

Mt Lemmon Domestic Water Improvement District

Board Meeting Minutes
Mt Lemmon DWID Administrative Office
12601 N Sabino Canyon Parkway
Mt Lemmon, AZ 85619
February 21, 2025

1. Stu Shacter called the meeting to order at 8:30 AM. Board members present were Stu Shacter, Diana Osborne, Mitch Cusolito, Grey Carpenter and Pat Klein was on the phone. Nate was not present at this meeting

Guests: Ade & Dan Schotter

2. Call to the public: None

3. Manager's report: See attached document

4. Minutes from the February 21, 2026 meeting

5. Executive Session: None

6. Regular agenda items:

A. No concerns

B. Financial statements for December 2025, January & February 2026 were approved. There is one account past due with a \$2600 balance, unsure if the property sold or why there is this balance. Pima County sent out assessments on properties. Property values did go up. Mitch & Stu will start working on the 2027 budget

C. Nothing to report with the AMI or SCADA system, this item will be deleted from future agendas.

D. New tank on Upper Loma Linda - Grey has been working on this project. He prepared a proposal comparison for the engineering. Smyth vs Bowman. A motion was made to go with Bowman & motion was approved. Grey will reach out to Bowman ask about lead time to start the project. Engineering could take 6 to 8 months. Construction could take 12 to 14 months. It is approximately a \$1.5 million project.

E. Guthrie Road Project - Easement issues are being worked on. Final drafts of drawings are also being done. Joe & Dan Schotter went up Guthrie together to stake out placements of hydrants. An email will go out to about 20 homeowners on or along Guthrie about the funds needed for the hydrants. Mt Lemmon HOA will have a meeting for the stakeholders to share more information

F. Business Curtailment Policy/Emergency Protocols - The board would like the commercial businesses to write up their own policy that they will follow to cut back water usage during curtailment. If nothing is submitted to the board the business can be held liable to the residential standards during curtailment. The board will continue to discuss if 10% per business is the best percentage for cut backs. This item will be tabled for until the March meeting. Nate will send out emails to the businesses letting them know what the plan is

G. Rate Structure - Stu suggested raising the rates & lowering the the percentage Pima County gets from to 2.5% from 3% per property. It would take less out on our property taxes but raise rates to help subsidize the off set.

H. Preventive Maintenance - now that the water department has three employees it should make checking fire hydrants easier. The board would like a schedule made for service of the hydrants with the spreadsheet that maybe five hydrants a month get checked. The board will ask Nate how he wants to proceed with this.

I. Future Projects - they got through road project and the new tank and upper Loma Linda is moving along. Still had the idea to tap into the spring that friends Zimmerman donated on Turkey Run. It should be easy to access and add to the current system. The lease at the old school is current for the next three years. We also would like to discuss adding Storage to the whole lot.

The Loma Sabino tank needs to be refurbished. They're thinking maybe they can move the water from the old tank to the new tank went it's complete to fix it. It was suggested that the board make a plan for future projects that are prioritized.

Next meeting scheduled for March 21, 2026.

Meeting adjourned at 9:49 AM

Mt. Lemmon DWID System Status Report 2/21/2026

Weekly Tank and Master

Monthly Customer Meter reads

Maintain water level in Tanks and residual.

Collecting monthly compliance samples and dropping them off at Legend Lab in Tucson

Monthly calibration checks on both Hach units.

Monthly check PRV on system and PSI

Continuing with ADEQ compliance for commercial backflows and all issues from the inspection.

Phoenix Ave leak. Two more small leaks have developed on the main line. We have installed another main line valve, and it split the leaks. The lower section is about .1 gpm and the upper part is about .2-.3 gpm. We ordered more pipes and fittings and will start replacing the line next week.

Dump truck. We have had more repairs done to the dump truck.

Oil change for the service truck. Ordered brakes for the Honda.

Working on the annual ADWR report.

Organizing rate codes in RVS.

Working in Metron with groups and locations.

Changed office phone service to Simply bits. Same phone #