

Pine-Strawberry Water Improvement District (“PSWID”)

REGULAR MEETING MINUTES

of the Board of Directors at the following time and place:

Thursday, July 23, 2026, 4:00 p.m.

Pine-Strawberry Water Improvement District Administration Building

6306 W. Hardscrabble Mesa Road, Pine, Arizona 85544

REGULAR MEETING MINUTES

1. CALL TO ORDER – Cory Ellsworth at 4:00PM, Pledge of Allegiance (Cory Ellsworth, Invocation (Cory Ellsworth)
2. ROLL CALL – Cory Ellsworth
 - a. Present: Cory Ellsworth, (Board Room-1) Beth Pierson, David Diggs, Roger Childers, Kent Thompson-(Remote-4)
 - b. Declaration of a Quorum – Cory Ellsworth
3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING(S):
 - a. Regular Meeting held on 6-25-2026 and Special session on 7-15-2026 Drafts
 1. Motion to approve regular meeting draft – (Cory Ellsworth), 2nd – (David Diggs), All said Aye.
 2. Motion to approve Special Session Minutes held on 7-15-2026. Motion (Beth Pierson) 2nd (Cory Ellsworth) 4 said Aye, David Diggs abstained because he was not present.
4. Call for Public Comment: None
5. REPORTSTOTHEBOARD. No discussion is allowed.
 - A. Secretary (Kent Thompson) -- Nothing to report
 - B. Treasurer (Teresa Hasenwinkel) – No report
 - C. Vice Chairman (Beth Pierson) – Nothing to Report
 - D. Chairman (Cory Ellsworth) – The Chairman relayed two points from an Email from board member David Diggs: Improve communication for special meetings since Member did not receive timely notification of the July 15, 2026, Special Session. The second item was neighbor input about fencing the SV3 site. Board members discussed balancing aesthetics and security. Steve Wene (District Attorney) noted that **legal/security** requirements mandate a secure enclosure for public-utility sites. It was decided to take detailed design and perimeter questions offline.
6. REGULAR AGENDA ITEMS:

A. District Manager's Report (Melissa Durbin)

1. Lead and Copper pot holing on service lines continue. We are making good progress. We have 1254 left to check. No water quality issues.
2. Known water loss was down from last month at 12%. We produced 11M gallons in June.
3. We have 145 accounts that have been switched to commercial accounts. These are short term rental properties.
4. We have some asset nomenclature that has been improperly changed, and we are making sure the naming is corrected especially for GIS location call up.
5. We are checking on meters that have "gone to sleep" and have not registered usage. We have 202 meters we need to be sure are working so usage gets charged.
6. We experienced one main break which identified a piping size and composition (2" black PVC) issue at Hillside Rd. We have approximately 2300 feet of 2" line need to replace with 4" C900 pipe including associated valving replacement. In addition to this project, we have:

7. PROJECT UPDATE:

- A. **WELLS:** Replaced portal 2 well single phase, tank farm well 3-phase, sub well 3-phase. We will need to pull certain wells and it will require a contractor because the wells have galvanized well tubing which is much heavier than PVC tubing.
- B. **BOOSTER STATIONS:** Rebuild hardscrabble and midway with redundant pump assemblies.
- C. **PROPOSALS TO REPLACE 2 PRV'S IN PORTAL 3.** See Regular Agenda Item D.
- D. **USDA PROJECT (SUNRISE ENGINEERING):** Phase 3 will be added to the project scope, which will include rim view loop.
- E. **SV3 DEEP WELL SYSTEM:** Commissioning completed on 7-7-2026. USDA must approved final drawings and we must get ADEQ approval to operate. This should happen in August. Contractor completed final grading, but recent heavy rains indicate there are needed corrections to final grade.

B. District Attorney Report (Steve Wene)

1. Reviewed the pending Real Estate Purchase Contract for the Districts current leased location. All looks in order. Also working on the legal issue concerning liability (if any) concerning damage from the overpressure due to the pilot line failure on a PRV.

C. UPDATE ON THE PENDING PURCHASE OF THE BUILDING AND PROPERTY PSWID CURRENTLY LEASES. (Beth Pierson):

Pioneer title has all the information to draw the escrow instructions. One change is the sellers wanted to add standard default information into the loan carryback, which is standard legal wording in case the PSWID were to default. The seller has sent out a notice

to vacate to the tenants, and it appears that they are actively removing their items from storage unit side. Currently There are no issues with the purchase going forward. The board thanked Beth Pierson, Teresa Hasenwinkel and staff for their outstanding work to make this purchase happen.

D. JOB PROPOSAL TO INSTALL TWO NEW PRESSURE REDUCING VALVES (PRVS) IN

PORTAL 3. This project will replace two very old PRVs which are causing pressure issues in Portal 3. This requires two new PRVs and correct valve placement. (blocks valves upstream and downstream of the PRV and a bypass line with a separate valve). This allows us to keep the system in service while we service individual PRVs. All PRVs need this valve configuration. The cost of this project is \$146,000.00. **Motion made the board approve \$146,000.00 for pressure reducing valve work in portals three. Motion (Kent Thompson) 2nd (Beth Pierson). All said Aye.**

7. IDENTIFY POTENTIAL AGENDA ITEMS FOR THE NEXT SCHEDULED BOARD OF DIRECTORS MEETING ON AUGUST 27, 2026.

- A. DISTRICT MANAGER'S REPORT**
- B. DISTRICT ATTORNEY' REPORT**
- C. DEFINE FENCING REQUIREMENTS AND DESIGN FOR SV3 DEEP WELL FACILITIES.**
- D. RESOLUTION TO OVERPRESSURE INCIDENT CONSEQUENCES**

8. MOTION TO ADJOURN – Motion – (Teresa Hasenwinkel), 2nd – (Roger Childers), – All said Aye.