

Minutes

The Pixley Public Utility district held a Board Meeting on the 7th day of April at the Pixley Public Utility District

- It was determined that a quorum was present with the following Board Member present Ronnie Prine, David Terrel, Ramon Cisneros, Jose Moreno, and Matthew Martinez. Also present were Amanda Rodari; Office Manager, KC McPhetridge; Operator 1, Maija Madec; District Engineer, and Chad Lew; District Counsel,

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

2. Minutes

- The minutes of the March 3, 2025 Board Meeting were submitted for review. On the motion of Jose Moreno and second by Matthew Martinez and a unanimous vote the minutes were approved as submitted. Motion Carried.

3. Bills to be Paid

- On motion of Jose Moreno and a second by Ramon Cisneros and a unanimous vote the following bills were ordered paid. See Exhibit "A". Motion Carried.

4. Public Comments

- N/A

5. Jim Morehead – Pixley Foundation

- **Discuss the possibility of disconnecting one of the services lines at the Pixley Library/CSET and connecting it to the other line on the property.**
- Jim Morhead was not present for the meeting.
- Office Manager Amanda Rodari reported that this property has two service line connections, one of the lines on the property began to leak back in September 2024 and the Library was contacted so that they could repair it. Operations Supervisor Rob Masters turned their valve off until this could be completed. Late February/Early March Jim started contacting the Office due to being unable to get the Backflow Prevention Testing completed because the water was off and that is when he found out about the leak as he was not informed by Library Staff. He and Rob met at the site and discussed how to repair the leak and how to get the Backflow Prevention Testing completed. Jim then visited the Office again inquiring about potentially disconnecting this Service as it is in the alley way entrance to Pixley Food Center and the produce trucks running this line over and crushing it to cause the break and linking it with the other line. Our current understanding is this line was being used for irrigation purposes to the property. District Counsel Chad Lew then questioned if this is something that we required by the District or just something that was implemented by Pixley Foundation. Amanda advised she could try to locate the file from this Project and any Board Meeting Minutes where this may have been discussed. Chad then advised that if they request to terminate/abandon this line that they understand they will no longer have access to this line and if they ever want another line back again in the future they will have to pay for a new connection. After more discussion it was decided to table this item until

next meeting to do some research on the lines and installation and see if Jim attends the next meeting.

6. Kirk Masters – Pixley Irrigation/Lower Tule Irrigation

- **Sustainable Groundwater Management Act (SGMA)**
- Kirk Masters was not present for the meeting.
- Office Manager Amanda Rodari reported that she received an email from the State Waterboard that they will be discussing progress implementing the SGMA at its April 15, 2025, Public Board Meeting. As well as receiving notice from Pixley Irrigation District that they will be holding a Public Hearing on May 8, 2025 at 9:00am on proposed groundwater extraction fees.

7. Provost & Pritchard

1) DEVELOPMENT UPDATE AND REPORT ON ACTIVE ITEMS

- | | |
|--|------------|
| a) Available Water Units | 114 |
| ● Will Service Letters | |
| ● Thandi/Singh – 174 Court (12/22, 1/24, 3/25) | 24 |
| ● <i>Palma – 772 Main Street (1/24)</i> | 1 |
| ● Ayon – 585 ½ Walnut Avenue (1/24, 3/25) | 1 |
| ● <i>Mercado – Walnut (11/19, 11/22, 3/24)</i> | 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 (2/25) | 1 |
| ● Remaining Available Water Units | 80 |
| ● Projects in <i>italics</i> have expired. Recommend sending notification letters indicating that extension requests are necessary. Projects in <i>bold italics</i> have applied for extensions. Projects in bold are new projects. Projects <i>struck out</i> have been constructed. | |
| ● District Engineer Maija Madec reported there are no new Will Serves at this time. | |

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 the Property Owner is wanting to put in 2 separate services. 1 for the Triplex and 1 for the Fire Flow System per their Civil Engineer. She also has advised Tulare County that the Triplex Building was built over existing lines for the dwelling already on the property and that the Contractor is supposed to be moving/rerouting this line.

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 there are no current updates at this time. Office Manager Amanda Rodari added that District Engineer Michael Taylor and Oscar Guerrero with SWRCB have been communicating via email to finalize information before the agreement is submitted for review with the figure of what is going to be reimbursed.

3) INFRASTRUCTURE PROJECTS

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

- **The project is proceeding. Demolition of the building at the Well 4 site is complete. Well drilling/zone testing has initiated.**
- **Recommended Action: Board's Pleasure**
- District Engineer Maija Madec reported Well drilling and zone testing has started. The first round of sampling has also been completed.

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 working on finalizing the design plans for the application process to get it submitted by the end of the month.

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	Summer 2024
Terra Bella Ave. SR 99 to School St.	23	8	TBD	Fall 2025

- **The County provided a draft Utility Agreement (UA) for the second Terra Bella project. District Counsel Chad Lew has provided comments back to the County.**
- **Recommended Action: Board’s Pleasure**
- District Engineer Maija Madec reported that since the Comments from District Counsel Chad Lew were sent to the County Representative, no response has been received back yet. The UA sent for this project is a different format and verbiage from the first two County Road Project Agreements being that Cal Trans is involved with this project.

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.**
- **Recommended Action: Board’s Pleasure**
- District Engineer Maija Madec reported they are still working to identify locations for District to Staff to inspect and finalize the Inventory Report in hopes that we potentially would not need to send out the Notices again and can send out letters that we have completed our Lead Service Line Inventory.

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 are still waiting on a response from District Staff Rob Masters or Randy Masters. She will follow up with them again for the requested information so that this plan can be finalized and submitted for review and approval.

7) Cross Connection Control Plan

- **A Cross Connection Control Plan is due by July 1, 2025.**
- **P&P has reviewed the requirements for Small Community Water System (201-999 connections) Cross Connection Control Plan. It is recommended that a cross-connection control specialist be retained to conduct the survey portion.**
- **A proposal from Mike McKeever, Water Connection Inc. is enclosed for consideration.**
- **Recommended Action: Consider authorizing P&P contact with Water Connection Inc. to conduct the Cross Connection Control Survey.**
- District Engineer Maija Madec reported that the State is requiring all community systems to have a plan submitted by July 1, 2025. They suggest and have provided a quote from Mike McKeever at \$5,990 as we have contracted him to complete one in the past and most other District use him as well. It is also a requirement to have this completed by a Cross Connection Specialist. On motion of David Terrel and seconded by Jose Moreno and a unanimous vote P&P was authorized to engage and contract Water Connection Inc. at the quoted amount of \$5,990 to complete the Cross Connection Survey. Motion Carried.

8) Water and Sewer Mapping

- **Operations staff utilize old system maps for location facilities in the field. Many projects have been completed to update 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. Preliminary maps will be presented to show potential approach.**
- **A proposed Task Order is provided for consideration.**
- **Recommended Action: Consider authorizing P&P to proceed with updating the water and sewer maps for the District.**
- District Engineer Maija Madec reported Rob Masters showed her old maps that date back to the 60's that they use to locate services and that they are not easy to read and do not reflect to date projects/updates that have been completed. She has brought with her Preliminary Maps that she has created thus far Rob and KC to review and provide input. Operator 1 KC McPhetridge then mention when he previously worked for the Gas Company that they used a GIS system and if that was something they could provide a quote on to compare to as well as GIS system can be updated in real time when changes are made and would be more beneficial in the long run. Maija responded that P&P does have a GIS team and she can get with the to get pricing to provide to the Board to compare the difference in Paper Maps to a GIS system.

8. Tools & Maintenance

- Operator 1 KC McPhetridge reported that with the Aerator going out on Train A they are going to start draining the Basin on the 16th and 17th of April and that Badger would be out on the 18th to help get the remainder out. Then WM Lyles

will be out on the 21st of April for up to at least 5 days to repair the Aerator. We will be providing the parts that we have, and they will be helping with the work as much as they can to cut down the scope of work to be completed by WM Lyles to help with costs. While this is being worked on everything will go from Train A to Train B at the Sewer Plant.

9. 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 and take action on approving the proposed tower upgrades.**
 - Office Manager Amanda Rodari reported she reached out the Heidi with epic wireless regarding the questions made at the last Board Meeting. Heidi advised that the new equipment will be operating within the same frequencies that are licensed with the FCC. Regarding the weight and structure load, AT&T will be upgrading the existing equipment with new technology and equipment will be similar in size and weight. They will also be submitting a new structural report with the building permit application to Tulare County. They are requesting approval of the drawings that were submitted so that they can move forward. Amanda then added that District Engineer Michael Taylor has reviewed the drawings and had no concerns. On motion of David Terral and seconded by Ramon Cisneros and a unanimous vote the Drawings submitted for review were approved. Motion carried.

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 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 298-054-018 - 1003 South Market (County has listed as 981 S Market)**
14. **APN 298-051-004 – 655 South Ash**
15. **APN 299-103-011 – 173 South Elm**

16. APN 299-160-033 – 354 South Main (trailer in back that burnt down, county has address for APN as 380 S Main St B)

17. APN 299-160-034 – 170 East Ellsworth (County has as 1003 E St)

18. 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 from the original list provided at the last Board Meeting two properties have been established since then and that as of today she was contact regarding 354 South Main and 170 East Ellsworth and these properties will also begin paying as well. Letters that were sent requesting the property owner contact the Office to discuss options for 5 of the other properties on the list have been returned and that 1 property had a family member advise they would voluntarily abandon but she had not heard directly from the Property Owner. District Counsel Chad Lew then advised he would start looking into next steps for Abandonment Processing and bring information back at the next meeting. Item tabled to discuss further at the next meeting.

10. Board Member Communications

- N/A

11. Adjournment

- There being no further business before the Board, the meeting was adjourned at 7:03p.m. on the motion of David Terrel and seconded by Ramon Cisneros and a unanimous vote. Motion Carried.

Respectfully submitted

**Amanda Rodari
Secretary/Clerk**

Pixley Public Utility District
BIILS TO BE PAID MARCH 2025
APRIL 2025 Board Meeting
Exhibit A

Vendors	Credits	Paid	Pending	Paid from RESERVE/SAV
ADVANCED FLOW MEASUREMENT	-	\$600.00	-	-
AT&T	-	\$490.16	-	-
AT&T U-VERSE – WATER TANK	-	\$112.35	-	-
AT&T U-VERSE – DISTRICT OFFICE	-	\$209.11	-	-
BAKERSFIELD WELL & PUMP	-	-	-	\$37,418.00
CAPITAL IMPROVEMENT LOAN REPAYMENT	-	-	-	\$15,434.68
CARRAWAY COMPUTER SYSTEM	-	\$540.00	\$366.52	-
CENTRAL VALLEY ELECTRIC	-	\$1,190.66	-	-
CLINES	-	-	\$61.74	-
FGL	-	\$460.00	\$230.00	-
MCCORMICK, KABOT & LEW	-	-	\$819.00	-
MORRIS LEVIN & SONS	-	-	\$4,416.12	-
NATIVIDAD QUIROZ	-	\$15.00	-	-
PIXLEY AUTO PARTS	\$18.00	\$234.31	\$280.12	-
PORTERVILLE FORD	-	-	\$3,052.40	-
PROVOST & PRITCHARD	-	-	\$9,229.76	-
RCAC LINE OF CREDIT INTEREST	-	\$1,707.78	-	-
SIERRA DAIRY	-	\$932.00	-	-
SO CA GAS	-	\$147.98	-	-
SOUTHERN CA EDISON – PLANT	-	\$3,988.76	-	-
SOUTHERN CA EDISON	-	\$6,189.30	-	-

SOUTHERN CA EDISON – WELL 3A	-	\$3,148.22	-	-
SOUTHER CA EDISON – WELL 6	-	\$1,629.96	-	-
STAINLESS WORKS SPECIALTIES	-	\$1,952.99	-	-
STATE COMPENSATION	-	-	\$716.16	-
STREAMLINE	-	\$416.00	-	-
SUNCREST BANK	-	\$2,298.57	-	-
TULE TRASH	-	\$94.90	-	-
TULARE COUNTY ASSESSORS OFFICE	-	\$21.00	-	-
UNWIRED BROADBAND	-	\$94.98	-	-
US POST OFFICE	-	\$379.76	-	-
WORKWISE	-	\$972.86	-	-
-	-	-	-	-
CREDITS:	\$18.00	-	-	-
PAID BILLS:	-	\$27,826.65	-	-
TOTAL TO BE PAID	-	-	\$19,171.82	-
TOTAL OF ALL BILLS TO BE PAID	-	-	-	\$46,980.47
TOTAL TO TRANSFER TO SAVINGS FOR FUTURE BUDGETED PAYMENTS	-	-	-	\$44,209.13