

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

**November 12, 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 October 8, 2025; the motion carried 5 to 0.

*The following reports were reviewed:*

**OPERATIONS REPORT:**

The Chief Operator reported that conditions have remained largely unchanged since his last update in September. Well levels continue to decline slightly; over the past 60 days, Well 4's water level dropped from 44 feet to 51 feet, and Well 19's level decreased from 38 feet to 44 feet.

In terms of maintenance, the Random Oaks tank was cleaned last week, removing approximately ½ inch of silt. Well 13A is scheduled for cleaning in five years, and Well 19 will require a new in-frame, which is planned for installation next month.

The General Manager inquired about the standby generators. The Chief Operator reported that startup for the Toloso booster station and San Marcos booster station is scheduled for December 4th and 5th, respectively. The generator for the Summit Hills booster station is expected to arrive within seven months, after installation, plans to install a new generator at the Random Oaks booster station will begin. In addition, load bank testing was completed last week on the remaining generators.

**FINANCIAL REPORT:**

The financial reports for the period ending September 2025 were available for review. The General Manager reported that water sales revenue has decreased; however, operating expenses remain within budget, and working capital has increased by over one million dollars compared to the previous year. He also noted that payments from the PFAS claim settlement with DuPont are expected to be received in phases, with the first installment anticipated soon.

**CONSERVATION REPORT:**

The Conservation Manager reported on the radio outreach program, classroom presentations, and rebate program activity.

*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 49.0 feet below ground surface (BGS) on October 31, down from 48.3 feet BGS on September 30.

**NACIMIENTO WATER PROJECT:**

The Lake was at 35.6% capacity with 134,650 acre-feet (af) of storage on November 1, down from 36.8% capacity with 139,168 af of storage on October 1. Current releases from the Lake are 60 cubic feet per second (119 af per day).

**PFAS TREATMENT:**

The grading permit application has been completed, and the plans are near 90% complete. The ground improvement plans will be submitted to the City next week.

**NEXT MEETING DATES AND TIMES:**

The next meeting is scheduled for Tuesday, December 9, 2025, at 4:30 p.m.

**NEW BUSINESS:**

**HIGH-USAGE BILLING ADJUSTMENT, 9400 CORRIENTE RD.:**

The daughter of the shareholder at 9400 Corriente Road is requesting an adjustment to August and September's 2025 water bill due to high usage. The shareholder qualified for one high-use billing adjustment of \$475.30, that the staff applied to the August water bill.

The General Manager presented three alternatives for a second billing adjustment for the Board's consideration:

Alternative 1 – Deny request for a high use billing adjustment greater than what is allowed under the current high-use billing adjustment policy.

Alternative 2 - Allow the shareholder to pay off the high-use bill balance under a 4-month payment plan. Payments under the plan would be in addition to future monthly water charges incurred by the shareholder. There is some risk that the property may sell before the account balance is paid off.

Alternative 3 – Modify the existing policy to increase the number of months for which high-use billing adjustments will be allowed.

A motion was made and seconded to deny a second high-use adjustment; the motion carried 5 to 0.

**HIGH-USAGE BILLING ADJUSTMENT, 13950 SPRING MEADOW LN.:**

The shareholder at 13950 Spring Meadow Lane is requesting an adjustment to April's and May's 2025 water bill due to high usage. The shareholder qualified for one high-use billing adjustment of \$771.13, that the staff applied to May's water bill.

The General Manager presented three alternatives for a second billing adjustment for the Board's consideration:

Alternative 1 – Deny request for a high-use billing adjustment greater than what is allowed under the current high-use billing adjustment policy.

Alternative 2 - Allow the shareholder to pay off the high-use bill balance under a 12-month payment plan. Payments under the plan would be in addition to future monthly water charges incurred by the shareholder. There is some risk that the property may sell before the account balance is paid off.

Alternative 3 – Modify the existing policy to increase the number of months for which high-use billing adjustments will be allowed.

A motion was made and seconded to approve Alternative 2; the motion carried 5 to 0.

**HIGH-USAGE BILLING ADJUSTMENT, 13595 SAN ANTONIO RD.:**

The shareholder at 13595 San Antonio Road is requesting an adjustment to their water bill due to high use. The staff could not approve a high use adjustment since the high use was less than twice the 2-year average use.

The General Manager presented three alternatives for the Board’s consideration:

Alternative 1 – Deny request for additional reduction of the high use water bill.

Alternative 2 - Allow the shareholder to pay off the high-use bill balance under a 12-month payment plan. Payments under the plan would be in addition to future monthly water charges incurred by the shareholder.

Alternative 3 – Modify the existing policy to allow for increases in the amount granted for high-use billing adjustments.

A motion was made and seconded to approve Alternative 2; the motion carried 5 to 0.

**HIGH-USAGE BILLING ADJUSTMENT, 1445 SAN RAMON RD.:**

The shareholder at 1445 San Ramon Road is requesting a third adjustment to their water bill in a 24-month period due to high usage. When the Board approved the second adjustment back in February 2025, the shareholder was informed they would not be eligible for another high-use billing adjustment until December 2026.

The General Manager presented three alternatives for the Board’s consideration:

Alternative 1 – Deny request for an additional high-use billing adjustment. The shareholder will not be eligible for another high-use billing adjustment until December 2026 per the February 2025 board action.

Alternative 2 - Allow the shareholder to pay off the high-use bill under a 12-month payment plan. Payments under the plan would be in addition to future monthly water charges incurred by the shareholder.

Alternative 3 – Modify the existing policy to allow for increases in the amount granted for high-use billing adjustments.

A motion was made and seconded to approve Alternative 2; the motion carried 5 to 0.

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

The staff modified the current Private Well Agreement for the Board’s consideration on allowing the transfer of the property to an immediate family member without severing the shared well connection between the properties.

Vice President Vierra expressed concern about the long-term ability to track immediate family and future transfers of the property. He recommended that the Agreement automatically become void, and the well connection severed, upon sale or transfer of the property to a second successor in interest from the current property owner.

Director Jones moved to table the Agreement until the next meeting to allow time for amendments. Director Davis seconded the motion, and it carried unanimously, 5-0.

**PRIVATE WELL 5455 BOLSA RD.:**

The staff modified the current Private Well Agreement for the Board’s consideration on allowing the transfer of the property to an immediate family member without severing the shared well connection between the properties.

Vice President Vierra expressed concern about the long-term ability to track immediate family and future transfers of the property. He recommended that the Agreement automatically become void, and the well connection severed, upon sale or transfer of the property to a second successor in interest from the current property owner.

Director Jones moved to table the Agreement until the next meeting to allow time for amendments. Director Davis seconded the motion, and it carried unanimously, 5-0.

**SURPLUS PROPERTY, HALCON RD, 034-434-001:**

The General Manager presented a request from Happy Valley Ranch to purchase an AMWC-owned 38.5± acre parcel on Halcon Road bounded by the Happy Valley Ranch to the east and the Salinas River to the west (Parcel A, PM COAL-74-306, APN 034-434-001).

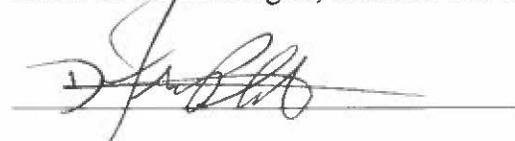
The Happy Valley Ranch submitted a land broker’s price opinion of \$2,000 per acre resulting in a sale price offer of \$77,000. The Board discussed not declaring in the property surplus since it may have value to AMWC as a receiver site for environmental mitigation measures for some future AMWC project. The Board indicated it would consider entering into a land license agreement with the adjacent property owner if the owner were interested.

The meeting was adjourned at 5:35 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



Brian C. Vierra, Vice President



Robert M. Jones, Director



Jackie M. Lerno, Director

