

**BOARD OF DIRECTORS  
METROPOLITAN DOMESTIC WATER IMPROVEMENT DISTRICT  
PIMA COUNTY, ARIZONA**

May 12, 1997  
Wilson Room  
Tohono Chul Park  
7366 North Paseo del Norte  
Tucson, Arizona 85704

**MINUTES**

Board Members Present:	Marty Cramer, Chair Jim Doyle, Vice-Chair Letha Gardner, Member Sam Ray, Member Jim Tripp, Member
District Staff:	Mark Stratton, General Manager Michael McNulty, Legal Counsel Warren Tenney, Clerk of the Board

**Call To Order and Roll Call**

Ms. Marty Cramer, Chair of the Board of Directors of the Metropolitan Domestic Water Improvement District (District), called the regular Board meeting to order at 5:05 p.m. Mr. Jim Doyle, Ms. Letha Gardner, Mr. Sam Ray and Mr. Jim Tripp were present.

**Executive Session**

Mr. Ray made the motion for the Board of Directors to go into Executive Session. Mr. Tripp seconded the motion and it passed unanimously. The Board went into Executive Session at 5:06 p.m.

Executive Session pursuant A.R.S. § 38-431.03 (A) (3), (consultation for legal advice with the attorney or attorneys of the District) and/or executive session pursuant to A.R.S. § 38-431.03 (A) (4), (to consider the Board's position and instruct its attorneys in pending or contemplated negotiations or litigation) regarding the following:

- A. Litigation with the City of Tucson.

The Board returned from Executive Session at 5:46 p.m.

## **Regular Session**

### **1. Call To Order and Roll Call**

Ms. Marty Cramer, Chair of the Board of Directors of the Metropolitan Domestic Water Improvement District (District), called the regular Board meeting to order at 6:00 p.m. Mr. Jim Doyle, Ms. Letha Gardner and Mr. Jim Tripp were present.

### **II. Comments From The Public**

Mr. Jim Peterson of Oro Valley said that the Town of Oro Valley completed its assessment of its alternative water supplies. The Town appreciated the assistance it received from District staff in preparing that document. He noted that the title has been changed per the District's request so to avoid any confusion with the District's water resource efforts.

### **III. Consent Agenda**

- A. Approval of Minutes - April 14, 1997 Board Meeting.**
- B. Ratification of Billing Adjustments.**
- C. Approval of Water Service Agreement - Fairway Heights @ Tucson National, Lots 1-44.**

Mr. Tripp made the motion to approve the Consent Agenda. Mr. Ray seconded the motion and it passed unanimously.

### **IV. General Business -- Items For Discussion and Possible Action**

- A. Litigation with the City of Tucson.**

There was no discussion or action taken regarding this agenda item.

- B. Financial Report.**

There was no discussion or action taken regarding this agenda item.

- C. Formation of a Bond Oversight Committee.**

Mr. Tripp made the motion to direct staff to begin recruiting members for the Bond Oversight Committee. Mr. Ray seconded the motion.

Mr. Mark Stratton, General Manager, asked how the Board would like the Committee selected if a number of interested people apply. Mr. Tripp said that the motion to recruit members for the Bond Oversight Committee was based on staff's recommendation for a seven-member Committee and the intent to have two Board members participate in the selection process.

Ms. Cramer asked if there was an appropriate Board Member Committee to review the applicants. Mr. Stratton said either the Business Administration or Financial Board Member Committees. Ms. Cramer said the Financial Board Member Committee would be appropriate with its overview of capital improvement bonds. Mr. Stratton noted that Ms. Cramer and Mr. Ray were the members of that committee with Mr. Tripp as the alternate. Mr. Ray said that he would be glad to participate in selecting the members for the Bond Oversight Committee.

Ms. Cramer called for a vote for the motion to recruit members for a Bond Oversight Committee. The Board passed the motion unanimously.

**D. Approval of Health Insurance Coverage.**

Mr. Tripp made the motion to fund the entire increase for health insurance coverage from the operating budget. Mr. Ray seconded the motion.

Ms. Gardner asked what percentage the District pays for its employees. Mr. Mike Land, Chief Financial Officer, said that it varies among the insurance plans as well as which coverage the employee selects. Ms. Gardner asked if it was more than fifty percent. Mr. Land said yes, but it varies with the plan.

Ms. Cramer said that with insurance cost increasing each year, the Board will eventually be faced with high costs and the employees may then be confronted one year with a significant cost to the amount they contribute for insurance coverage. An alternative approach may be to ask the employees to fund fifty percent of this year's increase. Mr. Land noted that Pima County is having employees with families under Intergroup to pay 39 percent of the increase and those under Partners to pay a 46 percent increase.

Ms. Gardner asked if Pima County Dental was a dental insurance plan. Mr. Land said it was a plan put together by Pima County that includes a group of dentist. It is more expensive than the other dental plans but allows greater flexibility for the employee in selecting and visiting a dentist.

Ms. Cramer called for a vote for the motion to fund the increase to insurance coverage. The Board passed the motion unanimously.

**E. Approval of Revised Positions Based on Organizational Needs.**

Mr. Tripp made the motion to change the salary ranges of the three positions and create a second Customer Service Representative II position as outlined in the staff report. Mr. Ray seconded the motion.

Ms. Cramer said that the staff report was not clear if the Customer Service Representative II position was a new position. Mr. Ray said that he has viewed it as a new position. Mr. Stratton

said that it is upgrading a Customer Service Representative I position to a II position. No additional staff is requested.

Ms. Cramer called for a vote for the motion to change the salary ranges for three positions and add a second Customer Service Representative II position. The Board passed the motion unanimously.

**F. Discussion of Office Relocation - Site Selection.**

Mr. Tripp made the motion to authorize the Metropolitan Domestic Water Improvement District Municipal Property Corporation to begin negotiations for the property on La Cañada south of Orange Grove Road as the site for the new office building. Mr. Ray seconded the motion.

Mr. Tripp said that he was tired of waiting for Pima County to take action on the Shannon Road site that the District had sought. The District needs to move forward with its office building so that it can better proceed with the five-year Capital Improvement Program and all the other task.

Mr. Stratton said he concurred. The District has tried to negotiate with Pima County to sell the property on Shannon Road, but they have not moved anything forward. Also, the Town of Marana's proposed annexation includes the County's property. He did not believe the Board would want to be located in another jurisdiction. Staff has reviewed the previously considered property sites and has looked at new sites, one of which is adjacent to Marana's proposed annexation.

Mr. Ray asked for clarification of where the new proposed site is located. Mr. Stratton noted on a map of the District that the property was the third parcel on the west side of La Cañada Drive, south of Orange Grove Road. Staff has spoken with Mr. Terry Armstrong, Architect, about the new site. He said the proposed building design could fit on the property though the exterior structure may need some modification so it is conducive with the neighborhood.

Ms. Cramer said she was concerned about limiting the Municipal Property Corporation to just this site and it should also look at other sites. Mr. Tripp said that he did not have a problem with that; however, various sites have already been looked at and the property on La Cañada Drive is the main choice of what is available. Ms. Cramer said that the Municipal Property Corporation should have latitude to look at other properties if this one does not work out.

Mr. Ray requested to see the report about the different sites previously considered. Mr. Tripp said that could be provided. In considering sites, location and accessibility for crews were the primary factor. Many sites were not suitable for District trucks to enter and exit.

Mr. Ray said accessibility will be a problem on La Cañada Drive. Staff should check to see when Pima County proposes to widen that section of road. Mr. Stratton said that he understood that Pima County would widen La Cholla before La Cañada.

Ms. Cramer said she wanted to be certain that the District was not limited to only that property. Mr. Tripp said that it would just start there.

Ms. Cramer called for a vote for the motion to negotiate for the property located on La Cañada Drive, south of Orange Grove Road. The Board passed the motion unanimously.

**G. Ratification of Contract with Pima Association of Governments for Wellhead Protection Program and Water Quality Planning Service.**

Mr. Tripp made the motion ratify the FY 1997-98 contract with Pima Association of Governments on a time and materials basis not-to-exceed \$6,000 to develop a specific wellhead protection program scope of work for the District to secure miscellaneous water quality planning services on an as-needed basis. Mr. Ray seconded the motion and it passed unanimously.

Ms. Cramer and Mr. Ray noted that the contract had saved the District money as well as should continue to provide good cost savings.

**H. Approval of Purchase of New Pressure Tank for Jensen Well and Booster Site.**

Mr. Tripp made the motion to approve the purchase of a pressure tank for Jensen Well and Booster from Hennesey Equipment at the cost of \$10,796. Mr. Doyle seconded the motion.

Mr. Tripp said he was present at the bid opening with Mr. Chris Hill, Utility Superintendent. Of the three bids submitted, the only difference was the Hennesey required ten weeks to deliver rather than eight weeks, which did not seem to be a significant difference. The money saved was worth waiting two weeks.

Ms. Cramer called for a vote for the motion to approve the purchase of a pressure tank. The Board passed the motion unanimously.

**I. Approval of Purchase of a Telemetry System.**

Mr. Tripp made the motion to approve the Allen Bradley telemetry system based, on the SLC 500 family of programmable controllers with appurtenances, for a cost not to exceed \$40,000 for Fiscal Year 1996-1997 from Border States Electric - Tucson. Mr. Ray seconded the motion and it passed unanimously.

Mr. Ray said that he noted that the prices received were all from the same firm. Mr. Hill said it was the same supply house but different locations. Mr. Ray asked why it cannot be bought from a manufacturer. Mr. Hill said that it is not available. Mr. Tripp noted that in his career, he had experience with Allen Bradley, which produces good, first-class equipment.

Ms. Cramer asked if the system can stand on its own whether or not the District expands the system. Mr. Hill said that was correct. The main purpose of this purchase is to establish a standardization for the District's telemetry system.

Ms. Cramer said that with the first \$40,000 spent this year, then \$40,000 is allocated in next year's budget. Per site, the cost would be about \$12,000. Mr. Stratton said that includes labor cost. Not every site will require the same equipment.

Ms. Cramer noted that the telemetry system does not include an uninterrupted power system. Mr. Hill said that facet would need to be adjusted. Ms. Cramer asked if that will change the \$40,000 cost. Mr. Hill said that uninterrupted power system would fall under the spare part component of the quote so that not more than \$40,000 will need to be spent. Also, the cost includes training for five people for three days. Ms. Cramer asked if the computer receives the message by way of radio at different tones. Mr. Hill said that was correct and that it will be done with computer generated voice messages.

Ms. Cramer called for a vote for the motion to approve the purchase of a telemetry system. The Board passed the motion unanimously.

#### **V. General Manager's Report**

Mr. Stratton reported that he had received a phone call from Brad DeSpain, Water Utility Director for the Town of Marana, regarding Marana's proposed annexation. He said that to placate water users in that annexation area, the Town wanted to make a statement that it was willing to work with the District, which would be retained as the water provider until the Town decided something else. Mr. Stratton said he asked Mr. DeSpain to fax a proposal for the Board to review, but nothing has been received yet. Therefore, if the Board is agreement, he will tell the Town of Marana that the Board will review any proposal at the next Board meeting.

Mr. Stratton noted that the Northwest Water Alliance meeting dealing with the effluent is scheduled for May 16, 1997.

Mr. Stratton said that he was pleased to distribute to the Board the completed 1996 annual report that was received only an hour before the meeting. He noted that Mike Land and Warren Tenney's efforts helped to complete the report.

Mr. Tripp noted that the bid opening for the Cortaro Farms Road project is scheduled for May 28, 1997 but the next regular Board meeting is June 9, 1997. He said scheduling a special Board meeting would help to move that project forward. Mr. Stratton asked how long the District Engineer would need to review the bid documents. Mr. Charlie Maish, District Engineer, said about two days. Mr. Ray said that it would be better to be certain that everything has been reviewed properly than trying to rush it. Ms. Gardner noted that it would be better to call a special meeting if other issues needed to also be addressed. Ms. Cramer suggested having staff



inform the Board if a special meeting needs to be called after the project had been reviewed sufficiently and if other issues need to be addressed.

Ms. Cramer left the meeting at 6:38 p.m.

Mr. Doyle, Vice Chair, asked if the Board had further questions for the General Manager. Mr. Ray requested more information regarding the Lambert Lane issue noted in the Engineering Division's staff report. Mr. Stratton said that the subdivision near Lambert Lane and La Cañada includes 21 homes that are built on a higher ridge than others. These homes are located in Oro Valley Water Improvement District #1. One of the owners has been seeking some resolution to the area's continual pressure problems. It was suggested entering a wholesale water agreement with the Town of Oro Valley to construct a short connection line so the system would be connected with the Town of Oro Valley, thus resolving the pressure problem. The Town's similar wholesale agreement that charges \$1.20 per 1,000 gallons. Such an agreement would be in accordance with the intergovernmental agreement between the District and the Town of Oro Valley in which the District is to provide approximately seven percent of its budget to Oro Valley Water Improvement District #1.

**VI. Legal Counsel's Report**


Mr. Michael McNulty of Brown & Bain said that he had nothing further to report.

**VII. Future Meeting Dates; Future Agenda Items**


The next regular scheduled Board meeting is June 9, 1997. Any special Board meeting will be called as needed.

**VIII. Adjournment**

The Board adjourned the meeting at 6:43 p.m.

  
Martha L. Cramer, Chair of the Board

ATTEST:

  
Clerk of the Board