

# Pixley Public Utility District

## Board of Directors Regular Meeting

Date: February 6, 2023

Time: 6:30 P.M.

Place: 232 East Davis Pixley CA 93256

Contact: (559)757-3878

**NOTE: IF YOU WOULD LIKE TO CONFERENCE CALL INTO THE MEETING THE NUMBER IS: (701)802-5228 AND THE ACCESS CODE IS: 173772**

### Agenda:

1. **Call to Order**
2. **Minutes**
3. **Bills to be Paid**
4. **Public Comments**
  - Members of the public may address the Board during public comments regarding any matter which is under the jurisdiction of the Board. Comments shall be limited to three minutes per person with thirty minutes overall for the entire comments period, unless otherwise indicated by the Board President.
5. **Update/Tait Property**
6. **Update/T-MOBILE**
  - Discussion, consideration and possible action on T-Mobile placing equipment on Water Tower
7. **Arta Palma-Quiroz/APN: 299-150-02**
  - Discussion, consideration and possible action on Main Street Will-Serve Letter
8. **Provost & Pritchard**
  - 1) DEVELOPMENT UPDATE AND REPORT ACTIVE ITEMS

a) Remaining Available Water Units (January 2023)	<b><u>125 units</u></b>
• Will Serve Letters	
• Mercado – Walnut (11-19-19/11-17-22)	1
• Orneles – 270 W. Court Ave. (12-20-19)	3
• Campos – Pine St	2
• N&S Truck Stop (11-2-21)	22
• Palma-Quiroz (7-11-22)	1
• Correa (7-11-22)	1
• Camp (8-1-22)	1
• Correa (12-5-22)	1
• Thandi/Singh (12-5-22)	24
• Correa – 451 Market Street (1-9-23)	3
• Pixley Park	2
• Remaining Available Water Units	<b><u>64 units</u></b>

- Note: Items in red denote should be confirmed if built, renewed, or removed.
- b) 451 Market Street – A proposed development has been submitted to the District for consideration of a will-serve letter for three new residential structures. A draft-will-serve letter is attached for consideration. It is noted that there may be a requirement for water main replacement by the development.
  - Recommended Action: Approve the will-serve letter for the proposed development of three residential units at 451 Market.
- c) County of Tulare – Pixley Park. On December 7, 2022, the County of Tulare submitted a request for water service to the Pixley Park. The request is attached. It is recommended that the Pixley PUD consider a conditional will-serve letter for the domestic water services only. It is not recommended, nor is it within the existing water suppl capacity that the Pixley PUD authorize water service for irrigation purposes. The water service could only be considered with the construction of the water main extension along Park Drive.
  - Recommend Action: Approve the will-serve letter for the proposed domestic services at Pixley Park.
- d) Other – It is understood that the developer of the travel center north of Howard Avenue near Park Drive may be constructing the water line from Howard Avenue north to our water main extension project in the spring of 2023. A formal Agreement between the property owner and the Pixley PUD will be required for the reimbursement of costs expended by the Pixley PUD construction of the water line across a portion of the proposed development frontage. It is expected that the Agreement will be submitted for Pixley PUD Board consideration at the February 2023 meeting.
- e) Miscellaneous - It is noted that a couple of developers have approached the District with questions regarding water and sewer capacity to support additional development. General information has been provided. It is recommended that developers be required to submit written requests to the District to determine what level of effort is appropriate and what costs the developers would be required to cover.
- f) Water Rates
  - Resolution 2019-03 included authorization for inflationary increase of water rates in January 2023 and January 2024. The rate of increase was specified as to increase all water rates by the immediately preceding ten year running average of the Department of Labor Consumer Price Index.
  - CPI Index history

2022 (through November)	7.1%
2021	4.7%
2020	1.2%
2019	1.8%
2018	1.9%
2017	2.1%
2016	2.1%
2015	0.7%
2014	0.8%
2013	1.5%

- Ten Year Running Average 2.39%
  - At the January meeting staff was directed to implement the 2.39%, rate increase for all water rates, effective January 1, 2023
  - Recommended Action: Board's pleasure
- 2) INFRASTRUCTURE PLANNING TCP MITIGATION
- Property on Compton Avenue (APN 298-060-026)
  - The draft letter that the PUD Board approved in November to the property owners of the property on Compton near Well 5 was sent. One owner expressed an interest in leasing the property to the Pixley PUD, however, this is not recommended to the Pixley PUD by staff. In addition, the title of the property remains in question and any potential agreement associated with the property would require clear ownership verification.
- 3) INFRASTRUCTURE PLANNING
- Well and Waterline Replacement Project
  - Near term activity for the month:
  - Work is proceeding on the final punch list. Michael coordinating final completion commitment for signature.
  - The Notice of Completion approved at December Board meeting and recorded with the County of Tulare
  - Recommended Action: Board's pleasure
  - Well 5: Bakersfield Well and Pump has not been able to pull the pump. Michael has asked for the schedule to attempt to vibrate it free.
- 4) FUNDING ASSISTANCE APPLICATIONS
- a) Planning Grant and Construction Grant Applications to the State
- The Planning Grant Application has been finalized and submitted to the State for consideration. The improvements would include the following:
  - Relocation of wastewater collection system improvements in the vicinity of Court and Main Streets
  - Construction of a self-cleaning screen prior to the influent lift station at the WWTF
  - Construction on pumps in the aeration tanks to allow for dewatering of the aeration tanks when maintenance is required
  - Groundwater Monitoring Wells at the WWTF
  - Grit removal equipment at the WWTF
  - Sludge Drying Bed improvements at the WWTF
  - The State has assigned a Project Manager to the project application.
  - The State has responded that the information submitted appeared to be complete and that Pixley PUD may expect an executed agreement in 9 to 12 months from December 2022.
  - Recommended Action: Board's pleasure
- b) Interim Emergency Drinking Water and Drought Related Drinking Water Funding
- The Project received the final Grant Contract from the State. A kickoff meeting with the State was conducted and a task order was authorized for Provost &

Pritchard to perform the design. Design has been initiated and fill station has been ordered.

- Recommended Action: Board's pleasure
- c) Drought Relief Grant Applications to the Department of Water Resources
  - A Contract for the funding is expected from the Department of Water Resources has been received.
  - Well 4 Rehabilitation
  - This project would rehabilitate the Well 4 well casing in a manner similar to the work performed on Well 3A. An initial site visit may offer an option of a new well on the site as the rehabilitation effort rather than pulling the existing pump – due the recent experience of Well 2A. Communications with DWR and DDW will be initiated soon. The project would include a standby generator for Well 4. Funding has been approved for this project by DWR. Communications with DWR and DDW have been initiated and we are awaiting conceptual approval from DDW. Board directed engineering staff to plan for building demolition.
  - Addendum to the Water Supply and Distribution Improvement Project, Mitigated Negative Declaration was approved at the December Board meeting.
  - Water main in Elm and loops to School Street
  - This project would provide a 10 inch main extension in Elm from Joanne to Ellsworth. In addition, this project would loop the waterlines in Carol, Holste, Sarah, and Diane to School Street. Funding has been approved for this project by DWR. Construction Documents have been started. Project awarded to Specialty Construction. Pre-construction meeting on January 31, 2023.
  - The total grant of \$1,896,677 is not considered to be sufficient. A request for additional funds has been submitted.
  - Recommended Action: Board's pleasure
- d) TCP PLANNING GRANT APPLICATIONS TO THE STATE WATER RESOURCES CONTROL BOARD – WELL 5, WELL 3A, AND 4
  - The State has authorized Self Help Enterprises with a Technical Assistance Grant for the project.
  - Design and environmental work have begun. The work now includes mitigation measures for Well 6.
  - Recommended Action: Board's pleasure
- e) IRWM GRANT TO EVALUATE IMPROVING THE WATER LINE NORTH OF COURT ALONG PARK. (\$2,000,000 grant)
  - Water Main Loop Across State Route 99
  - This project would provide for a 12-inch main across State Route 99 north of Howard. The project would extend a 12-inch main north in Park Drive. The water main would loop from Main to Howard. Funding has been received from the County of Tulare for this project.
  - The property owner east of Park Drive and south of the Memorial Building will construct the water main across its frontage.
  - Several easements have been offered to the PPUD for the water main extension project.

- Project awarded to Specialty Construction. Pre-construction meeting on January 31, 2023.
  - Recommended Action: Board’s pleasure
- 5) TULE BASIN WATER QUALITY COALITION – WATER FILL STATION
- The Tule Basin Water Quality Coalition is requesting to enter into an agreement with the Pixley PUD for the installation and operation of a water fill station. The proposed location is the southeast corner of the tank site on School Street north of Terra Bella.
  - Updated information has been received and reviewed. Comments have been returned to the applicant. Draft contract was approved at the December Board meeting. We are awaiting the draft Memorandum of Understanding concerning the potential for periodic observation by PPUD staff, to be drafted by Tule Basin.
  - Recommended Action: Board’s pleasure
- 6) FUNDING APPLICATION FOR BACKUP POWER SUPPLY
- PPUD was eligible to apply for funding for standby power facilities at Well 3A and Well 4. An application form was submitted December 6, 2022. Michael sent a query to the State on status, decision should be made this month.
  - Recommended Action: Board’s pleasure
- 7) CALTRANS PROPOSED POSITIVE LOCATION AGREEMENT
- Caltrans contacted the Pixley PUD on December 5, 2022 with the following request:
  - Caltrans is preparing projects where a positive location or “potholing” of Pixley Public Utility District facilities within the highway right of way is required. Caltrans is requesting a Positive Location Agreement (Pos-Loc Agreement) executed from Pixley Public Utility District. This agreement will permit Caltrans to perform non-destructive vacuum extraction and electronic detection to determine the exact facility location and elevation at no expense to the utility owner. Further, Caltrans will indemnify Pixley Public Utility District of all liability with the testing procedures.
  - A copy of the proposed agreement was included at the meeting of December 19 and is attached.
  - The utility of interest to Caltrans in the immediate term is to pothole the sewer line crossing State Route 99 and water lines in the vicinity of Davis and in the vicinity of Court.
  - Recommended Action: Subject to Legal Counsel considerations, Approve the agreement with Caltrans to allow potholing of PPUD utilities. Execute the Agreement and return the executed Agreement to Caltrans.
- 8) COUNTY OF TULARE – COURT AVENUE PROJECT
- The County of Tulare has contacted the Pixley PUD regarding a road project in Court Avenue between Main Street and School Street.
  - The County is planning to resurface the roadway, which will impact the existing water valves and sewer manholes owned by the Pixley PUD. The County is requiring that the Pixley PUD pay for raising the valve boxes and manholes. The Work cannot be performed until the resurfacing work is completed. It is recommended that the Pixley PUD request that the County of Tulare cover the cost for raising the valve vaults and manholes. If the County of Tulare will not

cover the cost, it is recommended that the Pixley PUD request that the County include bid items in their construction contract for raising the valve vaults and manholes. The County of Tulare and Pixley PUD could enter into an agreement that would make provisions for Pixley PUD to reimburse the cost of the work associated with the valve vaults and manholes. It is not recommended that the Pixley PUD enter into a separate contract for the work after the resurfacing is completed as it is expected that such an effort would be more costly than performing the work when the resurfacing is performed.

- The County determined the work cannot be performed at no cost to the Pixley PUD. Therefore, the County has determined that the best choice would be for the Pixley PUD and the County to enter into an agreement and include the water valves and sewer manhole adjustment as part of the construction bid items. The County is currently working on drafting up an agreement between Pixley PUD and the County for Board review
- Recommended Action: Board's pleasure

#### **9. Tools & Maintenance**

- 1) Shop Equipment

#### **10. Other Matters**

- 1) Conference Call in Station
- 2) Form 700
- 3) Revise all District Bank Accounts by removing previous Board Member Roger Ward and adding new Board Member Matthew Martinez
- 4) Update/District Checking Account Balance
- 5) Jennifer Blevins/District Office Manager

#### **11. Board Member Communications**

#### **12. Adjournment**

Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at Pixley Public Utility District, 232 East Davis Avenue Pixley, during normal business hours. *"This institution is an equal opportunity provider and employer. Communication for Hearing Impaired: the TTY/TDD number is: (800)654-5984, voice only: (800)654-5988. Waste Water Services are provided on an Equal Opportunity basis. Reasonable accommodations for alternative means of communications or access of individuals with disabilities will be made upon request. Call: (559)757-3878 to request accommodation."*