



# VILLA GRANDE

Domestic Water Improvement District

**Note: All meeting minutes are posted for informational purposes only. The board of directors does not ratify meeting minutes until the next scheduled board meeting.**

## Minutes

March 10, 2021 • Regular Meeting

**Call to Order:** Allen Grant called the meeting to order at 7:02 pm.

**Directors Roll Call:** Present were Allen Grant, Terry Eickstaedt and Cauy Washburn. Ray Roerdink and Bernie Vargas were absent.

**Discussion/Action Minutes: Minutes from Regular Meeting 2/3/21 and the Special Meeting 2/22/21.** A motion was made by Cauy Washburn to approve and ratify the minutes for the Regular Meeting on 2/3/21 and the Special Meeting on 2/22/21 as written and seconded by Terry Eickstaedt. Vote unanimous 3-0. Motion carried.

**Call to the audience:** None present to address the board.

**Discussion/Action: ADEQ/Nitrate Treatment.** Joni Roerdink stated the WIFA loan finally closed for the Nitrate Treatment System. The CIFR (combined interest and fee rate) closed at 1.522%. The original loan was 1.421%. The CIFR for the second loan was down from what was forecast. The original forecast was about 2%. Joni was told that WIFA will send out a binder with copies of all the executed loan documents along with an electronic copy via FedEx. The original loan package is about 115 pages long.

Stephanie Diaz, ADEQ, reached out to Joni regarding the ATC Pre-application meeting. WestLand Resources is preparing the ATC application for installing nitrate treatment system and preparing the application for the APP permit for the evaporation ponds. Joni touched base with Dina Miller at WestLand Resources and mentioned she had not been able to reach Scott at WestLand. Scott has been working hard on the plans for the nitrate treatment system since receiving the specs from AdEdge. Scott had taken a couple of days off but both returned Joni's calls. Joni asked about what date she should schedule the pre-application meeting for. The meeting is scheduled for March 18, 2021. ADEQ, WestLand and Joni will be on the virtual call. The purpose of the meeting is to confirm and review everything and make sure we aren't missing anything before submitting the applications. We hope to be filing both the ATC and APP applications toward the end of the month.

**Discussion/Action: Well #1.** No issues with Well #1.

**Discussion/Action: Well #2.** Jack hasn't had any issues with Well #2. Jack did get the booster pump in. He still needs to replace the switches on the hydro tank. One of the switches has gotten stuck in the on position. He has cleaned it a couple of time to get us by but it is not holding for a long period of time. He has been so busy getting the site cleaned up that he hasn't had time to install them.

**Discussion/Action: Generator Maintenance Update.** Terry Eickstaedt stated the low temp light came on so Joni ordered the block heater and it will be installed as soon as it comes in. The wire out of the block has become corroded and broken. Terry worked on it for a temporary fix. The generator has come on for two consecutive weeks with the temporary fix. Terry also has all the oil, antifreeze and filters to replace. He will change the oil and filters at the same time the block heater is installed. The hours on the generator are 392.3 and it is running well. All levels are ok. The fuel level is  $\frac{3}{4}$  of a tank. There are no leaks present.

**Discussion/Action: Managers Report.** Joni Roerdink reported the following:

- Water bills were sent out on 3/1/21. Final notices were sent on 3/1/21.
- Disconnects are scheduled for 3/11/21. Past Due Amount: \$1,872.68 with 21 past due customers.
- The annual review has been completed and submitted to Pinal County. Joni will also be submitting the same report to WIFA and USDA as required. We had changed from a cash basis reporting in previous years to an accrual basis beginning in 2020. Therefore, Pinal County, WIFA and USDA will all now get the same report. USDA is requiring a little more information which Joni already has. The additional items they are requesting is a list of the directors and their terms, the number of residential users, current reserve balance and a copy of the current rate schedule. They are also requesting proof of insurance coverage. That has to come in the form of a certificate provided by the insurance company. As discussed earlier, the reason for the change was to simplify the reporting to all agencies.
- Joni emailed a copy of an email from ACS regarding the Inland Port AZ Improvement Project (also known as Nicola) to all directors. They are putting in a traffic light at State Highway 87 and Houser Road. The lanes are being widened and expanded to include new turn lanes in all directions and an additional receiving lane north and south of the intersection. ACS is required to send out this notice because it will affect Houser Road and our well site when the road is widened. The letter states all the changes they will be doing. Construction is tentatively scheduled to begin in the Spring of 2022. Traffic will be controlled to minimize impacts on motorist, pedestrians and construction personnel. The construction will take about a year.

The letter serves as their invitation to review the proposed project based upon the scope of work outlined. If we or others have any specific concerns, suggestions or recommendations, we need to submit them in writing by April 5, 2021.

Ray drafted the letter with concerns the water company has. A copy was provided to each director for their review. Joni also contacted Scott McLeod at WestLand Resources to see if they had other questions that may impact VGDWID and the nitrate treatment system and evaporation ponds. Scott responded with additional concerns and mentioned that he would forward the information to Craig Cannizzaro, the Vice President of WestLand Resources. Scott agreed the concerns in the letter Ray drafted were valid concerns. Scott had four other concerns:

1. He is concerned about the 4:1 side slope on the road from the site access standpoint.

2. He is concerned about the culvert that is mentioned under the intersection of Houser and SR87 and where that will collect and discharge from as it may affect site drainage and how water flows over the site. We don't want to worry about filling up the evaporation ponds with street runoff.
  3. He is concerned about how close the roads will be to our existing infrastructure. He is concerned chain link fencing may not be ideal protection for the tanks and buildings from increased traffic. There could be mechanical damage from vehicles or debris hitting the infrastructure. He thought a block wall may be a topic for discussion.
  4. He is also concerned that depending on the roadway design that our current access from the existing gates may not provide enough shoulder to pull off and unlock the gates safely.
- Scott heard back from Craig Cannizzaro and he stated since our project would be completed before their project starts, it would be the design engineer for this roadway project to make sure they weren't negatively impacting any adjacent properties to the improvements.
  - Joni just received the deposit for the \$81,600 for the nitrate system which will be mailed tomorrow to AdEdge.

**Discussion/Action: Equipment & Site Report/Lab Tests.**

- Coliform sample came back absent.
- Nitrate sample will be taken on 3/11/21 for the quarter.
- Jack and Joni are currently preparing for the Annual water report (due 3/31/21) and the CCR. The CCR's aren't due until 7/1/21 but we will be right in the middle of the nitrate treatment system project and we don't want to stop and prepare the report during the middle of the project.

**Discussion/Action: Meters/Installations/Reinstallations/Leaks/Repairs.**

- There were no meters replaced this month.
- Jack received the new switches for the hydro tank but hasn't had a chance to install them yet.
- Jack and Tim spent about 19 hours clearing the site in preparation for construction.
- Jack and Tim knocked down the concrete walls that were unstable. It was a serious safety issue and could easily be pushed over.
- Jack has been grading the well sites and surrounding areas.
- Hand dug to find service on Stallion for potential customer new service line.

**Discussion/Action: Approve and Ratify Expenditures & Purchases.** The Board reviewed the Expenditures and Purchases as submitted for February 2021. Terry Eickstaedt made a motion to approve and ratify the expenditures and purchases as written. Cauly Washburn seconded the motion. Vote unanimous 3-0. Motion carried.

**Adjournment:** The Agenda being completed, Allen Grant adjourned the meeting at 7:35 pm.

Date \_\_\_\_\_

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Bernie Vargas

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Allen Grant

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Ray Roerdink

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Cauy Washburn

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Terry Eickstaedt