

Pixley Public Utility District

Board of Directors Regular Meeting

Date: March 2, 2020

Time: 6:30 P.M.

Place: 232 East Davis Pixley CA 93256

Contact: (559)757-3878

Agenda:

- 1. Call to Order**
- 2. Minutes**
- 3. Bills to be Paid**
- 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.

CONVENE TO CLOSED SESSION

- 5. Conference With Real Property Negotiators (Government Code Section 54956.8)**
 - Property: 637 W. COMPTON AVENUE PIXLEY CA. 93256 APN: 298-060-003
 - Negotiating Parties: Pixley PUD and Beatrice Aldana Gonzalez
 - Agency Negotiators: Michael Taylor; District Engineer and Chad Lew; Attorney for the District
 - Under Negotiation: Price and/or Terms of Payment for Purchase, Lease or Exchange
- 6. Conference with Legal Counsel – Existing Litigation (Government Code Section 54956.9(d)(1).)**
 - Name of Case: PIXLEY PUBLIC UTILITY DISTRICT V. THE DOW CHEMICAL COMPANY, et al., SAN FRANCISCO COUNTY SUPERIOR COURT, CASE NUMBER CGC-18-569745.

CONVENE TO OPEN SESSION

- 7. Jose Ramos/762A, 762B & 762 ½ Main Street**
 - Update on above noted addresses/separating out water lines
- 8. Norma Medrano/637 W. Compton/APN 298-060-003/Will Serve Letter**
 - Discussion, consideration and possible action will serve letter request for 637 W. Compton
- 9. Frank Junio/Water Effluent Discharge Water Easement Agreement**

- **Discussion, consideration and possible action on Frank Junio Water Effluent Discharge Water Easement Agreement**

10. Provost & Pritchard

1) DEVELOPMENT UPDATE AND REPORT ACTIVE ITEMS

a) Remaining Available Water Units -	<u>133 units</u>
• Will Serve Letters	
• Elm St. – Medrano (5-16-19)	1
• 1575 N. Park (5-28-19)	1
• 1224 E. Terra Bella Ave. (6-24-19)	1
• Walnut – Romero (09-17-19)	2
• 521 Walnut – Coronel (10-8-19)	1
• Mercado – Walnut (11-19-19)	1
• Orneles – 270 W. Court Ave. (12-20-19)	3
• Mata – 1021 S. Walnut (2-4-20)	1
• Remaining Available Water Units	<u>122 units</u>

- b) Tract 770
- Construction has been progressing.
 - The developer is in the process of constructing 6 model homes. It is recommended that the developer is required to pay the connection fees for the 6 model homes. It is also recommended that the developer is required to pay 1/2 of the connection fee for each subsequent house upon receipt of a building permit, with the remainder due prior to receipt of an occupancy permit from the County.
 - Recommended Action: Board’s pleasure
- c) Pixley Elementary School
- The Pixley PUD has been contacted by consultants for the Pixley Elementary School regarding a proposed expansion of the school. The details of the proposed expansion have not yet been received for official review and comment. It has been expressed to the consultants for the school that annexation of the elementary school to the Pixley PUD boundary is recommended.

2) INFRASTRUCTURE PLANNING

- a) Proposition 84 Project
- The State has provided the extension on the Proposition 84 funds.
- b) USDA – Funding Application
- Updated Plans and Specifications are submitted to the District, the State, and USDA for review and approval.
 - Bond Counsel has communicated with the District and USDA for final preparation of necessary document for approval. Documents have been submitted to the District for review and will be included in the agenda for April 2020 for consideration of action.
- c) IRWN – Funding Application
- Provost and Pritchard has received a contract from the County of Tulare to perform a conceptual design of a new water main crossing of State Route 99 north of Court St. The work has been initiated. The work is funded through a Grant from the State of California.

- Recommended Action: Board's Pleasure
- 3) WATER SYSTEM
 - a) VFD at Well 5
 - The VFD has been installed at Well No. 5, however TESCO has identified problems with the unit and anticipates replacement of the necessary components as soon as possible.
 - 4) Funding Assistance Application
 - The Board may wish to consider submitting an application to the State for Interim Emergency Drinking Water and Drought Related Drinking Water Funding.

11. Tools & Maintenance

1) RANDY'S RETIREMENT

- **Discussion, consideration and possible action in regards to District Chief Operator; Randy Master's retirement**

12. Other Matters

1) BOARD MEMBER VACANCIES AND REQUIREMENTS

- **Discussion, consideration and possible action on Board Member Vacancies and Requirements.**

13. Board Member Communications

14. 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 Pixley Public Utility District, 232 East Davis Avenue Pixley, during normal business hours. "This institution is an equal opportunity provider and employer. Communication for Hearing Impaired: the TTY/TDD number is: (800)654-5984, voice only: (800)654-5988. Waste Water Services are provided on an Equal Opportunity basis. Reasonable accommodations for alternative means of communications or access of individuals with disabilities will be made upon request. Call: (559)757-3878 to request accommodation. with disabilities will be made upon request. Call: (559)757-387