

**JOINT MEETING OF THE BOARD OF DIRECTORS OF
THE TOWN OF CAREFREE, AZ UTILITIES COMMUNITY FACILITIES DISTRICT
AND THE BOARD OF DIRECTORS OF THE CAREFREE WATER COMPANY, INC.**

WHEN: TUESDAY, SEPTEMBER 6, 2022

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

TIME: 3:30 P.M.

CALL TO ORDER

Attending:
Chairman Les Peterson

Absent:
Stephen Hatcher

Board Members:
Vice Chairman John Crane
Vince D'Aliesio (*Appeared at 3:47 pm*)
Tony Geiger (via telephone)
Mike Johnson
Cheryl Kroyer

Also Attending:
Greg Crossman, District Manager and Water Company General Manager; Michael Wright, District and Water Company Attorney; Kandace French Contreras

Chairman Peterson opened the meeting at 3:30 p.m.

Mayor Peterson and the Board acknowledged Greg Crossman for his 10-years of service and commitment as Carefree UCFD's District Manager and Water Company General Manager.

AGENDA

ITEM #1 Approval of the May 3, 2022 UCFD/CWC meeting minutes.

ITEM #2 Approval of the June 7, 2022 UCFD/CWC meeting minutes.

ITEM #3 Approval of the July 5, 2022 UCFD/CWC meeting minutes.

Chairman Peterson announced Agenda Items #1 through #3 and asked if there were any questions or changes. There were none.

Board Member Kroyer **MOVED TO APPROVE** Agenda Items #1 through #3. The motion was **SECONDED** by Board Member D'Aliesio. **CARRIED**, 6-1, with Board Member Hatcher absent.

ITEM #4 Review, discussion and possible action to approve Resolution 2022-06 authorizing the Chairman of UCFD to enter into Construction Services Contract No. C2022-02 with Achen-Gardner Construction, LLC, for Guaranteed Maximum Price (GMP) A3, Tom Darlington Water Storage Reservoir Backfill, Utility Yard, and Landscaping, associated with the Carefree Water Consolidation Project.

Greg Crossman, District Manager and Water Company General Manager presented details of the Construction Services Contract No. C2022-02 with Achen-Gardner Construction LLC, associated with the Carefree Consolidation Project for Guaranteed Maximum Price (GMP) A3. Explaining this is the 3rd and final construction contract for the Tom Darlington Water Storage Reservoir backfill, utility yard and associated landscaping.

Mr. Crossman first provided general updates of the Carefree Consolidation Project.

1. Pipelines: Approx. 15,000 of 25,000 feet have been installed - 61% complete.
2. Water Storage Reservoirs (WSR): Tom Darlington WSR - 67% complete.
3. Booster Pump Stations: Peaceful Place improvements have not yet been contracted for and will be brought forth to Town Council in the next 1 – 2 months.
4. Water Meter Replacements: 283 meters of 535 have been replaced – 53% complete.
5. Customers Transitioned: 84 of 532 customers – 16% complete.

Mr. Crossman then displayed an aerial of the reservoir, showing location, backfill and the lot in its entirety depicted with construction fencing.

District Manager, Crossman provided history of the construction of the Water Storage Reservoir project. This was accomplished by 3 GMP's (Guaranteed Maximum Prices).

1. **GMP A1 – Site preparation** – Native plant salvage, clearing and grubbing of the site, excavation and hauling of material and miscellaneous site preparation. Additionally, there was under slab piping, foundation compaction, site maintenance and traffic.
2. **GMP A2 – Concrete Construction** - This work included the following concrete work: foundation slab, side wall panels, post tension, and support columns.
3. **GMP A3 – Reservoir Finalization** – Backfilling of the site, construction of a small utility yard which includes an emergency backup generator, and all landscaping to match the surrounding Sonoran Desert and other aesthetics associated with the site.

District Manager Crossman responded to questions from Mayor Peterson regarding the final visibility of the Water Storage Reservoir. Mr. Crossman explained, the storage reservoir will not be visible from the neighborhood side and there will be landscaping to provide screening from the Tom Darlington side. Parapet walls will provide security and screening of the utility area.

Mr. Crossman provided details of cost history of the project.

Board Member Kroyer asked if the images of the Water Storage Tank included in Mr. Crossman's presentation were to scale. Mr. Crossman responded, yes, they are to scale.

District Manager Crossman responded to Vice Chairperson Crane regarding the timeframe of completion of the landscaping and mounding and that this will be completed by the end of the year. Mr. Crossman explained, this is the goal and explained how this will be completed in two mobilizations.

Mr. Crossman added that GMP A3 work will be done through Construction Services Contract No. C2022-02 with Achen-Gardner Construction LLC, who is the construction manager at risk and summarized details and estimated timelines of the project and provided images of the landscape architects renderings of the completed project. Concluding, Town Councils authorization to enter into this contract is being done through Resolution 2022-06.

Mayor Peterson asked for questions or comments. Hearing none asked for a motion.

Board Member Kroyer **MOVED TO APPROVE** Resolution 2022-06 authorizing the Chairman of UCFD to enter into Construction Services Contract No. C2022-02 with Achen-Gardner Construction, LLC, for Guaranteed Maximum Price (GMP) A3, to complete the construction and restoration of Tom Darlington Water Storage Reservoir, Backfill, Utility Yard, and Landscaping, associated with the Carefree Water Consolidation Project. **SECONDED** by Vice Chairperson Crane. **CARRIED**, 6-1, with Board Member Hatcher absent.


ITEM # 5 Adjournment.


The meeting was adjourned by unanimous consent at 4:06 p.m.

DATED this 6th day of September 2022.

UTILITIES COMMUNITY FACILITIES DISTRICT
CAREFREE WATER COMPANY

By: 
Kandace French Contreras, Secretary


Les Peterson, Chairman

Attest:

Samantha Gesell, Planning Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the Town of Carefree, AZ Utilities Community Facilities District Board of Directors and the Board of Directors of the

Carefree Water, Inc. held September 6, 2022. I further certify that the meeting was duly called and held and that a quorum was present.



Kandace French Contreras, Secretary