

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

MINUTES OF THE MONTHLY MEETING
Board of Directors

Wednesday April 17, 2019 at 7:00 p.m.
Garden Farms Bible Chapel Meeting Hall
17025 Walnut Avenue, Atascadero, CA 93422

Board Members Present: Cory Pereira, Jay Jamison, John Billings and John Pinson

Board Members Absent: Chair, Charron Sparks

Employees Present: Marcia Joyce, General Manager and Mary Anne Stephens, District Secretary

Members of the Public Present: Kory Walters

Meeting Called to Order

- John Pinson called the regular meeting of the Garden Farms Community Water District to order at 7:06 p.m.

Public Comment

- No Public Comment.

Consideration of March 13, 2019 Minutes

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

Communications

- T-Mobile is considering expanding their system on the district tank by adding new or modifying their existing sector frames. The board reviewed preliminary drawings and information and feel that the expansion would be a good way to generate revenue for the district. They asked Marcia to contact T-Mobil and tell them that the tendency is to work with them but they would like more specifics and an actual proposal before committing to the expansion. The board also asked Marcia to research what the going rate is for leasing space for cell sites.
- Marcia informed the board that Susan Jernigan is eligible for a leak policy credit in the amount of \$614.18. When Susan noticed that her water pressure was weak and heard noises in the line, she hired a plumber. The plumber misdiagnosed the problem and Susan and her daughter later discovered that the problem was caused by a leak at the back of her property. The leak was repaired the same day that it was discovered.
- Armet/Killian are eligible for a leak policy credit in the amount of \$73.69. When they discovered the leak at their property it was quickly repaired.
- *A motion was made to grant leak policy credits to Susan Jernigan in the amount of \$614.18 and Armet/Killian in the amount of \$73.69. John Billings/Jay Jamison/All in favor.*

- Marcia informed the board that the premium for workers compensation insurance for the 2019-2020 term has increased by 5%.
- Jerry Zinman is refusing to pay his final bill and will not return Marcia's phone calls. Tracey recommended sending the bill to a collection agency.
- *A motion was made to send Jerry Zinman's \$132.00 bill to collections and not pay a collection fee of over 30%. Cory Pereira/Jay Jamison/All in favor.*

Financial Report and Consideration of Recent Expenses

- All financial transactions were routine and normal and there were no unusual expenses paid.

General Manager's Report/Safety/System Maintenance

- Marcia reported that the pump and motor at well two have been replaced by Fisher Pump at a cost of \$6,000.00. Access to the well is limited and a large truck which could access the well from the street was needed to finish the work. Marcia feels that it would be a good idea to replace the fencing at the well which runs near Jay's property line to the well gate because it would allow easier access to the well.
- Marcia informed the board that well two failed the bacteria test because chlorine levels were off. She said that it is difficult to take the test because of the type of valve on the well and John Pinson recommended replacing the current valve with a different valve. Anthony made some adjustments to the chlorine and Marcia is going to retake the test. She will also contact county environmental health regarding the failed bacteria test.
- Several meters have been run over by vehicles and Marcia recommended buying reflectors to put on the problem meters.
- Anthony increased the backwash time at well one and he flushed the system which removed a lot of residual material. This has helped to regulate chlorine levels and they are now within an acceptable range.
- Marcia has been trying to contact JoAnn Head about finishing the district map but she has not returned her phone calls. She will follow up with Joe Patterson and also continue trying to contact JoAnn.
- Atascadero Mutual Water Company (AMWC) has informed Marcia that the districts portion of the Groundwater Sustainability Agency (GSA) shared cost is \$930.00.
- *A motion was made to pay AMWC \$930.00 to cover the GSA cost. Jay Jamison/Cory Pereira/All in favor.*
- Marcia informed the board that the tank has not been cleaned since 2013 and as a general rule it should be cleaned every five years. The board asked Marcia to get some estimates for cleaning the tank.

Old Business

- **Well Log Report.** Marcia reported that well levels were off because of a few large leaks at customers properties and because of system flushing.

New Business

- The board requested that the T-Mobile cell site expansion be placed on the next agenda as new business.

Action Item Review

- Marcia will contact John Meyers about cell site monthly rents.
- Marcia will send Jerry Zinman's past due bill to a collection agency and the fee should not exceed 30%.
- Marcia will contact T-Mobil and ask for clarification and more detailed information about the proposed cell site expansion.
- Marcia will get estimates for cleaning the tank.
- Marcia will ask Tracey what the current rent is for leasing cell site space to T-Mobile.
- Marcia will follow up with county environmental health regarding the failed bacteria test at well two.

Adjournment

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

Submitted by,

Mary Anne Stephens

Mary Anne Stephens
District Secretary

Approved: 05/15/2019