

Minutes

The Pixley Public Utility district held a Board Meeting on the 10th day of August 2026 at the Pixley Public Utility District

- It was determined that a quorum was present with the following Board Members present Ronnie Prine, Ramon Cisneros, and David Terrel. Present as well were Jacklyne Zavala; Office Assistant, Robert Masters; Operations Supervisor, Chad Lew; District Counsel, and Maija Madec; District Engineer. Also present were Mike Antos and Sally Van Etten; members of Stantec, and Alazkari Flores; Teviston's General Manager.

1. The meeting was called to order at: 5:30pm

2. Minutes

- The minutes of July 22nd, 2026, Special Board Meeting were submitted for review. On the motion of David Terrel and seconded by Ramon Cisneros and a unanimous vote the minutes were approved as submitted. Motion Carried.

3. Monthly Bills:

- On motion of Ramon Cisneros and seconded David Terrel and a unanimous vote the following bills were ordered paid. See Exhibit "A". Motion Carried.

4. Public Comments

- N/A

5. Kirk Masters – Pixley Irrigation/Lower Tule Irrigation

• Sustainable Groundwater Management Act (SGMA)

- Kirk Masters was not in attendance to present. Office Assistant Jacklyne Zavala reported that regarding Pixley's request for exemption for extraction fees, we received an email from the State Waterboards that they are evaluating the requests and a response will be sent whether approved or denied no sooner than September 2026.

6. Provost & Pritchard

1) DEVELOPMENT UPDATE AND REPORT ON ACTIVE ITEMS

a) <u>Available Water Units</u>	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 Extension

- 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 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: Boards's Pleasure**
- District Engineer Majia Madec reported that she sent an additional information request shortly after the last Board Meeting noting some of the information we need in order to consider a Will Serve for them, but no response has been received as of now.

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 too 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 storm drainage system for discharge of water from flushing and backwash if the GAC.**
- District Engineer Majia Madec reported the TCP agreement was received from the State which has now been executed, and final design documents have been started. A draft agreement is presented to the board for review and approval that would be between Tulare County and PPUD for the use of their storm drain

system and allowing us to construct facilities that connect to the storm drain system to discharge. The fee would be \$2,000.00 to Tulare County per year. The draft agreement was approved to execute on motion of Ramon Cisneros and seconded by David Terrel. Motion carried.

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**
- District Engineer Maija Madec reported that the application was submitted to USDA, it has been under review. A letter of conditions was submitted a week or two ago that was signed and returned. Funding is approaching.

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**
- District Engineer Maija Madec reported funding for new well and water storage application is under preparation. Documents for the Boards approval will be ready at the next month's board meeting for submission. The state is requesting PPUD to have additional storage due to not having more than 1000 connections.

3) COUNTY ROAD PROJECTS

- **County Staff approached the PPUD 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 have been provided back to the County.**
- **A meeting with the County was held on July 16, 2026. And 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.**
- **District Engineer Maija Madec reported that we have received the Utility and Reimbursement agreement from the county. A resolution was also prepared that will authorize the adjustment of the facilities by the county. Office assistant Jacklyne Zavala added that Terra Bella Ave-Road 96 to Cedar Street bid came in lower than expected. Total cost for us to pay was \$2900.00. For the 2025-2026 Fiscal Year we budgeted and saved \$3200.00 to pay the June 2026 invoice. This was used to pay \$2900.00 to pay off the loan agreement for this project on August 6th, 2026. On motion of David Terrel and seconded by Ramon Cisneros it was approved to execute**

the Utility Agreement, the Reimbursement Agreement, and Resolution 2026-03.
Motion carried.

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**
- District Engineer Maija Madec reported that Teviston Facility submitted a Feasibility Study and Rate Revenue Sufficiency Analysis for review. She drafted a memo for the Board review and consideration with her comments and concerns that PPUD may have on how it will affect Pixley. Maija's comments and concerns as well as Board and Staff comments and concerns were discussed at this meeting. Stantec will communicate PPUD'S comments to the State. Maija Madec would like to add a couple items to the comment memo to bring back to the next meeting. It was decided by the board to bring Comment Summary back with the revised comments for September Board Meeting for further discussion. Stantec decided it would be best to schedule a special board meeting when time is right further out.

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
- Operations Supervisor Rob Masters reported projects completed in July 2026: the meter at the apartments was replaced. Yearly cleaning of pumps was completed prior to taking his vacation time. Also, the new wiring for the Conduit was put in for train B, currently waiting for train A work to be completed. He also mentioned projects that will be completed in August 2026: having a crane coming August 2026 for Train A. Train A clarifier pump was switched out, but still not pumping and clarifier is full of rags, he might have to use the crane to pull pipe off. Once Train A is done, Train B aerotor issues will be fixed. He added Well 4a has been running great. He mentioned that he has been running both Well 4a and Well 3a, that they will work great for a couple days and then pressure out. Programming problems were fixed and are now running better than prior, but still not dependable. Well 6 has not been scheduled for repair yet. Office Assistant Jacklyne Zavala commented that the list of meters was updated to reflect the accounts as of May 4, with a list of 22 meters to have maintenance completed on. Since reads were done on July 27th, 2026, 7 new meters need to be added to the list once current meters are done. Robert Masters added that 8 registers were completed but does not have an updated list but will ask KC Mcphetridge for the list when he is back at work. He also said that PPUD will have to pay someone to go inside the Tank Site for inspection which he is still figuring out who to contact.

Public Hearing 7:14pm

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 7:17pm

- District Attorney Chad Lew reported that the State has required public entities to adopt a Conflict-of-Interest code, that every 2 years the district is required to look at the Conflict-of-Interest Code making any updates this is called a bi-annual review. Our code of reviewing body is the Tulare County Board of Supervisors. All board members and employees received a notice that PPUD is amending their Conflict-of-Interest code. Each employee will be required to complete the form 700. On motion of David Terrel and seconded by Ramon Cisneros the Amended and Fully Restated Conflict-of-Interest Code was approved and authorized staff to submit to the County Board of Supervisors for their approval. Motion carried.

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.**
- Office Assistant Jacklyne Zavala reported two properties that have gone 3+ months without payment: 1043 East court (Church) the last payment received was in April to remove the lock off that was placed for being two months past due. Current balance being owed is \$659.40 which is 5 months past due and currently locked off. Also 772 South Main (Don Panchos Meat Market) last payment received to bring balance current and to avoid lock off was in May 2026. Check was charged back for insufficient funds. The current balance of \$977.24 which is now six months past due. Currently locked off. Amanda Rodari has tried to communicate with both property owners but not response from either property. Board member Ray Cisneros commented that 772 South Main could not be abandoned because it is connected to the building next to it. Operations Supervisor Rob Master added that they are not connected, and each have their own meter. It was decided by the board to table this item until next month when this could be further discussed when Office Manager Amanda Rodari is back.

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 Manager on next steps on how to move forward with the leases.**
- Office Assistant Jacklyne Zavala reported that Amanda Rodari reached out to Union Pacific Railroad on July 28, 2026, regarding PPUD current leases. She learned that our leases could be terminated after following certain steps. The Board had some concerns about what specifically had to come off the property. Board President Ronnie Prine commented that he will be going to the next town council meeting to ask if they would like to have the leases transferred to them now Town Council is the one taking care of the park. Ronnie Prine added that we wouldn't have to take the concrete off since the county put the sidewalk prior to PPUD having a lease with Union Pacific Railroad, but not quite positive. District Attorney Chad Lew mentioned about having Amanda look over the lease again look at the description of that area and see what's in that description of that area or not. After some further discussion it was determined to table until next month's meeting to discuss further and have Ronnie bring back information on whether Town Council would like to have the leases transferred to them.

10. Board Member Communications

- N/A

11. Adjournment

- There being no further business before the Board, the meeting was adjourned at 7:30p.m. on the motion of David Terrel and seconded by Ramon Cisneros and a unanimous vote. Motion Carried.

Respectfully submitted

Jacklyne Zavala

Office Assistant

In lieu of

Amanda Rodari

Secretary/Clerk

Pixley Public Utility District

BIILS PAID JULY 2026
AUGUST 2026 Board Meeting
Exhibit A

Vendors	Credits	Paid	Paid from RESERVE/SAV
AT&T U-VERSE WWTF	-	\$191.94	-
AT&T MOBILITY	-	\$408.47	-
AT&T U-VERSE – WATER TANK	-	\$112.35	-
AT&T U-VERSE - DISTRICT	-	\$162.55	-
AT&T MOBILITY OFFICE/WWTF	-	\$784.54	-
BSK	-	\$560.00	-
CIVICPLUSS	-	\$436.10	-
CLINES	-	\$153.87	-
ECLIPSE MAPPING AND GIS	-	\$3,817.41	-
FGL	-	\$1,000.00	-
GIOTTOS	-	\$13.68	-
MCCORMICK, KABOT & LEW	-	\$1,933.35	-
MORRIS LEVIN & SONS	-	\$1,269.66	-
PIXLEY AUTO PARTS	-	\$1,413.57	-
PROVOST & PRITCHARD	-	\$13,097.66	-
QUICKBOOKS	-	\$1,989.00	-
RCAC	-	\$1,621.53	-
RYANS PLUMBING	-	\$5,500.00	-
SIERRA DAIRY	-	\$982.10	-
SOUTHERN CA EDISON – PLANT	-	\$4,839.82	-
SOUTHERN CA EDISON	-	\$5,456.74	-
SOUTHERN CA EDISON – WELL 3A	-	\$9,541.00	-
SOUTHERN CA EDISON – WELL 6	-	\$3,917.61	-

STATE COMPENSATION	-	\$616.33	-
TIB – CARD SERVICES	-	\$11,852.95	-
TULE TRASH	-	\$116.07	-
US POST OFFICE	-	\$440.88	-
USABUEBOOK	-	\$710.16	-
VSI	-	\$3,175.69	
-	-	-	-
CREDITS:	-	-	-
PAID BILLS:	-	\$76,115.03	-
TOTAL OF BILLS PAID FROM RESERVE	-	-	\$0.00
TOTAL OF ALL BILLS PAID	-	-	\$76,115.03
TOTAL TO TRANSFER TO SAVINGS FOR FUTURE BUDGETED PAYMENTS	-	-	\$37,515.65