Pixley Public Utility District

Board of Directors Board Meeting

Date: November 9, 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> **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
    - **Ibarra – 194 S Pine (TBD) 1**
    - Remaining Available Water Units **57**
    - 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) Ibarra – 194 South Pine Street – Will Serve Request

- Water and sewer services are requested for a proposed single-family residence. Water and sewer services do not currently exist to the subject property. A floor plan has been provided; however, it does not appear to be specific to the subject property, and water and sewer services are not identified.
- A letter is provided requiring improvement plans to be submitted prior to consideration of a conditional will-serve letter.
- Recommended Action: Approve Letter of Conditions for 194 South Pine Street

2) INFRASTRUCTURE PROJECTS

a) TCP Construction Grant from State Water Resources Control Board – Well 3a, 4a, 5, & 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. We are getting additional potholing/utility locating of the storm drain lines near Well 3a and Well 4a.
- Electrical design updates are in progress.
- Once updates to the final plans and specifications are completed, they will be submitted for final review and authorization to proceed with bidding.
- Recommended Action: Board's Pleasure

b) Wastewater Treatment Plant – USDA Predevelopment Planning Grant

- 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 recommends an engineering services agreement conforming to EJCDC standards. The EJCDC E-525 Agreement between Owner and Engineer for Study and Report Professional Services is provided for review and approval.
- Recommended Action: Approve USDA Grant Agreement
- Recommended Action: Approve Engineering Services Agreement (EJCDC E-525)

c) New Well and Water Storage Tank – SWRCB Planning Grant Application

- The DWSRF planning grant application was submitted through the State Water Resources Control Board FAAST online application portal on September 21, 2026.

- The State Division of Financial Assistance has assigned a Project Manager for this application and requested additional information. Additional documents are currently being prepared.
- 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	$61,750	2024-2025
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	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.: The Agreement for Reimbursement for the Court Street roadway project was approved by PPUD and planned for execution by the County on November 10, 2026.
   - Recommended Action: Board's Pleasure

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. PPUD has responded that the Board would like to schedule a meeting after Stantec has more definitive answers to PPUD's questions and requests and can provide a proposed Agenda for review.
   - Recommended Action: Board's Pleasure

7. **Tools & Maintenance**
    1) **Projects completed in October 2026**
        - Weed removal at Fire Hydrants
        - Meter register maintenance as of August 6, 2026:
            1. Account 20610
            2. Account 04000
            3. Account 30629
            4. Account 19040
            5. Account 40065
            6. 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. Account 20830
        - Meter register maintenance as of September 28, 2026
            1. Account 19080-1
        - Meter register maintenance as of October 26, 2026:
            1. Account 10080-1
            2. Account 10510-1
            3. Account 10560-2
            4. Account 18915-1
            5. Account 19040
            6. Account 20560
            7. Account 17030-2
            8. Account 05650
            9. Account00450-1
            10. Account 06380

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

    2) **Projects to be completed in November 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. Ordered new chain from KMS
        - Have the water leak on pump head at Well 6 repaired
        - Paint Hydrants that are faded.
        - Well 4a found air producing problem (bleed valve) waiting on Bakersfield Well & Pump response on how to move forward with correcting the issue.

- Well 6 Air Compressor burned up. Put Well 5 Air Compressor on Well 6. Tried to run it and found root cause. Shut off valve stuck. To be repaired once parts come in.

3) Discuss Vehicle for Spray Rigg

8. Other Matters

1) 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
   - Working with McCormick, Kabot & Lew to send out notices regarding the Abandonment Hearings to be held. Hopeful these will be added as a hearing at the December Board Meeting
   - New property that has gone 3+ months without payment and we are unable to contact the Account/Property Owners
     - APN 298-042-008 – 305 South Market 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
   - As of October 8, 2026, Office Manager Amanda Rodari has connected Teresa Lewis, Pixley Town Council, with the Railroad Property Manager via email.
   - After the Board Meeting held on October 12, 2026, Amanda reached out Teresa asking for an update if they had discussed this matter at Town Councils October Meeting and advised that we would be willing to split costs of the transition as well as help with one last clean up of the Main Street Park. A follow up call was also made to Teresa. No response has yet to be received.
   - Recommended Action: Board's Pleasure

3) Open New Bank Account for TCP Construction Project
   - Review, discuss, and potentially approve to open a new bank account as a bridge loan account for the TCP Construction Project.
   - Signature card will need to be presented for review and approval of which would therefore also approve the adoption of the Organization/Unincorporated Association Resolution No. 2026-05 and as

well as the transfer of funds from the TCP Account to fund the TCP Construction Project Account.

- Also to be presented for review and approval/execution is the Business Online Banking Authorization and Agreement Form. Execution of this Form will allow the new TCP Construction Account to be linked to our current Online Banking Account in order to access to use QuickBooks Export, Business Bill Pay, Account Transfers, and access to eStatements.
- Recommended Action: Approve the opening of the TCP Construction Project Account, the execution of the Account Signature Card, adoption of the Organization/Unincorporated Association Resolution 2026-05 the execution of the Business Online Banking Authorization and agreement Form, and the amount to transfer from the TCP Account to the TCP Construction Account.

9. **Stantec – Carrie Poytress and Jason Graham – Teviston Community Service District Consolidation**
    - Stantec representatives will present their feedback and answers to our Comments Summary Memo and PPUD's "must haves" vs "good to haves".
    - Recommended Action: Discuss next steps between PPUD/TCSD/Stantec regarding potential consolidation.
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."*