

Pixley Public Utility District

Board of Directors Board Meeting

Date: May 5, 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. Jim Morehead – Pixley Foundation

- Discuss the possibility of disconnecting one of the service lines at the Pixley Library/CSET and connecting it to the other line on the property

6. Kirk Masters – Pixley Irrigation/Lower Tule Irrigation

- Sustainable Groundwater Management Act (SGMA)

7. Provost & Pritchard

1) DEVELOPMENT UPDATE AND REPORT ON ACTIVE ITEMS

a) Available Water Units

114

• Will Serve Letters

- Thandi/Singh – 174 Court (12/22, 1/24, 3/25) 24
- *Palma – 772 Main Street (1/24)* 1
- Ayon – 585 ½ Walnut Avenue (1/24, 3/25) 1
- *Mercado – Walnut (11/19, 11/22, 3/24)* 1
- Orneles – 270 Court (12/19, 2/23, 3/24, 3/25) 3
- 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
- Remaining Available Water Units 77

- 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
- Inquiries have been submitted regarding expansion of the Pixley Medical Clinic. Inquires have been informal, and indicate encroachment onto PPUD tank site property, including areas that are leased to AT&T and T-Mobile. A response was provided outlining some concerns with their current plan, and stating that a formal site plan review must be submitted through the County. A formal site plan review or will service request has not been submitted.
- c) Martinez (656 W Bradbury) – Will Serve Request
- Water/Sewer Service is requested for a proposed garage conversion ADU. Water and Sewer Services exist for the existing house on the property. Additional Water and Sewer Service Connections will be required for the ADU. A draft Will Serve Letter has been prepared for PPUD consideration.
 - Recommended Action: Approve Will Serve Letter to 656 W Bradbury.
- d) Terrel (426 W Terra Bella) – Will Serve Request
- The property at 426 W Terra Bella Ave is planned to be subdivided into three parcels. Water and Sewer Services exist for the existing house on Parcel 1. Water and Sewer Services are requested for subdivided Parcel 2 and Parcel 3. A draft Will Serve Letter has been prepared for PPUD consideration.
 - Recommended Action: Approve Will Serve Letter to 426 W Terra Bella Ave.

2) FUNDING

- a) Well and Waterline Replacement Project
- The financial hardship memorandum associated with Proposition 84 funds was submitted. The State grant staff have acknowledged the hardship.
 - PPUD adopted an Authorizing Resolution on February 24, 2025, to authorize entering into a funding agreement for the reimbursement of the accrued interest costs.
 - The State will issue a separate agreement for the costs due to PPUD, and therefore needs to complete the closeout process for the Proposition 84 Agreement. Closeout documents are provided for PPUD approval and signature, including the Final Release, Written Disclosure, and Supplier Certification of Completion.

- Recommended Action: Approval Final Release, Written Disclosure, and Supplier Certification of Completion for the Proposition 84 Project.

3) INFRASTRUCTURE PROJECTS

- a) Drought Relief Grant from the Department of Water Resources – Well 4A
 - The project is proceeding. Well drilling / zone testing has been completed. The results indicate that the well is viable, and a field meeting was held May 1, 2025. Well construction will proceed immediately thereafter.
 - A request for schedule extension has been submitted to the State.
 - 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. Design is near completion, and updated plans are being submitted to the County (specific to storm drain modifications) and DDW this week. Once acceptance is received from the County and DDW, the final Construction Grant Application documents will be submitted.
 - Recommended Action: Board’s Pleasure

4) 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	\$63,350	Spring 2024
Terra Bella Ave. Rd. 96 to Cedar St.	7	1	\$16,000	Spring 2025
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 provided a draft Utility Agreement (UA) for the second Terra Bella project. Comments were provided back to the County.
- Recommended Action: Board’s Pleasure

5) LEAD SERVICE LINE INVENTORY

- The Lead Service Line Inventory was submitted on October 14, 2024. Additional field reviews are required to confirm no Lead service Lines exist within the district.

- P&P has provided a map identifying properties for field review by PPUD.
- Recommended Action: Board's Pleasure

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

7) Cross Connection Control Plan

- A Cross Connection Control Plan is due by July 1, 2025
- P&P is contracting with Mike McKeever, Water Connection Inc. to prepare the Cross Connection Control Plan
- Recommended Action: Board's Pleasure

8) Water and Sewer Mapping

- Operations staff utilize old system maps for locating facilities in the field. Many projects have been completed to upgrade the water and sewer system. While plans exist for each project, Rob Masters indicated that an update of the overall field map set would be helpful.
- Budget proposals are presented for two mapping options:
 - a. Field maps (both PDF and hard copy) prepared in AutoCAD based on existing project and survey information. Benefits include the readily usable format for use on future capital improvement projects.
 - b. GIS mapping based on existing GIS data and project information, viewable in an online web application. Benefits include accessibility of web application, access to background data, and ability to customize tools based on District needs.
- Recommended Action: Consider authorizing P&P to proceed with updating the water and sewer maps for the District, in either AutoCAD or GIS platforms.

8. Tools & Maintenance

9. Other Matters

- 1) 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 314-250-007 - 651 East Terra Bella
7. APN 314-250-007 - 655 East Terra Bella
8. APN 299-091-021 - 172 South Ellsworth
9. APN 298-042-013 - 304 West Ellsworth
10. APN 298-052-004 - 617 South Market
11. APN 298-060-006 - 533 West Compton
12. APN 298-054-018 - 1003 South Market (County has listed as 981 S Market)
13. APN 298-051-004 – 655 South Ash
14. APN 299-103-011 – 173 South Elm
15. APN 298-051-003 – 625 South Ash

- District Staff sent requests on March 17, 2025 to the last known account holders with the PPUD and the owners of the properties per the mini role received from the Tulare County Recorders received on March 5, 2025.
- District Attorney Chad Lew submitted a Memorandum of Explanation of Abandonment Process for Board Members to review and take into consideration when deciding next steps to take.
- 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.

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.

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