



# 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

April 13, 2022 • Regular Meeting

**Call to Order:** Allen Grant called the meeting to order at 7:05 pm.

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

**Discussion/Action Minutes: Minutes from the Regular Meeting on 3/9/22.** A motion was made by Ray Roerdink to approve and ratify the minutes for the Regular Meeting held on 3/9/22 as written and seconded by Terry Eickstaedt. Vote unanimous 4-0. Motion carried.

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

**Discussion/Action: ADEQ/Nitrate Treatment.** As the directors know, we have been going around and around with Pinal County. The directors had been provided with copies of the emails that have gone back and forth between Pinal County, WestLand Resources and Joni. VGDWID was made aware that Pinal County wanted an updated title report to show the utility easement. When Joni received the title report, it was included. Currently, we are still waiting on Pinal County. Based on the utility easement from the title report, there can't be any building or structure within the limits of the easement premises. Currently, there is a structure there. We currently have our chlorine shed located under the utility lines which is a violation of the easement. Joni Roerdink spoke to Dina about it. The easement was recorded on 2/29/08 but the chlorine shed has been there since 10/2/01. They knew it was there. Joni asked what we should do. It was recommended that we wait. It should have been caught at the time of the inspection. There is nothing out there saying there is a waiver from APS to allow it to stay there. There is a possibility that Pinal County will require us to move the shed. The next item is a possible rezoning. About 9 months ago, Evan with Pinal County, told us we didn't have to rezone. Now we are going back and forth with Pinal County again. Now the County is saying the storage shed is too close to the front property line. It needs to be 40 feet from the front property line. Joni mentioned that our tank isn't 40 feet back, the generator isn't 40 feet back, the hydro tank isn't 40 feet back. Joni also commented she didn't think the well head was 40 feet back. That would require a variance from the County. The County is now saying we have to rezone. Yet, the guidelines they sent us don't follow with what we are being told to do. We were told we had to do a lot combination of four lots into one. WestLand challenged this. They expressed their concerns. They stated the lot combination in platted subdivisions are generally not allowed and may require a replat. Our well site is within a platted subdivision. The guidelines also state the lots being combined must have the same zoning, vesting and tax

area codes. Three of the lots are zoned CR4 and the exiting well is GR. Those are the issues we are discussing right now. Back in September, Evan told WestLand that we didn't have to rezone. Craig Cannizzaro, WestLand Resources, asked to set up a meeting with someone who has power to address these issues. Ray and Joni were on a video call on Monday, 4/11/22 with Mike Cruz and WestLand Resources. Mike is a board supervisor. He didn't have a lot to say. He said that Brent Billingsely will review it and our issues are at the top of their radar. Brent Billingsely has been appointed as the new Director of Community Development in Pinal County. All Mike Cruz said was there was some confusion as to what the DWID's had to comply with versus other agencies. Apparently, they don't all fall within the same category. Now ADEQ's attorneys and the Pinal County attorney are going through the information to clear up the conflicting comments. VGDWID is currently being used as a test case. ADEQ has eight other projects right behind us which they are trying to get through and completed. Mike Cruz stated at the conclusion of the meeting that we should hear something within 48 hours. We didn't hear anything. Joni stated the setbacks are an issue. Joni was also told we had to get a permit for the generator. Joni asked why? Dina Miller advised that we get it before Pinal County requests it. Joni went online to see what the requirements were and what we needed to do. She found a document outlining the Air Quality Permitting for Generators in Pinal County. Page two of the document states: "Insignificant Units" are listed as Less than 325 HP; and operates less than 72 hours per year. The rules state that both requirements have to be met in order to qualify for an exemption. It also states that insignificant units are not permitted even if subjected to any of the federal standards. Joni then contacted Jack for his feedback. He reached out to his contact at Air Quality in Pinal County, and they came back and asked us for documentation. Joni had sent the serial number of the generator and a copy of all the specs regarding our generator, including size, HP, non-resettable timer, etc., and a complete copy of our service log for the past five years. Joni also created a spreadsheet with just the calculation of hours of service by month and year for the past five years. The longest we have run the generator within a one-year period is 37.1 hours. Based on the information we sent to the permitting manager, Anu Jain, at Pinal County Air Quality, it was determined that our emergency generator qualifies as an insignificant unit under PCAQCD's Code §1-3-140.75a.viii and is exempt from the permitting requirements. VGDWID asked for an extension form or a certificate and was told they don't have a specific form. We were told to keep a copy of their email in lieu of a form. A copy of the email has been attached to the generator documentation. We would not have qualified if we hadn't kept log records on the generator. We have log records going back to May 3, 2016. Based on the additional information Pinal County is now wanting us to do, these items should have been completed months ago when we originally filed the initial paperwork. At this point, we are just waiting for a decision to be made. AdEdge has called to see if we are ready for delivery. Dina told them that we are not ready yet and we are waiting on the County regarding a decision. Dina also told AdEdge this is a large, expensive unit that we don't want it to sit at an unmanned site with no security. If we wait much longer, AdEdge will start charging us storage. The County also recently asked for a landscaping plan, an irrigation plan and a lighting plan in addition to the other items we've already submitted. WestLand Resources keeps reiterating that the site is an unmanned site. At this point we are just waiting.

**Discussion/Action: Election 11/8/22.** Joni stated she had emailed the IGA to the VGDWID attorney for his review and approval. Steve Cooper reviewed the IGA and signed it and sent it back. Joni has to get Bernie Vargas' signature as the chairman, and Ray Roerdink's signature as the VGDWID clerk and forward it to the election office. It is due around the first of June, but Joni didn't want to have to be taking care of the election IGA and dealing with the delivery of equipment, etc. The election forms, disclosure statements, nomination paper, etc. can be filed after the IGA has been received by the election department.

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

**Discussion/Action: Well #2.** No issues with Well #2 or the booster pumps. Jack has been having some issues with the timer for the air compressor trying to keep the hydro tank pressure stabilized.

**Discussion/Action: Generator Maintenance Update.** Terry Eickstaedt reported the generator has 434.9 hours on it. Terry found a fuel leak on the last filter. He tightened it and it stopped leaking. All levels were good. The fuel is full. The weeds are growing back and need to be cut back again. There were no bees reported. Joni mentioned that she had updated the maintenance log to include more blank pages.

**Discussion/Action: Managers Report.**

- Water bills were sent out on 4/2/22. Final notices were sent on 4/2/22.
- Disconnects are scheduled for 4/12/22. Past Due Amount: \$1,678.65 with 27 past due customers.
- There were no disconnects in March.
- Joni collected the annual information for the filing the Annual Water report. Jack prepared the report based on the information collected. Joni got it filed and paid on 3/31/22. It was filed timely.
- As discussed at last months board meeting, Joni has been trying to pull the information together for the FY2023 Budget so she could have the working numbers collected to review at the 4/13/22 meeting but doesn't have it completed at this time. Too much time has been spent working on the nitrate treatment project and gathering information for the County. It will be ready for the next meeting. It will have to be reviewed and published before the June meeting so that it can be voted on and submitted to Pinal County by June 30, 2022.

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

- The normal monthly Coliform sample came back absent.
- Nitrate samples was 16.2 mg/L. The notice was posted and mailed to customers.
- Jack worked around the well site to clear the weeds and running and adjusting the compressor for the hydro tank.

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

- There was one meter replaced last month at a vacant residence. After VGDWID shut the water off, someone kept turning it back on. We couldn't prove whether it was the new owner or contractors working at the residence. It was an older meter, and we couldn't lock it out. Jack replaced it with a lockout. The new owner will have to contact the office to set up new service before it will be turned back on. The house was tagged with a red shut off tag and a letter asking them to contact VGDWID to sign up for water services. The customer notified Joni at the office a few days later and signed up for service and paid for the water that was used.
- Joni also mentioned to the directors, four houses listed for sale on Appaloosa Dr. She has been contacted by the sellers and/or buyers to let her know they would need to terminate service or set up service upon closing the sale.

**Discussion/Action: Approve and Ratify Expenditures & Purchases.**

- Joni presented information to the board that effective in mid-May, Great Western Bank has been acquired by First Interstate Bank and will be merging.
- Both the Pinal County Treasurer and Great Western Bank have heightened their security. They now have a multi factor login. Due to this change, Joni has begun to only report the last four digits of the account numbers for each account for security reasons. Also, since there are so many pages and the account number is on almost every page of all the bank statements, Joni won't be emailing them any longer. She will create a secure shared link for the directors to access online. It will also be available on the Directors page of the website which is also password protected.
- The Board reviewed the Expenditures and Purchases as submitted for March 2022. Ray Roerdink made a motion to approve and ratify the expenditures and purchases as written. Terry Eickstaedt seconded the motion. Vote unanimous 4-0. 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