

Pixley Public Utility District

Board of Directors Special Board Meeting

Date: July 22, 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) <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, 3/26)	1
• Orellano – 782 S Main (3/25, 3/26)	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)	18
• Medical Draw Station (9/26)	0 (existing service)
• 533 W. Compton (Bank Owned) (5/26)	0
• Park Village – 782 N Park Drive (7/26)	33
• Remaining Available Water Units	25
• Projects in <i>italics</i> have expired. Recommend sending notification letters indicating that extension requests are necessary. Projects in <i>bold italics</i> 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.
- The Board had several questions related to this request at the June Board Meeting. A memo addressing these questions is enclosed.
- Recommended Action: Approve Conditional Will-Serve Letter to Park Village, 782 North Park Drive.

c) Correa – Tract 7445 – Will-Serve Extension Request

- Tract 7445 includes 18 proposed single-family lots on the east side of Pine Street, north of Court Ave. A Conditional Will-Serve Letter was approved in July 2025, which is now expired. An extension has been requested.
- Recommended Action: Approve Conditional Will-Serve Letter.

2) INFRASTRUCTURE PROJECTS

a) Drought Relief Grant from the Department of Water Resources – Well 4A

- Construction has been completed. The Notice of Completion was approved on May 27, 2026, and has been filed with Tulare County. Closeout documentation, including final reimbursement requests, has been prepared and submitted to DWR.
- There were issues with the pressure settings for the well. The high-pressure sensor was set at 50psi, which could have been the reason why the well was getting locked out from high pressure alarm. As of June 29, the high-pressure alarm setting was set at 70psi, the alarm will be removed when the pressure drops back to 60psi. The low-pressure alarm is set at 35psi.
- Recommended Action: Board's Pleasure

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

- The SWRCB issued a Construction Funding Agreement on April 20, 2026, with a request to review and sign the Agreement within 30 calendar days. Several comments have been provided on the Agreement.
- The SWRCB issued a revised Agreement on June 12, 2026. PPUD has signed the Agreement, and the State issued the final executed Agreement on July 15, 2026.

- A Task Order is provided for P&P to provide final design and construction phase services for the TCP Treatment Project, in accordance with the grant agreement.
- It is recommended that an RCAC bridge loan application be prepared for this project.
- The updated Corrective Action Plan (CAP) was submitted in June 2026, as required in the TCP Compliance Order. The final CAP is provided, for Board Awareness.
- Recommended Action: Approve Task Order authorizing P&P to provide final design and construction phase services for the TCP Treatment Project. Begin discussion on next steps for the RCAC bridge loan application process. Potentially approve P&P to start next steps and starting the application process for an RCAC bridge loan for this project.

c) 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

d) New Well and Water Storage Tank – Funding Application

- In May 2026, PPUD applied for Technical Assistance (TA) funding to evaluate a new well and water storage tank.
- A response was received that the request was not eligible for the TA program because it is not addressing a compliance order.
- It is suggested that a DWSRF planning grant application be submitted through the State Water Resources Control Board.
- Recommended Action: Approve Task Order authorizing P&P to prepare a planning grant application.

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 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.
- Notice to Owner will also be submitted for review as of July 21, 2026.
- The Reimbursement Agreement will be submitted by the County for our August Meeting.
- Recommended Action: Review and approve to execute the Utility Agreement for the second Terra Bella Road Project.

4) On-going Consultant Service Agreement

- The Consultant Service Agreement (CSA) for On-going Engineering Services between Pixley Public Utility District and Provost and Pritchard was last renewed in 2024.
- An updated CSA for the 2026/2027 Fiscal year is attached for consideration. Edits have been made to this CSA consistent with those that were included in the 2024 CSA. These edits relate to Items 15, 17, and 31.
- Recommended Action: Review and approve CSA for On-going Engineering Services.

5) Teviston Feasibility Study

- Stantec is conducting a Feasibility Study for Teviston CSD. They have requested a meeting to start the initial discussion regarding the potential managerial consolidation between PPUD and TCSD.
- Amanda Rodari, Chad Lew, and Maija Madec met with Stantec and Teviston CSD staff on Monday July 13, 2026.
- We are reviewing the Draft Final Feasibility Study and Rate Revenue Sufficiency Analysis prepared by Stantec, and we intend to have a summary of comments/questions/concerns to review with PPUD Board in August.

- Stantec also requests that the Board Members review the Draft Final Feasibility Study and Rate Revenue Sufficiency Analysis and provide Stantec with any of their comments/questions/concerns.
- Stantec hopes to schedule a Special Board Meeting with PPUD in the coming months to start discussion with the Board.
- Recommended Action: Board's Pleasure

7. District Counsel – Chad Lew

- 1) Discussion, consideration, and potential action on submitting claim for PFAs class action settlement.
 - David Grossman and Associates, a firm working on PFAs remediations, reached out to PPUD. Although PPUD may not qualify currently, they want to ensure we submit a claim in case the requirements may change.
 - Recommended Action: Discuss and approve the execution of the PFAs Contamination Legal Services Contract with Grossman Kelly PLLC and Resolution No. 2026-03
- 2) Discussion, consideration, and potential action to approve legal services agreement with McCormick, Kabot & Lew, APC.
 - A Special Board Meeting needs to be scheduled to discuss and determine the 2026-2027 Fiscal Year Budget.
 - Recommended Action: Approve to execute Legal Services Agreement with McCormick, Kabot & Lew

8. Tools & Maintenance

9. Other Matters

- 1) 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.
 - Determine next steps about reaching out to another town entity like Town Council and if they will/would be reaching out to Union Pacific Railroad to start a lease with them to maintain the Sign and Park.
 - Recommended Action: Discuss and potentially direct and approve for Office Manager 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.”*