

HOME GARDENS SANITARY DISTRICT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 28, 2021

The regular meeting of the Board of Directors of the Home Gardens Sanitary District was called to order by the President Miguel Serrato, at 7:30 p.m. at the office of the District, 13538 Magnolia Ave., Corona, California.

Directors present were: Serrato, Cacho, Barajas, Garrison and Samson Runion. Also present were: Alan Burns, District Counsel; Tracey LaBonte, General Manager; Tania Duarte, Administrative Assistant & Tim Beld, Representative for Riverside Insurance Agency, Inc.

Minutes of the regular meeting of August 24, 2021 were presented for approval. Motion was made by Director Cacho, seconded by Director Barajas, and unanimously carried to approve the minutes as presented.

Expenditures for the month of September were presented and discussed. Motion was made by Director Samson Runion, seconded by Director Garrison, and unanimously carried to approve the monthly expenditures as presented.

President Serrato moved to Item X number 5 on the agenda.

Items for discussion and consideration:

5. Tim Beld gave an overview of the proposal that was presented to The Home Gardens Sanitary District for General Liability Insurance. The Glatfelter Public Practice Policy

was discussed. Motion was made by Director Barajas, seconded by Director Samson Runion, and unanimously carried to accept the renewal policy for Glatfelter Public Practice.

Manager LaBonte presented the Budget Efficiency and Income/Revenue Reports. Discussion followed.

Staff Report:

1. On September 7, 2021, we received a follow up email from Paychex regarding the abatement they had submitted with CA for the late fees, and it was granted. There is no longer a balance due.
2. On September 15, 2021, we made changes to the AT&T account. We changed the landlines to be satellite fiber optic and will have two phone lines. We increased the Wi-Fi from 15 mbps to 100 mbps. The fax machine will stay the same. This change will save us \$75 a month.
3. On September 15, 2021, Directors Efrain Barajas and Salvador Cacho hand delivered notices to the accounts that are up for disconnect.
4. Recently we received information that on 13330 Magnolia Ave. will be building single and multi-family homes, a total of 90 units. Also, that on 1620 Lesson Lane there will be a 180,000 sq. ft. training center.

The WRCRWA Board of Directors met on Sep 23, 2021 to discuss the following:

Action items:

- A. Receive and file the Quarterly Odor control Practices Report - the complaints were down 26%. Staff is pleased with the operation.

- B. Considered a purchase order in the amount of \$69,810 to West Yost for monitoring services. This is to monitor the vegetation (as required by our permit allowing us to use recycled water) for any effects from reduced water down the Santa Ana River. The Board determined to go with one contactor instead of two. West Yost will now do vegetation monitoring in addition to hydrology monitoring. This is for Phase 1. There will be additional reports required for the five-year plan required by the Permit.
- C. Considered a purchase order for \$200,080 for a tertiary filter cassette. These filters are rotated so that we use older back-ups first.
- D. Consider bidding the Odor Mitigation Project Plans and Specs prior to the issuance of a modified permit by the South Coast AQMD. There was a fair amount of discussion on this at the Executive Committee meeting. Staff is recommending obtaining bids now since prices are rising. The issue is if the change in pricing or availability is too great, it might create a situation in which the contractor says he cannot do the job. While it is possible to have such a stringent standard that the contractor accepts all risk of increased costs of materials and supplies, the more the contractor accepts those risks, the higher the bids will be. This was an interesting discussion. The full Board determined to go forward with bidding although our final permit was not yet in hand to possibly save on a rising bidding market.

Updates:

1. Chemical situation is improving - chlorine is more available now.

2. South Coast Regional Pump Station - the decision has been made to go forward with a back-up pump instead of a generator. We unfortunately will not be able to use a grant we had for the generator, but this is a better option for us.

There will also be a recycled water workshop on Oct 4 that will be important to the District.

Remote meetings - The Board was advised that District Counsel (Jim Champa) will be recommending that WRCRWA continue with remote meetings in accordance with AB 361. This will require findings that social distancing is still recommended, and a resolution will need to be adopted making findings.

Settlement

It was announced after closed session that the case of Lyles v WRCRWA, Cor-Ray painting was settled with WRCRWA paying \$75,000 as its part of the settlement.

President Serrato moved back to Item II on the agenda.

Public Comment: None.

Hearing for Delinquent Accounts:

The Meeting was called to public hearing at 7:56 p.m. District Counsel Alan Burns presented an overview of the hearing, which was presided over by the President, Miguel Serrato. The hearing was being held pursuant to Health and Safety Code Section 6523.2. No persons notified of this hearing appeared to present evidence of why they should not be disconnected from the public sewer system. The General Manager

was called to present the status of the accounts. Tracey LaBonte testifies that the status of accounts as presented in the attached "Notice of Hearing" was accurate and that all persons on the list had been duly notified of the hearing. Motion was made by Director Cacho, seconded by Director Garrison, and unanimously carried to disconnect those properties in the "Notice of Hearing" from the sewer system on or after October 18, 2021. This hearing concluded at 7:58 p.m.

Items for discussion and consideration:

1. The Board discussed August's Monthly Status Report from G & G Environmental Compliance.
2. The Board discussed the Citizens Bank Rewards and how the reward points were used.
3. The Board discussed the proposal from Creative Technologies regarding upgrading the El Dorado Billing System.
4. After consideration of the Letter the District received from Oninza Ramirez to waive the late fee incurred in July 2021, Director Garrison made a motion to deny the request, Director Barajas seconded the motion, and the request was unanimously denied.
6. The Board discussed the Home Gardens Sanitary District Annual Compliance Report for Fiscal Year Ending June 30, 2021 in accordance with Government code §66013. This report is now available to the public.
7. A motion was made by Director Samson Runion, seconded by Director Cacho, and unanimously carried to adopt the Home Gardens Sanitary District Sexual Harassment Policy.
8. The District Counsel Alan Burns, updated the Board on the AB 361 allowing remote meetings.
9. The District Counsel Alan Burns, updated the Board on Gov

Code 65852.2 (ADUs) and SB 9 allowing increased development on single family zoned lots.

Closed Session: None.

Directors Comments: None

There being no further business, President Miguel Serrato adjourned the meeting at 8:30 p.m.



Salvador Cacho, Secretary

The foregoing minutes were approved by the Board of Directors of the Home Gardens Sanitary District at the regularly scheduled meeting of said Board October 26, 2021.

Signed:



Miguel Serrato, President



Salvador Cacho, Secretary