

**Notice of Public Meeting Agenda**  
**Board of Directors of the Big Park Domestic Wastewater Improvement District**  
**November 17, 2025 – 9:30 a.m.**  
**100 Hutson Lane, Sedona, AZ 86351**

*District Board Meeting Guidelines: The meeting will be held in accordance with A.R.S. Title 38 Open Meeting Laws. Board and attendees participation shall be civil and courteous. Any disruptive behavior could result in removal from the meeting. Comments and questions from the public shall be called upon by and directed to the Board Chairperson, and shall begin with stating and spelling of the speaker's name and address. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Jennifer Bartos, Clerk of the Board of Directors, for the Big Park Domestic Wastewater Improvement District, Improvement District Services, Inc. at (928) 443-9484. Requests should be made as early as possible to allow time to arrange the accommodation. Requests for copies of Board Meeting minutes or other District documents, inquiries, or complaints should be submitted in writing to: Improvement District Services, Inc., 3603 Crossings Drive Prescott, AZ 86305.*

Call to Order –

1. Discussion and possible action regarding the Administrative Services Staff Report from Improvement District Services, Inc. regarding staff activities, District financials, budgets, collections, direction to the Clerk for future agenda items, meeting dates and other administrative issues to include:
  - a) Possible acquisition of parcel #405-34-004W;
  - b) Lease for land agreement with Ligon;
  - c) Discussion on District and County policies for connections, permits and inspections.
2. Discussion and possible action to approve the meeting minutes of October 15, 2025.
3. Discussion and possible action to approve the checks written in October 2025.
4. Discussion and possible action regarding a presentation of the Operator's Report from Brad Bowers of Environmental Biomass Services, regarding the operation and maintenance of the wastewater facility and sewer system to include flow information, water quality, reuse and activities.
5. Discussion and possible action to review and approve invoices for additional services by EBS and AGM invoices.
6. Discussion and possible action regarding the Engineer's Report by Daniel Langsmith, Sunrise Engineering, to include facility maintenance, connection requests, future projects and other District Engineering duties.
7. Discussion and possible action regarding a pot-holing project for locating the water lines for the Wild Horse Mesa low pressure sewer line (Item #8e).
8. Discussion and possible action regarding projects:  
On going projects
  - a) WWTP property line gate and water line;
  - b) Update Master Plan & System Modeling;
  - c) New solids removal system (belt press replacement);
  - d) Boundary fence for old wastewater treatment plant site, parcel 405-33-479, 66 Jacks Canyon Road;
  - e) Low pressure sewer mainline from the manhole on Wild Horse Mesa to Hutson Lane;
  - f) Compressor enclosure;
  - g) Headworks trough;
  - h) WWTP interior rehab, insulation, etc.;
  - i) Future sewer line extensions;
  - j) Raise lift station #8 wall and gate;
  - k) Compliance and procedures for testing forever chemicals;
  - l) Grease trap inspections.
9. Discussion and possible action to approve invoices for Sunrise Engineering for engineering services.

**Public Comment Period.** The public will be given the opportunity to comment to the Board of Directors on non-agenda item issues pertaining to the District. This is the time for the public to comment. Members of the Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Two minutes will be allowed for each speaker.