



**BELFLOWER-SOMERSET MUTUAL WATER COMPANY  
MINUTES OF REGULAR MEETING OF THE BOARD DIRECTORS**

**November 15, 2021**

**4:30 P.M.**

**Location: Company Office**

**ROLL CALL OF BOARD OF DIRECTORS**

Rick Cook, President  
Eric Ikeda, Vice President  
Robert Wilson, Secretary - Treasurer  
Cheryl Harris, Director  
Leo Struiksma, Director

**OTHERS PRESENT**

Steve Lenton, General Manager  
Tom Coleman, Consultant  
Gabriela Gomez, Office Manager

**Via Uber Meetings:**

Wesley Whitehead: Share holder  
Shawn Harkness: CV Strategies  
John Poehler: Rowland Water

1. Call to Order:  
President Cook called to order a regular meeting of the Board of Directors at 4:31 p.m. at the company office of Bellflower-Somerset Mutual Water Company located 10016 Flower St, Bellflower, CA.
2. Additions to the Agenda: Introduction of new Office Manager, Gabriela Gomez.
3. Approve the Minutes of the Board Meeting held October 19, 2021. A motion was made by Director Ikeda, seconded by Director Harris and unanimously carried to approve the minutes of the October 19, 2021, Board Meeting.
4. Approve Payment of Bills:  
A Motion was made by Director Wilson, seconded by Director Struiksma to approve the payment of the bills as presented. The motion was unanimously carried by the full board.

5. Public Comment: Mr. Whitehead asked if labor shortages were affecting Bellflower-Somerset Mutual Water Company whether by layoffs or resignation? Mr. Lenton stated Bellflower-Somerset Mutual Water Company is not facing labor shortages.
6. Project updates:
  - A) Courthouse mainline update: No update
  - B) Leahy Well: The project is progressing very well. However, the City is requiring that the existing perimeter walls that join to the residential neighbor's backyards meet the City's current standard of a minimum of six (6) feet tall on both sides of the adjoining properties. The walls on the south and north side of the Leahy well property do not meet this standard and will need to be improved upon to satisfy the City's requirements. President Cook appointed Director Wilson to work with Mr. Lenton on how best to improve the walls to meet the City requirement and report back to the board with their recommendation.
7. Reports
  - A. Legislative: No update
  - B. Finance/ Customer Service: No update
  - C. Water Quality: No update
  - D. Public Water Agency Group (PWAG): Mr. Coleman informed the board that Alix Stayton had been hired as the new Emergency Response Manager. President Cook requested that staff extend an invitation to Ms. Stayton to attend a board meeting in the future.
  - E. Maintenance – Safety: Mr. Lenton informed the Board that safety training is current and up to date.
  - F. Public Relations: Mr. Harkness of CV Strategies is currently working on a video for emergency preparedness, as well as adding water and treatment education programs.
8. Discussion/Action Items: None
9. Committee reports:
  - A. Personnel Committee: No report
  - B. Finance Committee: Mr. Cook reported to the full board that the Finance Committee met to review the current year budget and Capital Improvement

Projects. President Cook shared that staff had updated the Committee on a need to install a twelve (12) inch water main running north on Leahy Ave. for better system redundancy for the ne Leahy Well. He also shared that staff informed them of a need to add several more interties with Bellflower-Somerset Home Gardens to ensure that there is adequate fire flow protection in their service area.

C. Real Estate: A matter on real estate will be discussed in Executive Session.

D. General Managers Comments: Mr. Lenton reported to the Board how well the Bellflower – Somerset water system performed during a four (4) alarm fire on Artesia Blvd. He also shared how well the employees responded during this event and met the needs of the

10. Executive Session: (Operations, Personnel, real estate, legal matters):

Director Wilson provided the board with a detailed report on properties that the Real Estate Committee had been looking at to purchase for the construction of a new office building and warehouse for the Company. Director Wilson showed all properties listed over the past year and the price per square foot on each property that was considered. Based upon all the information presented it was determined by the board to proceed with making an offer on property listed at 10145 Artesia Place for \$1,575,000.00. A motion was made by Director Ikeda, seconded by Director Struiksmma. The motion was carried unanimously by the full board.

**Adjournment:**

The President asked if there was any further business to come before the **Board** of Directors, there being none, a motion was made by Director Harris and Seconded by Director Struiksmma to adjourn the meeting at 5:47 PM.



Rick Cook  
Board President

ATTEST:



Robert Wilson, Secretary