

Board of Directors of the Trujillo Trail DWID, SCC Arizona
Meeting Minutes, January 18, 2025, 5:00 p.m. MST via Zoom and
In person at Tubac Community Center, Room B5 (Long Room)



1, Call to Order & Roll Call. Meeting called to order at 11.07 a.m. MST. J. Combo, D. Luckadoo and J. Jenkins were present. Also present was M. Flanders, E. Stubbs and several district customers

2. Approval of Agenda. J. Combo made a motion to approve the agenda, seconded and approved unanimously.

3. Approval of Minutes of December 8, 2025 Meeting. J. Combo made a motion to approve the minutes, seconded and approved unanimously.

4. State of the Trujillo Trail Domestic Water Improvement District (TTDWID). J. Combo informed those present that we are regulated by the Arizona Department of Environmental Quality (ADEQ), and other governmental organizations. We were formed in June of 2021 and are a public entity that must abide by open meeting laws and report to Santa Cruz County and the State of Arizona. By May 7 of 2026 we need to tell the County that we will need to have an election November of 2026. But if someone volunteers and gets the sufficient number of signatures and there are no other candidates, we can tell the County we won't need the election. If we have an election, we have to pay the County, and the candidates are placed on the November ballot. D. Luckadoo was reelected/reappointed in 2022 to a 4-year term and his present term expires this year. J. Combo and J. Jenkins have 2 years remaining on their terms. In order to build the pipeline from the 42 yard to the Trujillo Trail yard, we formed the TTDWID and obtained financing from the Water Infrastructure Financing Authority (WIFA). Upon receiving the loan WIFA pays for the engineering plan and provides for a low interest rate loan. WIFA had approved us for a \$700,000 loan of which \$370,000 would be forgiven. But when the design went out for bid, the responses came in way above \$700,000. The lowest bid we received was for \$871,000. We revised the plan and were able to get KE&G to do the pipeline for us for \$688,000 taking the pipe up the hill from 42 to the yard at Trujillo Trail. The interest rate on the loan is .964% with a fee of 1.5% for a total of 2.464%. Each month we pay about \$356 into a surplus fund to build up 5 years' worth of reserve payments. We pay \$2,153 per month to WIFA. Once that surplus is built up to 5 years our payments will go down, unless we approach WIFA on other projects. A map was shown of the pipeline. TTDWID committed to do the balance of our projected plan which included automation and redundancies. We received approval from ADEQ in September of 2024 to use the pipeline.

Trujillo Trail Domestic Water Improvement District Board of Directors
Meeting Minutes January 18, 2026 at via Zoom and in person at Tubac Community Center,
Room B5 (Long Room)

D. Luckadoo informed us that we have been able to install some automation so that we don't have to manually transfer water from 42 to Trujillo Trail, which was very time consuming. We have automated controls that monitor tank levels at 42 and turn the well on and off. We also have automated controls at 42 that draw from that holding tank and delivers water to the storage tanks at Trujillo Trail. All the information is on the website, i.e. tank levels, pressure and such. We are working on more communications to inform us when we have issues with a pump or something else. E. Stubbs and D. Luckadoo are working on getting the same system set up for Trujillo Trail and Echo Canyon. We will need another \$6,000 to \$8,000 to finish all of that. This work that D. Luckadoo and E. Stubbs are doing is saving us a great deal of money because we are only paying for the panels and parts that are needed and the work to install is all volunteer. Because of this we have been able to achieve the balance of the original plan and are doing further upgrades to the system. A transaction report was shown to the member present.

J. Jenkins informed us that the most important thing to him is the quality of the water that we all use. Water quality is the primary focus of ADEQ. They want to make sure we are delivering safe, clean water to our customers. There are a multitude of things that need to be checked and varying periods of time from quarterly, annually, 3 years and 5 years, and many different things that are to be tested for and it can be quite expensive to go through all of these synthetic organic carbons and things that I can't even pronounce what some of the elements are. For many small water companies ADEQ hosts a site or a group called Monitoring Assistance Program (MAP) and so we may pay a much smaller fee than the cost of all the sampling required would otherwise be. They contact us at whatever frequency is needed and have a sampler that comes and gets all the small water companies' samples within the right time frame, and we don't have to worry about it. They then deliver the samples to Phoenix labs. Every year they send us the results of whatever was due in that year. We do a Consumer Confidence Report (CCR) which is posted on the website, so you can see all of the things that are tested for and the results and regulatory limits. Most are undetected in our system. The only thing I test for monthly is a bacteria, i.e. total coliform and E. coli. E. coli is the bad one for us, whether it is human or animal or even insects, they need to be kept out of the system. The system is designed to help keep everything clean. Our least deep well is only 250 feet deep, but Mother Earth is a great filter, and we have really clean water and don't have any problems. However, every month I test at different locations. It is super challenging because there are protocols that need to be followed. The locations have to be free of dirt and spiders and such, the sample site needs to be cleaned with alcohol or bleach to disinfect it, the water must run for a while, then with a sample container you have to catch a certain amount of water and close it up, keeping it totally clean. Just in sampling a sample can be contaminated. Somehow a sample did get contaminated, so I had to go back and test again at the site and also up and down stream from the site. I found out later that the well also had to be tested, so I had to go back again. The contamination could have happened when work was being done on one of the tanks. Contractors are supposed to use sanitary practices and bleach all of their gear, but sometimes it gets overlooked. As an additional measure I treated the whole system with chlorine,

Trujillo Trail Domestic Water Improvement District Board of Directors
Meeting Minutes January 18, 2026 at via Zoom and in person at Tubac Community Center,
Room B5 (Long Room)

it was just a small amount, but necessary to clear up whatever was causing the issue. We have not had any other hits of E. coli or coliform. In the near future you will be receiving something about this. Beside the monthly coliform sample, I take a bacteria sample. Ever 3 years I have to take a sample for lead and copper. ADEQ required a survey of the system to ensure that our system didn't have any lead or copper in the system. We have never had an issue. There are 8 homes that we were not sure of, so I did the 3-year sample at 5 of those homes and no lead was found. The other 3 homes will be tested next time. We don't believe anyone has lead plumbing. We will continue to keep the customers updated. Our system is well built, and we have good water. A question of arsenic was brought up. J. Jenkins said that one of our wells did show up with arsenic and we are no longer using that well. The EPA changed the accepted amount of arsenic from 50 part per billion to 10 parts per billion. The Klukas well tested over the acceptable 10 parts per billion and was thus shutdown. 42 is a much better producing well. It pumps up the hill at 25 gpm. We do have the means of attaching arsenic treatment to the system if it is ever needed. The Rock Corral well has been shut down to permit it to recharge because it was not a consistently producing well. The North well at Trujillo Trail pumps intermittently so we have shut it down to rest. The two main wells that we are using are 42 and Echo Canyon. The other regulatory agency is Arizona Department of Water Resources (ADWR). Their main concern is the volume of water being pumped and that it is within the criteria and rules. With everything automated now we are in good balance, and it is working fine at 42 which is our primary well. Echo Canyon is our secondary well and that is also online because it fills different tanks and is used all of the time. Rock Canyon and Trujillo Trail are in standby mode and can be put back in service if we need them. We are letting them rest and recharge. With the 42 well in service and automated we don't have the episodes like we have historically had, especially in the summer. We still encourage conservation of our water, as we do live in a desert and water is precious. We do ask, that if you have a pool, put a cover on it so it doesn't have big evaporative loss. We do have a water trailer, which we were using extensively before the pipeline went in. We now have a robust, automated system. ADEQ inspects the infrastructure and wells every 3 years. You have to have a 4-foot concrete diameter seal around each well casing. The only thing outstanding is an information sign with an emergency phone number in case of a leak or something and the well information. A few years ago, we pulled up the pump on the North well at Trujillo Trail. The piping is down 920 feet and the water level was at about 450 feet back then. The well at 42 is only 250 feet deep. Rock Canyon is at about 360 feet and Echo Canyon is about 1,000 feet. Further, in completing the automation, we are looking into having all new meters to be sensor meters and gradually replacing existing meters with them. They can be set up to be read electronically and have wi-fi. WIFA has a program where we could borrow money to upgrade the meters. Some of that would be difficult because some of the older meters are susceptible to flooding.

There is an exposed primary electrical line running up from Aliso Springs Road to Guadalupe along side a water line. UniSource has indicated that they might move that electrical line, but nothing has been finalized.

Trujillo Trail Domestic Water Improvement District Board of Directors
Meeting Minutes January 18, 2026 at via Zoom and in person at Tubac Community Center,
Room B5 (Long Room)

J. Combo indicated on a visual for the customers present where the water lines run and we also have some other data where some meter boxes were installed, but no meters.

5. Discussion and Possible Action regarding approval of cost to be incurred for a CPA financial review for the new, annual special district report to Santa Cruz County mandated by new Arizona law. In March of 2024, the legislature passed a law requiring annual district financial reports. It became active in September of 2024. We just found out about it in December. The CPA must have certain requirements and work with governmental standards. We have some names of people we can talk to, but with tax season on we are having trouble securing the right CPA and it is very expensive and can cost from \$10,000 to 12,000 because our budget is \$130,000, but our revenue is only about \$80,000 for the fiscal year 2024-2025 starting July 1 of 2024 through July 30 of 2025. This financial report needs to be in by February for 2025-2026. We added to our budget for contingencies and now we have stricter rules to follow and very little time and don't know how much it is going to cost us. We need more information. Since our revenue is only around \$80,000 that might make a difference in what we have to do. We need more information quickly as there is a hefty penalty for late filing. J. Combo will talk to our attorney and talk to Santa Cruz County as well to get some answers. Because we are a small district, less than 100,000, we may be able to use a paraprofessional which could save us money.

6. Discussion and possible action regarding signs for yards and emergency contact number.

We need to have signs that show certain information including the well number and an emergency number to call. J. Jenkins said we are looking at around \$400 for the signs. We have checked on a call service that would notify us, but it is \$80 per month. E. Stubbs said we could use a Google number that will text the number we give them. He will look into this and get back to us. We need the signs by February 2nd. J. Combo made a motion to permit J. Jenkins to order 5 signs at \$400 to \$500. The motion was seconded and approved unanimously.

7. Discussion and possible action regarding rewelding or buying new gulp bleeding tanks at Trujillo Trail and Echo Canyon yards. The gulp tank at Trujillo Trail was leaking and shooting out water. There was a discussion about how to deal with it and it was decided that we need to buy a new tank. It is a 15-gallon tank. J. Combo made a motion for J. Jackson to take measurements of the gulp tanks at Trujillo Trail and Echo Canyon and obtain cost estimates. The motion was seconded and unanimously approved.

8. Call to the Public. No comments were forthcoming.

9. Announcements

6.A Next meeting date: A meeting will be set in the next week or so.

6.B Future Agenda Items: Compliance with new financial reporting law, new construction installation site, drainage issues at North well,

Trujillo Trail Domestic Water Improvement District Board of Directors
Meeting Minutes January 18, 2026 at via Zoom and in person at Tubac Community Center,
Room B5 (Long Room)

11. Executive Session. None

12. Adjournment: D. Luckadoo made a motion to adjourn at 12:20 a.m., seconded and unanimously approved.