

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

MINUTES OF THE MONTHLY MEETING

Board of Directors

Wednesday October 11, 2017 at 7:00 PM
Garden Farms Bible Chapel Meeting Hall
17025 Walnut Avenue, Atascadero, CA 93422

Board Members Present: Chair Charron Sparks, Cory Pereira, John Billings and John Pinson

Board Members Absent: Jay Jamison

Employees Present: Marcia Joyce, General Manager, Mary Anne Stephens, District Secretary and Maintenance Technician, Dave Scholl

Members of the Public Present: Monica Becker, George Butterworth, Glenn Forbes, Melinda Forbes, Corbin Holland, Matt Jeckell, Becky Johnson, Tara Lancaster, William Miller, Greg McDougall, Sue Molle', Connie Shellooe and Paul Torba

Regular Meeting Called to Order

- Chair Charron Sparks called the regular meeting of the Garden Farms Community Water District to order at approximately 7:00 PM.

Public Comment

- Ron Patterson feels that the website is a good way to communicate with the public and encouraged the district to put the website back online. Charron informed him that although the website is not a requirement the board agrees that it is a good resource. She informed Ron that the website has been reactivated and is functional. Melinda Forbes is concerned about the chlorine smell in her water. Charron informed her that the district is required to chlorinate the water and that the current chlorine content is at the lowest possible level required by the county. Corbin Holland asked for clarification about the double occupancy billing policy. The board informed him that district policy requires that each living unit have its own separate meter but in lieu of a second meter, the district has chosen to charge a secondary base rate charge for each living unit. Tara Lancaster asked for clarification about what is considered a second dwelling and was told that if a unit has a full kitchen and bathroom facility it is considered a second dwelling. Charron closed the Public Comment session and proceeded to the Public Hearing.

Public Hearing – Water Rate Increase

- Charron gave an overview of the proposed water rate increase. She stated that as a special district GFCWD is self funded by water revenues. Last year the district received \$48,000 from lease income and \$29,000 from the County of

San Luis Obispo. The annual cost to keep the district operating on a day to day basis is \$89,000. For the past several years the district has been running at an operating loss of \$42,000 and subsidizing the deficit with taxes, assessments and lease income. Since most customers are consuming water at the base rate or less the board felt the best way to increase revenue is to target the base rate charged with the goal being to cover operating expenses out of the water sales. The proposed increase is \$25.00 per month for 2,500 cubic feet.

- Charron opened the floor for public comments and comments were made by Monica Becker, Glenn Forbes, Melinda Forbes, Tara Lancaster, Joe Patterson (letter read by Marcia), Monica Patterson, Ron Patterson, Matt Jeckell, Greg McDougall, William Miller, Connie Shalloe, Paul Torba and Becky Johnson. Sue Molle´ stated that she is being charged two base units because of multiple dwelling occupancy billing and with the proposed rate increase the increase for her would be more than one hundred percent. She asked that the board revisit the matter and the board agreed to put it on the next agenda. Several protest letters were provided and read. William Miller asked that letters and minutes from prior meetings be posted. The board has agreed to post the letters and update posting of minutes. Charron read GFCWD Resolution Number 53 and then closed the public meeting. She informed all present that the final reading will be done at the next board meeting.

Consideration of September 13, 2017 Minutes

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

Communications

- Richard Tao is requesting a leak policy credit in the amount of \$112.39.
- *A motion was made to approve a leak policy credit for Richard Tao in the amount of \$112.39. John Pinson/John Billings/All in Favor.*
- AT&T has counter offered the cell site lease. The board questioned why they are negotiating for a lease which is not due to expire for another five years. Marcia will contact John Merit for clarification.
- Marcia informed the board that the district is on a trial basis for web hosting with Go Central. She requested that the district purchase an annual subscription in the amount of \$119.88.
- *A motion was made to purchase a subscription from Go Central for web hosting in the amount of \$119.88. John Pinson/John Billings/All in favor.*
- Nick Johnson has permanently terminated his employment with the district.

Financial Report/Consideration of Recent Expenses

- Charron stated that there is nothing to report because of the upcoming annual financial audit.

General Manager's Report and System Maintenance

- Dave feels that there is a safety issue with people climbing up on the tank without proper safety equipment. He suggested purchasing a harness which can be attached to a rail system. He also informed that board that proper signage regarding chemicals should be posted at all wells. John Pinson said that he would look into the cost of purchasing a safety system and Marcia will get chemical signs posted at the wells.
- Marcia reported that several meter lids are broken and need to be replaced. John Pinson recommended replacing the current lids with cast iron lids and will check on prices for the new lids.
- Crosno will begin paint the water tank on the following Monday.
- Dave has been painting hydrants, replacing meters and will also be raising the valve box located on El Camino Real. He recommends exercising the valves every six months and the board agreed that this should be done.

Old Business

- **Well Log Report.** Marcia stated that the report was not yet completed.
- **Water Rate Study.** There will be a second reading of the Water Rate Increase Resolution at the next board meeting.

Action Item Review

- John Pinson is going to get prices on water meter lids.
- Marcia will post the protest letters.
- Marcia will post more minutes on the website.
- Marcia will post the frequency of water testing.
- Marcia will get clarification from John Merit regarding the cell site contract.

Adjournment

- *A motion was made to adjourn the regular meeting at 9:27 PM. John Pinson/Cory Pereira/All in favor.*

Submitted by,

Mary Anne Stephens
District Secretary

Approved: