

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

**MINUTES OF THE MONTHLY MEETING**

**Board of Directors**

Wednesday August 13, 2020 at 7:00 p.m.  
Garden Farms Bible Chapel Meeting Hall  
17025 Walnut Avenue, Atascadero, CA 93422

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

**Board Members Absent:** None

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

**Members of the Public Present:** Paul Torba and Monica Becker

**Meeting Called to Order**

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

**Public Comment**

- Paul Torba asked the board for clarification regarding using water for irrigation purposes on his vacant lot. The board advised him that it is not typically allowed for irrigation but he may water plants on his vacant lot.
- *A motion was made to allow Paul Torba to use water for irrigation purposes on his vacant lot to keep his plants alive. John Pinson/Cory Pereira/All in favor.*
- Paul Torba informed the board that the second unit on his property is not rented and feels that he should not be billed as a multiple residence. The board agreed to change his billing status to single residence and asked Mr. Torba to inform the district when and if he rents the unit.

**Consideration of Meeting Minutes July 8, 2020**

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

**Communications**

- Marcia informed the board that Sprint has merged with T-Mobile and they contacted Marcia regarding a proposed new contract. After reviewing the contract, the board concluded that the new contract did not have enough detailed information to make a decision. They asked Marcia to contact T-Mobile and request more information and the matter will be discussed at the next meeting.
- Marcia informed the board that Colleen Canon qualifies for a leak policy credit. She had a break in her automated sprinkler system and when she discovered it, the system was shut down and the break was repaired. Tracey has not calculated the amount of the credit but the board feels that since Ms. Canon followed district guidelines and repaired the leak, she qualifies for a credit.

- *A motion was made to grant Colleen Canon a leak policy credit. John Billings/John Pinson/All in favor.*
- Marcia informed the board that Dona Wilson is renting her unit as an Airbnb on a regular basis. The board feels that because it is being regularly rented it should be billed as a second dwelling. They requested that Marcia send Dona a letter informing her that it is the district's understanding that the unit is being rented on a regular basis and as such, there is an expectation that it be counted as a second dwelling.
- After reviewing a report provided by Potable Divers regarding their inspection of the district water tank, the board concluded that repairs are needed on the tank. They will continue to review the report and the matter will be discussed in more detail at the next meeting.
- FRM (Fluid Resource Management) inspected the district's water system in order to provide a maintenance bid. Their proposal included several options and after reviewing the options, the board asked Marcia to get clarification about the cost of services, and details about what type of services would be included in the various options. The board also requested that Marcia continue to work with Waelty Water Services and monitor their progress and report to the board at the next meeting.

### **Financial Report and Consideration of Recent Expenses**

- The board finalized the district's 2019 budget.
- *A motion was made to finalize the budget for 2019. John Pinson/John Billings/All in favor.*

### **General Manager's Report/Safety/System Maintenance**

- The board reviewed and approved the revised Waelty Water Service contract.
- *A motion was made to approve the Waelty Water Service Contract. John Pinson/Cory Pereira/All in favor.*
- Dan and Marcia flushed well two with chlorine but it continues to fail a raw water bacteria test. Awalt Aqua Engineering has recommended that the well be sanitized with Sterilene which would require that the well be injected with the product, circulated for one hour, and flushed after three days. Awalt cannot guarantee that even after sterilization, the well will pass a bacteria test. Marcia asked Dan if he was familiar with Sterilene but he was not familiar with it. Marcia advised the board that they may want to consider having the well video inspected before proceeding with any further treatment. The board requested that Marcia do more research and report her findings at the next meeting.
- Marcia informed the board that there are sinkholes on Walnut Avenue. She feels that the cause of the holes may be a leak in the main water line and recommended that a contractor be hired to dig an exploratory pothole to investigate.
- *A motion was made to hire a contractor to make an exploratory pothole to discover if there is a leak in the main. John Pinson/John Billings/All in favor.*
- Marcia informed the board that the district is in need of two new chlorometers at a cost of \$457.00 each.
- *A motion was made to purchase two new chlorometers. John Pinson/Cory Pereira/All in favor.*

### **Old Business**

- **Well Log Report.** Marcia informed the board that there was nothing out of the ordinary to report.

- **Main Line Replacement.** Marcia is continuing to research grants and funding for the main line replacement.
- **Potential Planned PG&E Power Outage.** The board reviewed bids to purchase a generator and a propane tank to operate the generator. They concluded that the bid from Alltech Services in the amount of \$18,547.00 was the most comprehensive. The board also decided to purchase a reconditioned propane tank to operate the generator from San Luis Butane.
- *A motion was made for San Luis Butane to install a 1,500 gallon propane tank and piping to generator at a cost not to exceed \$2,000.00.*
- *A motion was made to use Alltech Services to supply a generator for the water district at a cost not to exceed \$20,000.00. Cory Pereira/John Billings/All in favor.*

#### **Action Item Review**

- Cory will contact Alltech Services regarding the purchase of a generator.
- John Pinson will contact San Luis Butane regarding the purchase of a propane tank.
- Marcia will send a letter to Dona Wilson.
- Marcia will contact FRM and request detailed information regarding the proposed maintenance contract.
- Marcia will contact T-Mobile and request detailed information regarding the new cell site contract.
- Board members will review the tank report which was provided by Potable Divers.

#### **Adjournment**

- *A motion was made to adjourn the regular meeting at 8:59 p.m. John Pinson/Cory Pereira/All in favor.*

Submitted by,

*Mary Anne Stephens*

Mary Anne Stephens  
District Secretary

Approved: 09/09/2020