

Pixley Public Utility District

Board of Directors Board Meeting

Date: December 1, 2025

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.

5. Stantec Consulting Services Inc. – Carrie Poytress

- Provide status update on TCSD (Teviston Community Service District) water system, finances, and management.
- Discuss TCSD alternatives analysis.

6. Pixley Irrigation/Lower Tule Irrigation – Kirk Masters

- Sustainable Groundwater Management Act (SGMA)

7. Provost & Pritchard

1) DEVELOPMENT UPDATE AND REPORT ON ACTIVE ITEMS

a) Available Water Units **110**

- Will Service Letters
 - Thandi/Singh – 174 Court (12/22, 1/24, 3/25) 24
 - Ayon – 565 Walnut Avenue (1/24, 3/25) 1
 - Jacobo – 156 Pine (3/24, 3/25) 1
 - **Valdovinos – 1086 Market (7/24)** **1**
 - Galvan – 105 Airport (12/24) 1
 - Orellano – 782 S Main (3/25) 1
 - Martinez – 656 W Bradbury (5/25) 1
 - Terrel – 426 W Terra Bella (5/25) 2
 - Correa – Tract 7445 (7/25) 18
 - Medical Draw Station (9/26) 0 (existing service)
 - Remaining Available Water Units **60**

- 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) Pixley Medical Clinic Expansion

- Pixley Medical Clinic is proposing an expansion. The Medical Clinic developers have indicated that they plan to submit plans for undergrounding of the SCE utilities within the adjacent PPUD property. If the Medical Clinic submits an updated proposal to connect underground conduit to PPUD, then PPUD will review, and route said proposal to AT&T and T-Mobile for review and comment with respect to the existing onsite lease agreements.
- Recommended Action: Board's Pleasure

c) Valdovinos (1086 Market Street) – Will Serve Extension Request

- Water/Sewer service is requested for a proposed warehouse. Conditions of the previous will-serve letter have not been addressed. Improvement plans are required to show water and sewer service locations, and the extension of the sewer main to the subject property, prior to providing a will-serve extension.
- Recommended Action: Board's Pleasure

d) Perez Apartments (299-040-014) Will Serve Request

- A Will Serve Request was submitted for a 70-unit apartment complex on N. Elm Street, north of Pixley Middle School. There is insufficient water supply capacity to serve the proposed development at this time. There are no current water or sewer lines along the frontage of the proposed development, and sewer capacity is limited in this area. A response letter has been provided to the developer.
- Recommended Action: Board's Pleasure

2) INFRASTRUCTURE PROJECTS

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

- The project is proceeding. The well pump has been installed, and the contractor is installing the well discharge piping, valves, and appurtenances. Electrical equipment installation and site surfacing are planned for December.
- Recommended Action: Board's Pleasure

- 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. All documents have been submitted for the construction funding application. The State has indicated they are beginning their reviews.
 - Recommended Action: Board’s Pleasure

- c) Wastewater Treatment Plant Planning/Funding
 - We are working with WestTech to identify temporary fixes. Rob has been working on getting a new chain procured.
 - Provost & Pritchard is looking into funding options for improvements to the WWTP. USDA is likely the timeliest option.
 - USDA has two funding options for planning work to prepare a Preliminary Engineering Report with recommendations for construction
 - The Predevelopment Planning Grant has a maximum funding amount of \$80,000 with a 25% match (\$60,000 grant, \$20,000 from PPUD)
 - The SEARCH Grant (Special Evaluation Assistance for Rural Communities and Households) has a maximum funding amount of \$30,000 with no match required.
 - Recommended Action: Consider funding option and direct staff to prepare a funding 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 new reimbursement agreement for the Court Ave project is still pending.

- The County is processing the Utility Agreement (UA) for the second Terra Bella project with Caltrans for their review and approval. Once Caltrans approval is received, the County will provide the UA for PPUD consideration.
- Recommended Action: Board's Pleasure

4) Lead Service Line Inventory

- The Lead Service Line Inventory was submitted on October 14, 2024. The District performed additional field reviews to confirm no lead service lines exist within the system.
- On September 26, 2025, PPUD received confirmation from the State that the updated service line inventory is approved.
- The State encourages the District to continue documenting service line material types encountered during normal operations.
- Unknown service line notices do not need to be sent out. However, due to the response from the previous notices, a draft notice is prepared to state that PPUD found no lead service lines in the system field reviews that were completed.
- Recommended Action: Provide any edits to the notice. Direct staff to send the notice to customers.

5) Cross Connection Control Plan

- Updated Ordinance No. 2025-01 is provided for consideration for the Control of Backflow and Cross-Connection to repeal and replace the existing PPUD Cross Connection Ordinance No. 2019-02
- The Cross Connection Survey identified 52 backflows to be installed, repaired, or upgraded. These should be reviewed and customers notified of the improvements needed.
- Recommended Action: Discussion, consideration, and potential action to approve Ordinance No. 2025-02. An Ordinance of the Pixley Public Utility District for the Control of Backflow and Cross-Connection that Repeals and Replaces Ordinance No 2019-02.

6) Sewer Charges for Pixley Elementary and Middle School

- P&P staff re-assessed the monthly charges owed to the Pixley PUD for school usage. School enrollment was provided to the District and utilized to calculate equivalent units. The calculated charge for the Elementary School was 15 equivalent units, leading to a monthly charge of \$849.00, and the calculated charge for the Middle School was 7.5 equivalent units, leading to a monthly charge of \$424.50. Refer to the attached memorandum. We recommend providing the School District with the provided assessment.

- This item was revised from last month based on the sewer rate of \$56.60 that will go into effect on January 1, 2026
- Recommended Action: Approve monthly sewer charge of \$849.00 for the Elementary School and \$424.50 for the Middle School and approve the attached Agreement for Extraterritorial Potable Water and Sewer Service executed.

8. Tools & Maintenance

9. Other Matters

- 1) Pixley Union School District – Support for Pixley Community Services Center’s Winter Holiday Breakfast
 - Pixley Union School District will be hosting a Winter Holiday Breakfast Saturday December 13, 2025 The event will provide a warm meal, showcase community resources, and offer food supplementation to all attendees. PUSD is seeking financial contributions to fund breakfast for 800 community members and to purchase toys for 400 – 500 students.
 - Recommended Action: Discuss and potentially determine and approve an amount to donate to Pixley Union School District for the Winter Holiday Breakfast
- 2) Old Tait Property 299-140-003 – New Owner Roberto Ramos
 - Roberto Ramos attended the November 2025 Board Meeting and advised he would like to have Water and Sewer services at their property located at APN 299-140-003 known as 916 South Main Street and would like to know steps to take to achieve this. He advised that they thought they found old lines for service on the property. Operations Supervisor Rob Masters was to go access the property and Office Manager Amanda Rodari was to research and see if she could locate any information regarding past services on the property and bring information to the December 2025 Board Meeting.
 - Recommended Action: Board’s Pleasure
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- 3) Connecteam – Timecard Application
 - It was approved at the November 2025 Board Meeting for Office Manager Amanda Rodari to sign up and start the process of completing a profile with Connecteam for the free Small Business Package.
 - Enrollment and testing have been completed. Next steps are to implement the software to be utilized.
 - Recommended Action: Discuss and potentially approve implementation date for the use of Connecteam for all Pixley PUD employees and what, if any compensation is to be provided to an employee that utilizes their personal

phone to utilize the app instead of a Pixley Public Utility District Desktop Computer.

Public Hearings

10. Hearing, discussion, consideration, and potential action to Declare Sewer and Water Service Abandoned

- **Property Address: 170 South Elm Street (Trailer in Back)**
- **APN: 299-091-021**

11. Hearing, discussion, consideration, and potential action to Declare Sewer and Water Service Abandoned

- **Property Address: 655 South Ash Street**
- **APN: 298-051-004**

12. Hearing, discussion, consideration, and potential action to Declare Sewer and Water Service Abandoned

- **Property Address: 617 West Compton**
- **APN: 298-060-026**

13. Hearing, discussion, consideration, and potential action to Declare Sewer and Water Service Abandoned

- **Property Address: 304 & 310 West Ellsworth Avenue**
- **APN: 298-042-013**

14. Hearing, discussion, consideration, and potential action to Declare Sewer and Water Service Abandoned

- **Property Address: 651 & 655 East Terra Bella Avenue**
- **APN: 314-250-007**

Close Public Hearing

15. Board Member Communications

16. 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.”*