

Pixley Public Utility District

Board of Directors Board Meeting

Date: August 10, 2026

Time: 5:30 P.M.

Place: 232 East Davis Pixley CA 93256

Contact: (559)757-3878

Agenda:

1. Call to Order

2. Minutes

3. Monthly Bills

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. Pixley Irrigation/Lower Tule Irrigation – Kirk Masters

- Sustainable Groundwater Management Act (SGMA)

6. Provost & Pritchard

1) DEVELOPMENT UPDATE AND REPORT ON ACTIVE ITEMS

a) Available Water Units

107

• Will Service Letters

- Galvan – 105 Airport (12/24, 2/26) 1
- Thandi/Singh – 174 Court (12/22, 1/24, 3/25, 3/26) 24
- Jacobo – 156 Pine (3/24, 3/25, 3/26) 1
- Ayon – 565 Walnut Avenue (1/24, 3/25, 4/26) 1
- Orellano – 782 S Main (3/25, 4/26) 1
- Martinez – 656 W Bradbury (5/25, 6/26) 1
- Terrel – 426 W Terra Bella (5/25, 6/26) 2
- Correa – Tract 7445 (4/23, 7/25, 7/26) 18
- Medical Draw Station (9/26) 0 (existing service)
- Park Village – 782 N Park Drive (7/26)** **33**
- Remaining Available Water Units **25**
- Projects in *italics* have expired. Recommend sending notification letters indicating that extension requests are necessary. Projects in ***bold italics*** have applied for extensions. Projects in **bold** are new projects. Projects ~~struck out~~ have been constructed.

b) Park Village – 782 North Park Drive – Will-Serve Request

- Park Village currently receives service for 91 tiny homes, a club house, pool, permanent restrooms, showers, and laundry facilities. The owner has requested to re-activate service to two previously served mobile home spaces and obtain service to an additional 33 mobile home units. Connection fees have previously been paid for these services.
- A request for additional information, including improvement plans and the need to assess the condition of the existing meters, with a recommendation to install a single new meter, was sent to the developer on July 27, 2026.
- Recommended Action: Board's Pleasure

2) INFRASTRUCTURE PROJECTS

a) TCP Planning Grant from the State Water Resources Control Board – Well 5, 3A, 4A, & 6

- The SWRCB issued the final executed Construction Funding Agreement on July 15, 2026
- P&P is preparing final design documents, in accordance with the grant agreement.
- It is recommended that the Board consider approving the Agreement with Tulare County for use of their stormwater drainage system for discharge of water from flushing and backwash of the GAC.
- A bridge loan will be needed during construction. A request has been sent to the State to see if PPUD can borrow from its TCP funds.
- Chad Lew talked with Anthony Jones, one of the owners of the property located at 617 Compton, Pixley, CA. He advised that he met and discussed with the other owners and they are all still interested in selling the real property to the District. He advised that they have agreed to an appraiser, and they plan to schedule an appraisal soon.
- Recommended Action: Approve Agreement with Tulare County for use of their stormwater drainage system for discharge of water from flushing and backwash of the GAC.

b) Wastewater Treatment Plant Planning – Predevelopment Planning Grant Application

- The USDA Predevelopment Planning Grant has been submitted. USDA has initiated their review as of May 2026. USDA will notify us if any additional information is needed during their review.
- Recommended Action: Board's Pleasure

c) New Well and Water Storage Tank – Funding Application

- P&P is working on a DWSRF planning grant application to be submitted through the State Water Resources Control Board. A response was received that the request was not eligible for the TA program because it is not addressing a compliance order.
- According to the California Waterworks Standards, the Water System shall be able to meet the production and storage capacity MDD requirements at all times. The Water System currently meets the MDD production capacity requirement.
- In addition, a Water System with less than 1,000 service connections is required to have storage capacity equal to or greater than MDD, unless the system can demonstrate that it has an additional source of supply or has an emergency source connection that can meet the MDD requirement. The highest MDD in the last ten (10) years was 1,481,800 gallon per day. The Water System has a total storage capacity of 600,000 gallons. Therefore, the Water System does not currently meet the MDD storage capacity requirement.
- It is anticipated that application documents requiring PPUD signature will be ready for Board approval in September.
- Recommended Action: Board's Pleasure

3) COUNTY ROAD PROJECTS

- County Staff approached the PUD concerning three roadway projects. The locations include:

Location	Water Valves	Sewer Manholes	Projected Cost	Projected Date
Court St. Park St. to School St.	33	13	\$63,350	Spring 2024
Terra Bella Ave. Rd. 96 to Cedar St.	7	1	\$16,000	Summer 2024
Terra Bella Ave. SR 99 to School St.	23	8	TBD	Fall 2025

- The County is processing the Utility Agreement (UA) for the second Terra Bella project with Caltrans. Caltrans requested a repayment language be removed from their UA, so the County prepared a draft Reimbursement Agreement.
- Comments on the two agreements were provided back to the County.
- A meeting with the County was held on July 16, 2026. It was determined that verbiage could not be changed or updated on the UA agreement, but our

concerns were addressed and discussed by the County regarding the specific verbiage in the agreements.

- The final version of the UA is submitted for review and execution. A Notice to Owner was also submitted for review.
- The Reimbursement Agreement will be submitted by the County for review and execution.
- A Resolution has been prepared for review and approval, Authorizing the Relocation and/or Adjustment of Existing Facilities found to be in conflict with the Road Project to be delegated to the County.
- Recommended Action: Review and approve to execute the Resolution Authorizing the Relocation and/or Adjustment of Existing Facilities to be Delegated to the County.
- Recommended Action: Review and approve to execute the Utility Agreement for the second Terra Bella Road Project.
- Recommended Action: Review and approve to execute the Reimbursement Agreement for the second Terra Bella Road Project.

4) Teviston Feasibility Study

- Stantec is conducting a Feasibility Study for Teviston CSD.
- P&P reviewed the Draft Final Feasibility Study and Rate Revenue Sufficiency Analysis prepared by Stantec and prepared a Comment Summary Memo of comments/questions/concerns.
- Stantec also hopes to schedule a Special Board Meeting with PPUD in the coming months to start discussion with the Board.
- Recommended Action: Provide any edits on Comment Summary Memo and authorize staff to send the memo and comments to Stantec.
- Recommended Action: Determine a date to hold a Special Board Meeting with Stantec

7. Tools & Maintenance

1) Projects Completed in July 2026

- Pixley Apartments Meter received maintenance.
- Yearly pumping and cleaning of influent pump station at WWTF
- Wiring and Conduit replaced on Stm 153 aerotor in Train B. Waiting for Train A work to be completed.

2) Projects to be completed as of August 6, 2026

- Train A aerotor tentative date of August 25, 2026 for a crane to come out and install the chain.
- Determine what is causing restriction of flow on the Traub A clarifier transfer pump.
- Train B aerotor – multiple issues to be corrected once Train A aerotor is fully fixed.
- Fix Well 4a substantiable pressure.

- Clean up and complete weeds removal at the WWTF.
- Have the water leak on pump head at Well 6 completed.
- Weed removal at Fire Hydrants and paint Hydrants that are faded.
- Weed removal at all Well sites.
- Meter register maintenance as of August 6, 2026:
 1. Account 19410-1
 2. Account 19415-1
 3. Account 20610
 4. Account 04000
 5. Account 30629
 6. Account 11830
 7. Account 19040
 8. Account 17765
 9. Account 40065
 10. Account 20540-1
 11. Account 07370
 12. Account 10110
 13. Account 30680
 14. Account 30670
 15. Account 30610-5
 16. Account 20600-1
 17. Account 01430
 18. Account 17611-5
 19. Account 05230
 20. Account 04560-1
 21. Account 16110-4
 22. Account 12410

Public Hearing

8. Discussion and consideration for adoption of the Pixley Public Utility District Amended and Fully Restated Conflict of Interest Code.

- Recommended Action: Board to open and conduct a public hearing to receive testimony concerning Pixley Public Utility District Amended and Fully Restated Conflict of Interest Code, close the public hearing, and then take action to approve the Pixley Public Utility District Amended and Fully Restated Conflict of Interest Code, as presented, and authorize staff to submit the Pixley Public Utility District Amended and Fully Restated Conflict of Interest Code to the Tulare County Board of Supervisors for review and approval.

Close Public Hearing

9. Other Matters

1) Potential Properties to Begin Abandonment Process

- Properties listed below have gone 3+ months without payment and we are unable to contact the Account/Property Owners.
 - APN 299-103-010 – 1043 East Court Avenue
 - APN 299-150-035 – 772 South Main Street
- Recommended Action: Discuss and determine the District's intentions to move forward. Potentially acting on scheduling Abandonment Hearings or next steps to be taken regarding said properties and their water capacity services and sewer services.

2) Railroad Leases – Park Place Main Street and CA 99 and Main Street

- Discuss and determine whether to maintain our leases with Union Pacific Railroad when we receive the invoices in April of 2027 regarding the Main Street Park Place Park and the Pixley Town sign properties.
- Office Manager Amanda Rodari reached out to Union Pacific Railroad on July 28, 2026, regarding our current leases. Our leases can be terminated after following steps are completed:
 - Allow up to 60-90 days to line up the appropriate team members for inspection.
 - Team will review/inspect property. Providing they find no issues or items remaining on the property they will approve termination. The items the environmental team will be looking/reviewing for are:
 1. Remove any and all improvements/articles from the land-structures, park benches, signs, concrete, fencing etc.
 2. The monitor any soil stains or issues.
 3. Property must be returned to its original condition
 - Once approval us gained a draft official termination letter for both parties will be drafted for both parties to sign/execute and the process complete.
- The Union Pacific Railroad company did advise that the Leases are transferable if someone else decides they would like to take over the leases for the properties before we terminate the lease.
- Recommended Action: Discuss and potentially direct and approve for Office Staff on next steps on how to move forward with the leases.

10. Board Member Communications

11. 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 the Pixley Public Utility District, 232 East Davis Pixley, during normal business hours. *“This institution is an equal opportunity provider and employer. Waste/Water Services are provided on an Equal Opportunity basis. Reasonable accommodation for alternative means of communication or access for individuals with disabilities will be made upon request. Call: (559)757-3878 to request accommodation.”*