

**MINUTES OF REGULAR MEETING**  
**BOARD OF DIRECTORS**  
**ATASCADERO MUTUAL WATER COMPANY**

**October 8, 2025**

The meeting convened at the office of Atascadero Mutual Water Company, 5005 El Camino Real, Atascadero, at 4:32 p.m., President Frank Platz presiding. Others present were Vice President Brien Vierra, Directors Leroy Davis, Robert Jones, and Jackie Lerno, General Manager John Neil, and Secretary Cheryl Powers was absent. Administrative Assistant Susan Jordan attended the meeting.

**PUBLIC COMMENT:**

There was no public comment.

**APPROVAL OF MINUTES:**

A motion was made and seconded to approve the meeting minutes of August 13, 2025; the motion carried 5 to 0.

*The following reports were reviewed:*

**OPERATIONS REPORT:**

The General Manager reported that all the wells are up and operational. He also reported that Well 5 is still out of service. He informed the Board that a job offer has been made for an additional Water Treatment Operator needed for the new water treatment plant.

**FINANCIAL REPORT:**

The financial reports for the period ending August 2025 were available for review. The General Manager reported that water sales revenue is less than projected, possibly due to the cooler than typical weather the past couple of months, however, connection fee revenue and expenses are tracking with the budget. He also reported that the net income is about \$400,000 lower than expected. Working Capital is \$1.2 million more than the same period last year.

**CONSERVATION REPORT:**

The Conservation Manager reported that water conservation messages are being announced during Greyhound Football games. She also reported that a display was set up at the City Hall for the 250th commemorative celebration of the Juan Bautista de Anza National Historic Trail to raise awareness and support trail users.

It was also reported that the Creek Clean-Up was a success with help of volunteers, including members of Atascadero Land Preservation Society, SLO Beaver Brigade, and the Earth Club. Her full report was available for review.

*The Manager's Report was available for review as follows:*

**WELL LEVELS:**

The static water level (SWL) at the northerly end of the main well field, was 48.3 feet below ground surface (BGS) on September 30, up from 51.0 feet BGS on August 31.

**NACIMIENTO WATER PROJECT:**

The Lake was at 36.8% capacity with 139,168 acre-feet (af) of storage on October 1, down from 39.9% capacity with 150,780 af of storage on September 10. Current releases from the Lake are 60 cubic feet per second (119 af per day).

**PFAS TREATMENT:**

The ground improvement plan is nearly complete, and a grading permit application has been completed.

The site plan for the water treatment plant and operations center building was reviewed. Staff will return with a more refined floor plan of the operations center building by December's Board meeting.

**NEXT MEETING DATES AND TIMES:**

The next Regular meeting is scheduled for November 12, 2025, at 4:30 p.m.

**NEW BUSINESS:**

**WATER TREATMENT PLANT FINANCING (DISCUSSION):**

Lance Holman, from Holman Capital, discussed a program his firm has developed for the private financing of large public works projects like AMWC's water treatment plant.

**PRIVATE WELL 5455 BOLSA RD.:**

The shareholder at 5455 Bolsa Road is requesting an exception to Policy 1.5.6, Restrictions on Private Wells, to allow the water from an existing private well on Parcel 1 to serve Parcel 2. The shareholder attended the meeting and informed the Board that one of the Parcels is being sold to his sister and her family, and if she decides to sell, their agreement is to give the shareholder the option to buy back said Parcel.

The Board discussed amending the form of the current Private Well Agreement to allow the transfer of the property to a family member without serving the well connection between the properties. Staff will prepare revisions to the form of the current Private Well Agreement for the Board's consideration at its November meeting.

**PRIVATE WELL 14080 SAN ANTONIO RD.:**

The shareholder at 14080 San Antonio Road is requesting an exception to Policy 1.5.6, Restrictions on Private Wells, to allow the water from an existing private well on Lot 2 to serve Lot 1. The shareholder attended the meeting and informed the Board that one of the lots is being sold to her granddaughter. She also stated that she would establish an agreement granting her the option to buy back the lot if it is ever sold in the future.

The Board discussed amending the form of the current Private Well Agreement to allow the transfer of the property to a family member without serving the well connection between the properties. Staff will prepare revisions to the form of the current Private Well Agreement for the Board's consideration at its November meeting.

**HIGH-USAGE PAYMENT PLAN, 5530 ROSARIO AVE.:**

The shareholder of 5530 Rosario Road is requesting assistance with her high-use water bills. The General Manager recommended granting the shareholder a 12-month payment plan of \$40.76 per month, plus future monthly water charges, with the understanding the payment plan will be revoked if the shareholder is late making any two of the required payments.

A motion was made by Brien Vierra to grant the shareholder a 12-month payment plan, followed by a second motion from Robert Jones and carried 5 to 0.

**HIGH-USAGE BILLING ADJUSTMENT, 3225 ARDILLA RD:**

The shareholder of 3255 Ardilla Road is requesting an additional reduction after receiving a high-use adjustment. Staff presented four possible alternatives for the Board to consider, and recommended Alternative 4 presented in the staff report and shown below, which represents a \$3,690.75 reduction in operating revenue in addition to the \$4,865.25 high-use adjustment already granted.

Alternative 4 – Grant the shareholder an additional reduction to the high-use water bill by basing the bill on the two-year average use plus the variable costs for water used above the two-year average (electricity, natural gas, treatment chemicals, and PFAS surcharge). In addition, allow payment of the adjusted high-use bill under a 12-month payment plan subject to the same terms as Alternative 2.

Item	Qty	Unit	Unit Cost	Amount
2-yr Average-Use Bill	1	Lump sum	\$202.50	\$202.50
Variable Costs	870	1,000 gal	\$1.35	\$1,174.50
<b>Adjusted High-Use Water Bill</b>				<b>\$1,377.00</b>
Minimum Monthly Payment				\$114.75

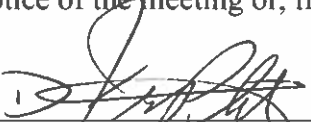
A motion was made and seconded to approve a second high-use adjustment within a 24-month period as noted in Alternative 4; the motion carried 5 to 0.

The meeting was adjourned at 5:34 p.m.

  
Acting Secretary Susan Jordan

**APPROVED:**

The undersigned directors of the Company approve the foregoing minutes of directors and acknowledge notice of the meeting or, if notice was not properly given, waive notice of the meeting.

  
D. Frank Platz, President

  
Leroy R. Davis, Director

  
Brien C. Vierra, Vice President

  
Robert M. Jones, Director

  
Jackie M. Lerno, Director

