

# Minutes

## The Pixley Public Utility district held a Board Meeting on the 3<sup>rd</sup> day of March at the Pixley Public Utility District

- It was determined that a quorum was present with the following Board Member present Ronnie Prine, Ramon Cisneros, Jose Moreno, and Matthew Martinez. Also present were Amanda Rodari; Office Manager, Chad Lew; District Counsel, Maija Madec; District Engineer, Rob Masters; Operations Supervisor, Kirk Masters; Pixley Irrigation/Lower Tule Irrigation, and Alfonso Ayon; Pixley Resident.

### 1. The meeting was called to order at: 6:30pm

### 2. Minutes

- The minutes of the February 3, 2025 Board Meeting and February 24, 2025 Special Board Meeting were submitted for review. On the motion of Jose Moreno and second by Ramon Cisneros and a unanimous vote the minutes were approved as submitted. Motion Carried.

### 3. Bills to be Paid

- On motion of Ramon Cisneros and a second by Matthew Martinez 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 with Pixley Irrigation/Lower Tule Irrigation reported there are no updates on the plan that was submitted for review. They are working with State Staff weekly and hoping to go before the State Board in June or July to have their plan reviewed/approved to be removed from Probationary Status.

### 6. Provost & Pritchard

#### 1) DEVELOPMENT UPDATE AND REPORT ON ACTIVE ITEMS

a) <u>Available Water Units</u>	<b>114</b>
• Will Service Letters	
• <i>Thandi/Singh – 174 Court (12/22, 1/24, 3/25)</i>	<b>24</b>
• <i>Palma – 772 Main Street (1/24)</i>	<b>1</b>
• <i>Ayon – 585 ½ Walnut Avenue (1/24, 3/25)</i>	<b>1</b>
• Mercado – Walnut (11/19, 11/22, 3/24)	<b>1</b>
• <i>Orneles – 270 Court (12/19, 2/23, 3/24, 3/25)</i>	<b>3</b>
• <i>Jacobo – 156 Pine (3/24, 3/25)</i>	<b>1</b>
• Valdovinos – 1086 Market (7/24)	<b>1</b>
• Galvan – 105 Airport (12/24)	<b>1</b>
• <i>Orellano – 782 S Main (2/25)</i>	<b>1</b>
• <b>Remaining Available Water Units</b>	<b>80</b>

- 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 we received Will Serve Extension requests from 174 Court, 585 ½ Walnut, 270 Court, and 156 Pine. Conditional Will Serve letters for these have been provided for review and approval to provide to the requestors, with updates only being made to the Date of the Letter(s), Date of when the Letter(s) was approved, and the Date the Letter(s) expires. On motion of Jose Moreno and second by Ramon Cisneros and a unanimous vote all 4 Conditional Will Serve Letters that were presented were approved. Motion Carried.

**b) Orneles (270 W Court)**

- **It is understood that construction has begun for the proposed triplex at 270 W Court. A conditional will serve letter was issued, however the conditions set forth in the letter, including improvement plans showing proposed water and sewer services, have not been provided. A request for this information has been made. Some information has been received from the owner. Additional information is pending.**
- District Engineer Maija Madec reported there are no updates to report on this item.

**c) Orellano (782 S Main)**

- **Will Serve Request**
- **Water/Sewer service is requested for a new laundromat. Water and sewer services exist on the property. It is understood that the property owner has been paying to maintain water service capacity and three sewer units for the property. A draft will serve letter has been prepared for PPUD consideration.**
- **Recommended Action: Approve Will Serve Letter to 782 S Main.**
- District Engineer Maija Madec reported that the Conditional Will Serve Letter for 782 S. Main was updated to reflect the requirement of the installation of a minimum of a 2-inch diameter water service and submitted for review and approval to provide to the requestor. On motion of Jose Moreno and second by Ramon Cisneros and a unanimous vote the Conditional Will Serve letter presented was approved. Motion Carried.

**2) FUNDING**

**a) Well and Waterline Replacement Project**

- **The financial hardship memorandum associated with Proposition 84 funds was submitted. Michael and Ronnie met with State grant staff, who acknowledged the hardship and are reviewing the information to**

determine any potential compensatory payment to PPUD. The State communicated on December 17, 2024 that a Contract Amendment was being processed to allow for reimbursement of accrued interest costs. PPUD adopted an Authorizing Resolution on February 24, 2025, to authorize entering into a funding agreement for reimbursement of the accrued interest costs.

- **Recommended Action: Board’s Pleasure**
- District Engineer Maija Madec reported we are getting closer to moving forward with entering into an Agreement for reimbursement. The Resolution and Authorization/Designation Letter was submitted to the State. We are now waiting on the next step instructions from the State.

**3) INFRASTRUCTURE PROJECTS**

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

- **The project is proceeding. Sea Trains containers are placed at the WWTF. Demolition of the building at the Well 4 site is complete. Well drilling/zone testing are planned to begin soon and planned to continue through March 2025.**
- **Recommended Action: Board’s Pleasure**
- District Engineer Maija Madec reported that the Sea Trains are in and the building on site has been demolished. A construction meeting was held, and contractors are waiting for permits to be approved to move forward.

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

- **The State has assigned a Project Manager for the Construction Grant Application. A progress meeting was held on November 22, 2024. Design is near completion. Environmental documents were adopted in September 2024. The intent is to have a complete Construction Grant Application submitted by the end of April 2025.**
- **Recommended Action: Board’s Pleasure**
- District Engineer Maija Madec reported they are still wrapping up a few minor items to finalize the application. Final steps are set to be completed and done by the end of April.

**4) COUNTY ROAD PROJECTS**

- **County Staff approached the PPUD concerning three roadway projects. The locations include:**

<b>Location</b>	<b>Water Valves</b>	<b>Sewer Manholes</b>	<b>Projected Cost</b>	<b>Projected Date</b>
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
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- **The County will follow up with relocation plan confirmation and the draft Utility Agreement (UA) for the second Terra Bella Project.**
- **Recommended Action: Board’s Pleasure**
- District Engineer Maija Madec reported that her and Matt Hamilton; District Engineer, have been in contact with the County Representative for the second Terra Bella Project. We are waiting to receive the draft UA. The County will do the work for this project like previous projects and then PPUD will reimburse them per the entered into agreement. Office Manager Amanda Rodari also reported that she had reached out regarding the Court St Project Agreement on February 20, 2025 and was advised by Denise England with the Tulare County that this is now out of their departments hands now that the ARPA component has been resolved and she added two other County Representatives to the email chain to provide and update as to when we will have a new Agreement for this project. No response has been received to date. Amanda is going to send another follow up email.

**5) LEAD SERVICE LINE INVENTORY**

- **The Lead Service Line Inventory was submitted on October 14, 2024**
- **P&P is reviewing the inventory and district maps to identify additional service lines for PPUD to inspect.**
- **P&P will also update the inventory based on comments received from the State on February 3, 2025**
- **Recommended Action: Board’s Pleasure**
- District Engineer Maija Madec reported the State had 2 comments regarding the inventory that needed updating. She had submitted the updates to Amanda earlier this morning to submit to the State. P&P is working on narrowing down services to be checked by PPUD before notices are to be sent out again.

**6) SSMP UPDATE**

- **Pixley PUD has received a Notice of Applicability for the Sanitary Sewer Management Plan. The State has several requirements associated with updating the existing plan to comply with the new Geneal Order.**
- **P&P staff prepared the update to the SSMP in accordance with the new requirements.**
- **Additional information has been requested from PPUD. Once received, the updated SSMP will be completed for the board to consider for adoption and submittal to the State.**
- **Recommended Action: Board’s Pleasure**
- District Engineer Maija Madec reported they were still waiting for the requested information from PPUD regarding equipment inventory and past SSMP audits. Operations Supervisor Rob Masters responded that he would coordinate with Maija after the meeting to work on getting Maija the missing items over the next few days to have this completed by the next meeting for review.

## 7) Water Supply Capacity Summary

- **A 2024 water supply capacity update and water use summary has been prepared.**
- **A water supply capacity summary memorandum is submitted under separate cover.**
- **Recommended Action: Board's Pleasure**
- District Engineer Maija Madec reported they put together and provided the Memo that is in the Board Packet for awareness. It was prepared based on demands and pumping from 2024. There is currently sufficient capacity to handle existing flow plus a few more units.

## 7. Tools & Maintenance

### 1) Company Ford Truck #1

- **One of the company trucks was taken to Porterville Ford in December due to issues with Truck not wanting to start/run. As of February 26, 2025, the communication programming issues have finally been fixed per Ivan Tapia who is the Service Team Member assigned to our Truck. However, the truck is still having electrical issues with the crank starter. They are waiting for a response from their G-Tech with recommendations on how to fix. Thus far they have fixed two Modules and the computer programming.**
- **Recommended Action: Discuss options on how to move forward with getting the truck repaired and/or directing District Legal Counsel to research our legal options and the Lemon Law on the truck.**
- Office Manager Amanda Rodari reported that each time she has called Porterville Ford to check status on the truck she is advised that they have advised they are waiting to get parts because wrong parts were ordered or that they are close to having it ready to give them another day or two and to call back. As of her last call on February 26, 2025 they advised her that the computer programming issue is fixed but there is still a electrical issue that needs fixed and gave no estimated time frame. Board Member Ramon Cisneros reported he has called a few times, and each time has been told that they recommend something different to fix the issues. It has been the Body control, then the gateway, and then the computer. That at first when sending it over to them to repair the part was supposed to be in warranty and now it is not. They had the quote of fixing up to \$5,000 but after some discussion Ford will now be covering the cost of the computer. District Counsel Chad Lew advised that he has no experience or knowledge with Lemon Law but can direct us to a contact in Fresno he has that specialized with Lemon Laws. Board Member Jose Moreno then advised with his line of work he has connections in the Auto Industry. After some discussion it was decided for now to let Jose reach out Ivan at Porterville Ford and to reach out to his contact to point him in the direction of someone

higher up within Ford who can hopefully get a resolution to getting the Truck fixed as soon as possible.

- Regarding other Tools & Maintenance items Operations Supervisor Rob Masters reported that Well 6 is running again after being down and worked on but not online to the system yet. He is running it to waste/flush it to the Triangle Pond and getting samples tested and cleared/passed to bring back online to the system. His hope is for it to pass by the end of this week. Also last week an Aerator at the Sewer Plant went out/broke. Project to start in 4-6 weeks as this will need to be drained and a crane and crew out there to fix and will be costly, but it must be fixed. The aerator comes up and grabs air to pull back down and feed the micro-organs at the bottom that eats at the sewer waste. The air is what keeps micro-organs alive. He advised that it may also be a good idea to fix the bearings at this time as well. He believes the original ones were put in roughly around 2008/2009. If these fail or break next year it would require this to be drained and a team and crane to be paid for again. Better to do both at once to get ahead of future potential issues. We have the bearings and parts in stock and a spare chain that will be needed. However, once we use the current back up we have on hand it will need to be replaced. The rough estimate of replacing is estimated at \$17,000. This will be added to a later agenda once repairs are complete for approval to make the purchase to have a backup chain on hand.

## 8. Other Matters

1. AT&T Mobility Technology Upgrades – Water Tower- 629 S. Center
  - **Construction drawings provided by Epic Wireless Group are submitted for review for technology upgrades for the AT&T Mobility site at our Water Tower Site per the lease agreement.**
  - **Recommended Action: Review drawings and present any concerns or questions.**
  - Office Manager Amanda Rodari reported that we received documents regarding technology upgrades at the Water Tower that we lease to AT&T for review per our lease agreement. Per the representative Heidi the frequency range should be the same as it has been, but she has an email out to their RF engineer to confirm. They will likely begin construction at the end of May or early June. District Counsel brought the question of the weight and structural load if it would be the same with the upgrades for Amanda to ask and report back. No other questions or concerns were brought forward.
- 2) **Review the following list of possible abandonment of water capacity and services and sewer services:**
  1. **APN 298-060-026 – 617 West Compton**
  2. **APN 298-042-013 – 310 West Ellsworth**
  3. **APN 299-121-008 - 835 South Maple**
  4. **APN 298-042-008 - 305 South Market**
  5. **APN 298-042-012 - 280 West Ellsworth (Behind 397 Market)**
  6. **APN 299-140-018 - Market/Bradbury**

7. APN 314-250-007 - 651 East Terra Bella
8. APN 314-250-007 - 655 East Terra Bella
9. APN 299-091-021 - 172 South Ellsworth
10. APN 298-042-013 - 304 West Ellsworth
11. APN 298-052-004 - 617 South Market
12. APN 298-060-006 - 533 West Compton
13. APN 299-061-022 - 1022 South Elm
14. APN 298-090-037 - 986 West Bradbury
15. APN 298-054-018 - 1003 South Market (County has listed as 981 S Market)
16. APN 298-051-004 – 655 South Ash
17. APN 299-103-011 – 173 South Elm
18. APN 299-160-033 – 354 South Main (trailer in back that burnt down, county has address for APN as 380 S Main St B)
19. APN 299-160-034 – 170 East Ellsworth (County has as 1003 E St)
20. APN 298-051-003 – 625 South Ash

- **Recommended Action: Discuss and declare District’s intentions to declare the above listed properties abandoned for purposes of water capacity and service and sewer service; set a date for abandonment hearing and direct District staff or District legal counsel to send out notices of abandonment hearing pursuant to District water and sewer ordinances to owners of properties listed above.**
- Office Manager Amanda Rodari reported that the listed properties are properties that are currently not keeping up with their capacity right payments due to houses becoming vacant and or boarded up, properties burnt down or torn down to become a vacant lot, locked off for non-payment, etc. District Counsel Chad Lew added input to give some information on abandonments, notices would need to be sent via Certified Mail 15 days prior to the hearing date chosen for the Abandonment Hearing regarding that property. The notices will need to be sent to the Property Owners, and that the Property Owners information can be requested/obtained from the County Assessor’s Office. After some discussion about the list and properties it was decided for Amanda to try and research some of the properties and why they were closed/what contact or information was provided to the account holder at the time of closing and make some sort of contact to known account holders/property owners to explain the abandonment process if capacity rights are not paid for and/or if they would like to voluntarily abandon the property before we begin moving forward with Abandonment Hearings. They can also choose to start paying their capacity rights and no Abandonment Hearing will need to be held if that option is chosen

for said property. Also, for her to contact the Assessor's office to obtain property owner information.

**9. Board Member Communications**

- N/A

**10. Adjournment**

- There being no further business before the Board, the meeting was adjourned at 7:20p.m. on the motion of Ramon Cisneros and seconded by Jose Moreno and a unanimous vote. Motion Carried.

**Respectfully submitted**  
**Amanda Rodari**  
**Secretary/Clerk**



**Pixley Public Utility District**  
 BIILS TO BE PAID February 2025  
 March 2025 Board Meeting

**Exhibit A**

<b>Vendors</b>	<b>Credits</b>	<b>Paid</b>	<b>Pending</b>	<b>Paid from SAV</b>
AT&T	-	\$490.48	-	-
AT&T Mobility	-	\$237.31	-	-
AT&T U-VERSE – WATER TANK	-	\$112.35	-	-
AT&T U-VERSE – DISTRICT OFFICE	-	\$209.11	-	-
BSK	-	-	\$732.95	-
CARRAWAY COMPUTER SYSTEM	-	-	\$45.00	-
CLINES	-	-	\$30.00	-
DG EQUIPMENT REPAIR	-	-	\$320.00	-
FGL	-	\$460.00	-	-
GARTON TRACTOR	\$82.50	-	\$221.12	-
MCCORMICK, KABOT & LEW	-	-	\$1,822.80	-
MORRIS LEVIN & SONS	-	-	\$2,656.16	-
OFFICE DEPOT	-	\$1,179.85	-	-
PINE PEDRONCELLI & AGUILAR	-	-	\$775.00	-
PIXLEY AUTO PARTS	-	\$64.63	-	-
PIXLEY TIPTON YOUTH BASEBALL	-	\$250.00	-	-
PIXLEY IRRIGATION DISTRICT	-	-	-	\$3,268.00
PROVOST & PRITCHARD	-	-	\$6,673.53	-
RAY CISNEROS AUTO TECH	-	-	\$292.25	-
RCAC LINE OF CREDIT INTERST	-	\$382.54	-	-
SIERRA DAIRY	-	\$843.50	-	-
SAN JOAQUIN VALLEY AIR POLLUTION	-	-	\$290.00	-
SO CAL GAS	-	\$136.43	-	-

SOUTHERN CA EDISON – PLANT	-	\$4,104.28	-	-
SOUTHERN CA EDISON	-	\$6,967.24	-	-
SOUTHERN CA EDISON – WELL 3A	-	\$1,286.81	-	-
SOUTHERN CA EDISON – WELL 6	-	\$94.02	-	-
STATE COMPENSATION	-	-	\$716.16	-
STATE WATER RESOURCES CONTROL BOARD	-	\$60.00	-	-
STREAMLINE	-	\$416.00	-	-
SUNCREST BANK	-	\$1,545.08	-	-
TULE TRASH	-	\$94.90	-	-
UNWIRED BROADBAND	-	\$94.98	-	-
US POST OFFICE	-	\$450.45	-	-
VETERINARY SERVICE INC	-	-	\$918.24	-
-	-	-	-	-
CREDITS:	\$82.50	-	-	-
PAID BILLS:	-	\$19,479.96	-	-
TOTAL TO BE PAID:	-	-	\$15,493.21	-
TOTAL OF ALL BILLS:	-	-	-	\$34,890.67
TOTAL TO TRANSFER TO SAVINGS FOR BUDGETED PAYMENTS:	-	-	-	\$48,081.93