Minutes

The Pixley Public Utility district held a Board Meeting on the 12th day of October 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, Jose Moreno, and Matthew Martinez. Present as well were Amanda Rodari; Office Manager, Robert Masters; Operations Supervisor, Chad Lew; District Counsel, and Maija Madec; District Engineer.

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

- The minutes of September 14th, 2026, Board Meeting were submitted for review. On the motion of Jose Moreno and seconded by Matthew Martinez and a unanimous vote the minutes were approved as submitted. Motion Carried.

3. **Monthly Bills:**

- On motion of Jose Moreno and seconded Ramon Cisneros 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.

6. **Provost & Pritchard**

1) <u>DEVELOPMENT UPDATE AND REPORT ON ACTIVE ITEMS</u>

a) <u>Available Water Units</u> **106**

- 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
  - Orellano – 782 S Main (3/25, 4/26) 1
  - Martinez – 656 W Bradbury (5/25, 6/26) 1
  - Tesoro – 426 W Terra Bella (5/25, 6/26) 2
  - Correa – Tract 7445 (4/23, 7/25, 7/26) 18
  - Remaining Available Water Units **58**
  - 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.
  - District Engineer Maija Madec reported that there are currently no updates and no new requests at this time.

2) **INFRASTRUCTURE PROJECTS**

a) **<u>TCP Construction Grant from State Water Resources Control Board – Well 3a, 4a, 5, & 6</u>**

- **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. We are considering additional potholing of the storm drain line at Well 4a.**
- **The owners of the property located at 617 West Compton are still interested in selling the real property to the District. They have secured an appraisal, and have been working to address some issues, such as payment of back taxes and assessments.**
- **Recommended Action: Board's Pleasure**
- District Engineer Majia Madec reported that P&P is finalizing design. They are looking to add additional potholes for storm drains near Well 4a. She also advised that Owen Bratton with the SWRCB advised that it was approved to use the TCP settlement funds as our bridge loan for this project. Office Manager Amanda Rodari added that she spoke with our auditors, who advised that as long as it is in the minutes for them to review the approve by the Board to use these funds or to open an account and use funds from the settlement account in a noninterest account in accordance with the project. She also advised that there is an invoice recently received from P&P for roughly $19,000.00 that she will be having to transfer funds from the TCP account to the Checking account to pay this invoice until funds are reimbursed by the State. District Counsel Chad Lew reported that he has heard no further updates from the owners of 617 West Compton. It was decided to start moving forward without consideration of this property.

b) **<u>Wastewater Treatment Plant – USDA Predevelopment Planning Grant</u>**

- **USDA has issued a Letter of Conditions for the Predevelopment Planning Grant for the Wastewater Treatment Plant.**
- **A USDA Water and Waste System Grant Agreement is provided for review and approval.**
- **The Letter of Conditions requires an engineering services agreement conforming to EJCDC standards. The required EJCDC agreement document has been requested from USDA.**
- **Recommended Action: Approve USDA Grant Agreement**
- **Recommended Action: Approve Engineering Services Agreement**
- District Engineer Maija Madec reported that last month the agreements for USDA and the Engineering were presented but there wasn't a chance to fully review them. Chad was able to go through both and had questions and concerns regarding a few sections of both agreements. Both talk a lot about construction and which he does not feel makes sense when this is for a

planning grant. Also, one of the agreements references an audit and wants to know what kind of audit they are referring to. After further discussion amounts Counsel, Engineer and the Board, it was decided to tables the agreements until Maija can reach out to USDA to ask the questions that were discussed and for Chad to send his redline version of the agreements to Maija.

c) <u>New Well and Water Storage Tank – Funding Application</u>

- **The DWSRF planning grant application was submitted through the State Water Resources Control Board FAAST online application portal on September 21, 2026.**
- **Recommended Action: Board's Pleasure**
- District Engineer Maija Madec reported that the application was submitted last month. No new updates at this time.

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	$61,750.00	2024-20205
Terra Bella Ave. Rd. 96 to Cedar St.	7	1	$16,000	2024
Terra Bella Ave. SR 99 to School St.	23	8	$62,000.00	Fall 2025

- **Terra Bella Ave (SR 99 to School St.): The Utility Agreement and Reimbursement Agreement for the second Terra Bella Avenue roadway project have been approved by PPUD and the County.**
- **Court St.: A draft Agreement for Reimbursement for the Court Street roadway project was provided by the County. Comments on the Agreement have been returned to the County.**
- **The Agreement for Reimbursement is provided for review and approval.**
- **Recommended Action: Discuss and potentially approve the execution of the Agreement for Reimbursement for Court St. as presented given the County accepts our redline revisions.**
- District Engineer Maija Madec reported that we finally received a new Agreement for Reimbursement for the Court St. project and our redline revisions have been sent back to the County for review and approval to be executed. We are waiting to hear back from them. Office Manager Amanda Rodari advised that thy County approved the redline revisions and the Agreement is presented for review and approval by our Board. And our first payment to the County will be due in December 2027. On motion of Ramon Cisneros and seconded by Jose Moreno and a unanimous vote the

Agreement for Reimbursement that was presented for review was approved to be executed. 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. Comments were returned to Stantec in September 2026.**
- **Stantec also hopes to schedule a Special Board Meeting with PPUD in the coming months to start discussion with the Board.**
- **Stantec would like to discuss the requests that were made in the Comment summary memo and determine PPUD's "must haves" versus "hood to have" requests for PPUD to move forward with a voluntary consolidation.**
- **Recommended Action: Discuss and determine what PPUD's "must haves" versus "good to haves" are from the Comment Summary to provide back to Stantec.**
- **Recommended Action: Determine date for Stantec to hold the Special Meeting for PPUD to attend.**
- District Engineer Maija Madec reported that Stantec wanted to meet to go over the Comment Summary Memo and discuss what PPUD is wanting as "must haves" to move forward. However, she thought it was best these were determined by the Board first before there was further discussion. The Comment Summary Memo was gone through item for item, and it was determined that most were "must haves" and that the sewer update item was the only "good to have" item. The Board then directed for Maija to respond to Stantec with their "must haves" versus "good to haves". It was also discussed to determine a date to hold a special meeting with Stantec. It was determined for Office Manager Amanda Rodari to advise that the Board would like to schedule a meeting once Stantec has more definitive answers and can provide a proposed Agenda for review first, so that we can review and know what the areas of discussion will be before setting a date. They also would like to see if they would be open to potentially holding the meeting at the Pixley Memorial Building if it is available.

7. Tools & Maintenance

1) Projects Completed in September 2026

- Train A Aerator Chain reinstalled. Has taken about two weeks to get the kinks out of chain and gearbox to stay aligned. Has being running 24/7 since October 6, 2026.
- Clean up and complete weed removal at the WWTF and Wells.
- Elm Street between Court and Ellsworth two different houses had issues of not receiving water through their meters/no water at curb stops and had to be repaired. Might run into future issues on this block.

2) Projects to be completed as of October 2026

- Electrical problem on Tank Site. Has been down since end of August. Working with Craig from Turnupseed Electrical to fix. Found the wire's that is

potentially causing the issue but we need a programmer to fund out why they are not sending data.

- Train B Aerator process has started to shut down and empty for repairs.
- New chain is being fabricated by KMS for Train B
- Have the water leak on pump head at Well 6 completed.
- Weed removal at Fire Hydrants and paint Hydrants that are faded.
- 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 19040
    7. Account 40065
    8. Account 20540-1

– Highlighted items have been completed since last board meeting.
– Highlighted items weren't switched out but reading has started picking up again.
– Highlighted items have been switched out but still not picking up read.

- Meter register maintenance as of August 25, 2026:
    1. 20830
- Meter register maintenance as of September 28, 2026
    1. 01430
    2. 17367
    3. 10080-1
    4. 17710
    5. 20560
    6. 15020-2
    7. 17354-1
    8. 19080-1
    9. 19210-1
    10. 20600-2
    11. 20880

– Highlighted items have been completed since last board meeting.

- **Miscellaneous Tools & Maintenance**
    - Well 4a is pumping a lot of air, it's not consistent but is putting air in the system at times.
    - Operator 1 (Kc) has a new task form sheet for daily tasks/reporting that will be available every Monday following a completed work week at the Office and completed reports will also be included in the monthly Board Packets for review.

3) Discuss Vehicle for Spray Rigg

- Operations Supervisor Rob Masters reported that the Train A chain has been working smoothly. Hopefully within the next week he will have it at 100%, he has been bumping it up

about 3% each day. Once it is at 100% and working with no issues, they will start the process of repairing Train B. He then made the Board aware of the two houses who had issues with receiving no water on Elm Street between Ellsworth and Court, he thinks this being an old line that other house may start having issues as well. But the two houses having issues have been fixed. Craig and Rob have been trying to contact the company Craig found to help with repairs and the Water Tank, but they are not responding. Craig is working on trying to find another company to help fix the issue. Well 6 is still leaking. He was going to call Bakersfield Well and Pump to schedule repairs but with the issues we are having with Well 4a and having to shut it down this repair is going to have to wait. He then went on to explain that Well 4a is pumping a lot of air. Dovali Construction, who worked on this project, advised if it was feasible to shut the well down if possible until they could come out to look at the issue and hopefully resolve the problem. He has Well 3a running as the primary now. District Engineer Maija Madec is going to look into extending the warranty on Well 4a in case it has to be down 3-4 months as the warranty is only for 1 year currently. Rob went on to mention that he found a electric gator at Lawernce Tractor last week. It is a used one they will be selling for $5,000.00 from an almond farmer who moved out of state. It is already set up for spraying and will have all new batteries. Rob told them that he would like to test drive it once it is ready and purchase it if everything checks out. On motion of Jose Moreno and seconded by Ramon Cisneros and a unanimous vote it was approved to purchase the Gator at an amount not to exceed $5,000.00 plus taxes. Motion Carried.

8. Other Matters

1) Stantec Regional Meeting Invitation

- **Stantec team has been working with water systems in the area to consider opportunities to partner on water solutions. The upcoming meeting will be the first of two that convenes all seven systems that have engaged in the regional effort. The purpose of the meeting is to share the findings from their regional assessment and share residential feedback and begin to map out common priorities that the systems most want to advance.**
- **Stantec held a meeting on Monday September 21, 2026 from 6-7:30 at Earlimart's School District's Board Room. Board Members Ronnie Prine and Ramon Cisneros along with Office Manager Amanda Rodari attended.**
- **Stantec hopes to schedule another meeting either November 6th or 13th at an early afternoon time.**
- **Recommended action: Discuss and determine which Board and Staff member to attend the Regional Meeting to be held in November 2026.**
- Office Manager Amanda Rodari reported that Stantec held a meeting on September 21, 2026, that herself long with Ronnie and Ramon attended. It was more of an open discussion meeting where a lot of other Districts introduced themselves and reported their struggles. She advised Stantec will be holding another meeting on the afternoon of Friday November 13, 2026, and asked which two board members would like to attend with her. It was determined that Ramon and Jose would attend the meeting, and if Jose is unable to attend then Ronnie will go in his place.

2) Potential Property to Begin Abandonment Process

- **Property listed below has gone 3+ months without payment and we are unable to contact the Account/Property Owners.**

    - **APN 299-150-035 – 772 South Main Street**
    - **APN 299-081-008 – 461 South Walnut 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 Manager Amanda Rodari reported that it has come to our attention that 772 South Main Street is going to be going through foreclosure. After some discussion about the property and trying to retrieve funds, on motion of Jose Moreno and seconded by Matthew Martinez and a unanimous vote it was approved to start the abandonment process for 772 South Street. Motion Carried. Amanda then reported that 461 South Walnut is not current due to the owner being in a physical rehab facility. The owner's family is aware of the past due balance and are not worried about or going to pay her bills at this time. After discussion about staying fair and consistent with all properties, on motion of Jose Moreno and seconded by Ramon Cisneros and a unanimous vote it was approved to move forward with the abandonment process for 461 South Walnut Street. Motion Carried.

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

- **Board President Ronnie Prine went to the Town Council meeting on August 24, 2026. He explained the Districts situation with the leases. Town Council sparked interest in wanting to take over the leases instead of us letting them go and advised they would reach out to the District Office Manager Amanda with further questions or concerns.**
- **Town Council Member Teresa Lewis reached out to Amanda on August 28, 2026, advising she had some questions for the Railroad company regarding the matter and was provided the District's email so that Amanda could get her in connection with the Railroad Manager that takes care of the property leases.**
- **As of October 8, 2026, Amanda has connected Teresa with the Railroad Property Manager via email.**
- **Recommended Action: Board's Pleasure**
- Office Manager Amanda Rodari reported that she had to reach back out to Teresa because she never received an email from her. She received Teresa's email from her so that she could put her in touch with the railroad company. I emailed Chuck and added Teresa to the email for next steps. Per Chuck at Union Pacific Railroad on October 9, 2026, to transfer the leases there is a $500.00 legal draft charge per lease. He attached the land lease application for Teresa to complete and return for them to begin the process. After some discussion amongst the Board it was decided for Ronnie to attend the next Town Council meeting and offer to pay one of the two $500.00 fees to help with the process and that we can do one last clean up with the District Tractor near the fence to clean up the tumble weeds/tree limbs to help them out.

9. Board Member Communications

- N/A

10. Adjournment

- There being no further business before the Board, the meeting was adjourned at 6:30p.m. on the motion of Jose Moreno and seconded by Ramon Cisnero and a unanimous vote. Motion Carried.

Respectfully submitted
Amanda Rodari
Secretary/Clerk

Pixley Public Utility District

BIILS PAID SEPTEMBER 2026
OCTOBER 2026 Board Meeting
Exhibit A

Vendors	Credits	Paid	Paid from RESERVE/SAV
AT&T MOBILITY	-	$507.81	-
AT&T MOBILITY OFFICE & WWTF	-	$677.84	
BROWN ARMSTRONG ACCOUNTANT CORP.	-	-	$13,000.00
BSK	-	$1,177.34	-
CALPERS	-	$60.00	-
CAPITAL INDUSTRIAL MEDICAL SUPPLY	-	$90.97	-
CIVICPLUS	-	$436.10	-
CLINES	-	$30.00	-
FGL	-	$500.00	-
LUBRICATION ENGINEERS	-	$775.66	-
MCCORMICK, KABOT & LEW	-	$1,722.46	-
PINE PEDRONCELLI & AGUILAR INC	-	$1,150.00	-
PIXLEY AUTO PARTS	-	$550.21	-
PROVOST & PRITCHARD	-	$12,578.36	-
PRO ROOTER	-	$8,500.00	-
RYAN'S PLUMBLING	-	$3,700.00	-
SIERRA DAIRY	-	$1,541.50	-
SOUTHERN CA EDISON – PLANT	-	$4,264.10	-
SOUTHERN CA EDISON	-	$5,388.82	-
SOUTHERN CA EDISON – WELL 3A	-	$9,021.31	-
SOUTHERN CA EDISON – WELL 6	-	$4,671.03	-

STATE COMPENSATION	-	$616.37	-
STATE WATER RESOURCES CONTROL BOARD	-	$600.00	-
TIB – CARD SERVICES	-	$12,143.12	-
TULE TRASH	-	$116.07	-
US POST OFFICE	-	$441.88	-
-	-	-	-
CREDITS:	-	-	-
PAID BILLS:	-	$71,260.95	-
TOTAL OF BILLS PAID FROM RESERVE	-	-	$13,000.00
TOTAL OF ALL BILLS PAID	-	-	$84,260.95
TOTAL TO TRANSFER TO SAVINGS FOR FUTURE BUDGETED PAYMENTS	-	-	$30,063.28