

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

**MINUTES OF THE REGULAR MONTHLY MEETING
Board of Directors
Wednesday November 15, 2023 7:00 PM
Walnut Avenue, Atascadero, CA 93422**

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

Board Members Absent: None

Employees Present: Marcia Joyce

Regular Meeting Called to Order: Chair Cory Pereira called the regular meeting of the Garden Farms Community Water District to order at 7:05 p.m.

Public Comment: None

Consideration of minutes from the October regular meeting: *A motion was made to approve the minutes as written. John Billing/John Pinson. All in favor. Jay Jamison abstained.*

Consideration of Financial Report and Recent Expenses: Board members received the financials at the meeting. Tracey had nothing to report that had not already been addressed by the board during prior meetings. The majority of reported expenses/payments made were for repairs to Well 2, which were already approved by the board.

Communication

- Ethan Simoneau, Dennis Derickson, and Curtis Nelson requested leak credits and all met the criteria. Tracey calculated the credits as follows: Ethan Simoneau, \$54.11, Dennis Derickson, \$208.80, and Curtis Nelson, \$177.86. **A motion was made to approve the leak credits. Charron Sparks/Jay Jamison. All in favor.**
- Ron Patterson – The bill has not been paid. Ron has been hospitalized for the last several months. Marcia turned the water off. Charron will let Katie know and ask about where to send the bills. Charron reported that the last time she talked to Katie, there was a strong possibility that Ron would not be coming home for some time, if ever.
- Norm Hibble – The bill prior to turning the water off has been paid with exception of the \$10 late fee. Marcia has asked that we write it off. The board agreed. **A motion was made to write off the \$10. John Pinson/Jay Jamison. All in favor.**
- Marcia asked if the Bowlins should continue to have the bi-monthly credit of \$100 provided in exchange for use of their golf cart to the District for meter reading. Given that the cart is still in use, no change to be made. Marcia noted it might be better to pay for repairs to her cart. When asked what was wrong with it, she said she didn't know. No action was taken.

General Manager's Report/Safety/System Maintenance:

- AT&T has not moved forward with the generator.
- Still no word from Dish Network.
- Marcia reported there were issues once again with the telemetry. The battery at the tank was removed and tested. It tested fine and didn't need charging. Pro3 Automation was in the area and came by to assess the problem and help replace the battery if needed. As it turned out, the time clock was scrambled for an unknown reason, which caused the problem. This has been resolved.
- Marcia mentioned to Paul (Pro3 Automation) that the Board was considering a SCADA system. Paul stated he also provides that service and sent Marcia a quote that she forwarded to the Board. Marcia told the Board that Dan believed the SCADA system is not a necessary investment. Charron reported that Dan and Isaac plan to meet next week to look at the SCADA in place for another local system. The Board noted it was difficult to compare the two bids because the Pro3 Automation bid was sparse of details. Marcia was asked to provide Pro 3 the Rady bid after redacting the name and bid price, and ask that he provide similar details. This will allow the Board to make a comparison.
- Marcia reports that Well 2 repairs are almost complete. Miller Drilling came back and wired the pump up to power. Victor Backhoe and Dan worked to get the plumbing completed. Finally, concrete will be poured around the output pipe for stability. Dan and Isaac are working together to complete that work. Dan flushed the well using around 20,000 gallons of water. A sample was taken and failed. Dan feels that since he flushed it at a higher gpm than usual (80 gpm), this might have stirred up the well and caused the problem. Another sample was taken and while it did not pass, it was very close to passing. The well will be re-tested again next week and the sample will be taken to both labs. The higher gpm rate also kicked up sand in the well. Dan hopes that throttling the pump back to 50 gpm will settle the sand down. If not, the well will need a sand screen.
- Wasps invaded the treatment and storage sheds at Well 1. Isaac has set traps and relayed that they finally are under control.
- The manganese levels are up at both Well 1 and Well 3. The District should maintain levels no higher than a 0.4. A backwash should be done if the reading is higher. At Well 3, the readings were 0.5, 0.6, and 0.7. The backwash is set to run every 48 "pumping" hours and this does not appear to be frequent enough. At Well 1, the readings were 0.44, 0.5, and 0.6. The backwash is set to run every 24 "pumping" hours and this does not appear to be frequent enough either. Marcia will explain to CWSS that an additional backwash should be run if levels exceed 0.4.
- Eric has done another round of weed abatement at Well 1.

Well Log Report

- Well logs were reviewed by the Board. Marcia reports that CWSS continues to have problems logging information. Only the static levels were taken at the end of the month. No pumping levels were taken. Everything else is recorded correctly. The pumping rate at W3 is still running too high at 49gpm. This well needs to be throttled back to 40 gpm to avoid future problems. Marcia will talk with Isaac about this. Static levels are holding. We may need to pump more from Well #3 because we are not using Well #2.

New Business

1. None

Old Business

1. **Well Log Report** – See above.
2. **SCADA** – See above.
3. **Well 2 issues and update** – see GM report above.
4. **Main Line Replacement** – CWSS offered to collect another bid at the last meeting in addition to the one from Souza, which is now over a year old. However, no action has been taken as well 2 and SCADA are the priorities.
5. **District Map** – Charron has not been able to meet with Joann yet. This is totally on her. The previous District map is very old and the one created by Joe Patterson has errors and is not complete.
6. **Clubhouse property “lease”** – Corbin provided Charron with a first draft of a lease. Charron reported that Corbin’s proposed lease stated reimbursements should by the District for property improvements should the lease be terminated. Charron explained to him the District cannot legally agree to spend funds for anything not water related. After several discussions, he states he is prepared to remove that item. Charron will red line the lease and send it back to him for his attorney to correct. Once the lease looks good, she requests that she send it to our attorney. ***A motion was made to send the lease to the District’s attorney once Corbin’s attorney has made the requested revisions. Cory Periera/John Pinson. All in favor.***

Action Item Review

- Marcia still needs to call County about whether or not a one inch meter is needed for fire flows. She had noted during the discussion about the procedure manual that it did not indicate a charge for upgrading to a one inch. The District standard is 5/8ths.
- Charron to continue to work with Corbin on the lease.
- Marcia to work with Isaac on Manganese levels.
- Marcia to develop a check list for CWSS.
- Marcia to talk to Pro 3 about their SCADA bid so that the board can actually compare the two bids properly.
- Marcia to talk with Tracey about Board approvals of the leak credits.
- Charron to work with Joann on the map.

Adjournment of Regular Meeting: *A motion was made to adjourn the regular meeting at 8:03 p.m. Charron Sparks/John Billings. All in favor.*

Respectfully submitted by,

Charron Sparks

Charron Sparks, Board Member