

GARDEN FARMS COMMUNITY WATER DISTRICT
17005 Walnut Avenue, Atascadero, CA 93422
(805) 438-3751

MINUTES OF THE MONTHLY MEETING
Board of Directors

Wednesday September 13, 2017 at 7:00 PM
Garden Farms Bible Chapel Meeting Hall
17025 Walnut Avenue, Atascadero, CA 93422

Board Members Present: Chair Charron Sparks, Jay Jamison, Cory Pereira, John Pinson

Board Members Absent: John Billings

Employees Present: Marcia Joyce, General Manager

Employees Absent: Mary Anne Stephens, Board Secretary

Members of the Public Present: None

Regular Meeting Called to Order

- Chair Charron Sparks called the regular meeting of the Garden Farms Community Water District to order at approximately 7:04 PM.

Public Comment

- No public comment.

Consideration of July 13, 2017 Minutes

- *A motion was made to approve the minutes as written. Jay Jamison / John Pinson / All in favor. Abstention / Cory Pereira / John Billings*

Consideration of August 9, 2017 Minutes

- *A motion was made to approve the minutes as written. Jay Jamison / Cory Pereira / All in favor. Abstention / John Pinson*

Communications

- John Pinson relayed a conversation with Ron Patterson. Ron is wheelchair bound and would like to attend the October meeting. John assured him that we would have a wheelchair ramp installed at the church for his access to the meeting. He also chatted with Ron about the need to raise rates along with the letter mailed out detailing the proposed rate increase. It was Ron's feeling that the rate comparison chart in the letter overshadowed GFCWD's fiscal deficit as the primary reason for the rate increase. Marcia relayed that other people in the district agreed with Ron. It was the Board's decision not to comment on misinterpretations of the letter on social media, rather to answer customer questions at the October meeting. Jay stated that we should explain that budgeted items listed on previous yearly budgets were deferred until this year due to employee shortages. E.g. customer water meters. Charron reiterated that if the District should have a major catastrophe and could not afford the cost of the repair, it could not qualify for a loan. If this should

happen, the reality is the County will take over GFCWD and we will not have any say about our water. Charron also said that the Board has not done their due diligence to raise the water rates for some time. Cory commented that the most recent rate increase of \$10.00, bringing the base rate to \$50.00 per billing cycle was insignificant.

- Marcia shared letters of protest received to date. She will scan and email them to the Board.
- ***A motion was made to honor the leak policy and give Bob Ferguson a credit in the amount of \$42.93. John Pinson / Jay Jamison / All in favor.***
- The DWR for the Atascadero Basin has been approved. A meeting pertaining to it will be on October 4. Charron will do her best to attend. Cory will back Charron up if necessary. Marcia was unclear where it will be located and will find out for Charron and Cory.
- AT&T proposed a new term contract to be implemented when our present contract expires in 2022. They propose to increase their base rent from \$2,067.00 to \$2,332.80 and decrease the present escalation rate of 20% every five years to 12.5%, or 4% annually to 2.5% annually. Charron felt that we should not accept the proposed terms and tell AT&T that we want to continue with the 20% escalation. She knows of other cell site rents that are in the \$3,000/month range. Jay stated that communication companies are going away from annual percentage increases for rent, replacing them with term leases. Marcia contacted John Meyers who will work up a spreadsheet with possible counter offers.
- Dave scheduled a class for contact hours required for his operator and distribution licenses.
- ***A motion was made to approve reimbursement for Dave's class registration fee in the amount of \$99 Charron Sparks / John Pinson / All in favor.***

Financial Report and Consideration of Recent Expenses

- There are no financials until after the audit.

General Manager's Report and System Maintenance

- Marcia stated that the chlorine levels in the system leveled out to an acceptable count. The feeder hose on the chlorine pump at Well Two has been changed out to the correct size and the injector at Well One is being cleaned out on a regular basis.
- Marcia explained to the Board the difficulties she had with the clock at Well Two. First she determined that the existing clock was bad through a phone call to Intermatic, the clock's manufacturer. She was instructed by the Intermatic service technician on which model to buy as a replacement clock. The new clock was purchased and installed but would not turn the well on. Through phone calls to Dan and Intermatic it was discovered that first, Well Two is our only well with a 220 voltage electrical box, and second, the service technician gave Marcia an incorrect model number for the replacement clock. With further research, the correct clock was bought and installed. It ran the

- pump without further issue. The first clock appears to be operational and was put on the shelf for backup.
- In the previous meeting Marcia presented a bid from Crosno to paint the tank. The Board asked Marcia to get additional bids for comparison. After talking with Dan, Marcia felt it was unnecessary to get additional bid. Dan relayed that he recently had 3 tanks repainted for the San Miguelito Water District and had already researched multiply companies. Dan said that most of the companies wanted to strip the old paint down to the bare metal before repainting. With the vintage of our tank, lead paint was most likely used, making containment a factor. The bids he received for stripping and painting his tanks came in around \$170,000 per tank. Since Crosno uses a process that doesn't need to strip the old paint off, the bid he received from them was \$32,000 per tank. Our bid from Crosno is \$26,500. Charron asked why we needed to paint the tank. Marcia said just under the top lip of the tank is condensation leaking out from the seal and dripping down the side of the tank, creating mold. It has compromised the paint and is also the reason the AT&T antenna mounts have lost there adhesive on the side of the tank. Also, rust spots are showing through on the top of the tank. Dan was the one that pointed out that the tank needed to be repainted. Cory said that the Board needed to make a field trip to the tank after which it was decided that the Board would go on Dan's recommendation and approved the tank to be painted. Charron noted that the entire tank has not been painted since the cell sites were added, approximately 15 years age.
 - ***A motion was made to accept Crosno's bid to paint the tank for \$26,500. Jay Jamison / Cory Pereira / All in favor.***
 - Marcia stated that Dave has looked up the specifications for a wheelchair ramp and will have it built by the October meeting.
 - Marcia relayed that Joyceanna has a plumber scheduled to install her back flow device.
 - Marcia realized after responding to all the water rate question that the gfwed.org website is still active in the Google search page. After phone calls to Go Daddy she was told that she would have to remove the search through Google. She was unable to figure out how to do this. Charron told her to email the information to her and one of her county coworker would know how to accomplish it.
 - Marcia stated that the Facebook page has not gone forward due to a heavy schedule of Mary Anne and herself. Charron reiterated that she is not a fan of the website. John Pinson stated that it was William Miller and Rob Kimmel idea for the website. He also said that when Rob passed away he took all the access codes and programing knowledge with him.

Old Business

Well Log Report

- There was nothing unusual to report other than the high rate of backwash at Well Three. Marcia will have Dan adjust it.

Water Rate Study

- All issues were covered in Communications.

Action Item Review

- Marcia will send board members all letters received pertaining to the water rate increase.
- Charron will find someone to shut down the website.
- Marcia will find out for Charron the location of the October 4 GSA
- Charron, and possibly Cory, will attend the October 4 GSA meeting.

Adjournment

- *A motion was made to adjourn the regular meeting at 8:00 PM. Cory Pereira / John Pinson / All in favor.*

Submitted by,

Marcia Joyce
District General Manager

Approved: