draft report back from Hydro-Geologist who oversaw drilling. Noted some minor clerical errors for revision prior to finalization. Planned meeting for next week to meet and debrief.

Petersen Well Acquisition

- Carlson Engineering is developing plans for ATC/AOC permitting.

Main Line Extension Project

- Revisions to plans are being finalized prior to submission to ADEQ for ATC Permitting.

Additional Funding:

- This month the WIFA Board approved the funding request from Pinedale Estates DWID. This request was for close to \$1,000,000 and was awarded with 100% forgivable principal. PEDWID should expect paperwork to finalize agreement in the next few weeks and will need to secure an attorney's letter of opinion to accompany the paperwork. This is the same process as the original funding request and should be familiar for everyone. If the board needs any assistance with this process please let me know.

Please reach out if you have any questions

Sincerely,







Blake Anderson

PEDWID Project Manager

Account Information

Date: August 22, 2024 6:11:32 PM
Dial-in number:  (945) 218-0020
Access code: 2412323
Account: #s14757910 (Michael Eckert)

Audio

Caller	Service Type	Start Time	End Time	Duration
+1 520 631 0232		6:11:32 PM	7:25:00 PM	74m
Michael Eckert - smeckert@q.com Host		6:21:33 PM	7:25:04 PM	64m
+1 928 739 4266 - ENGMAN GARY & S	 	6:31:08 PM	7:24:47 PM	54m
+1 928 358 2447 - WIRELESS CALLER	 	6:36:19 PM	7:25:00 PM	49m

Number of attendees: 4

Note: All times in Mountain Time

Toll minutes: 177m

VoIP minutes: 64m

Recording

Start Recording Time	End Recording Time	Duration
6:37:28 PM	7:18:39 PM	42m