

Minutes

The Pixley Public Utility district held a Special Board Meeting on the 22nd day of July 2026 at the Pixley Public Utility District

- It was determined that a quorum was present with the following Board Members present Ronnie Prine, Ramon Cisneros, and Jose Moreno. Present as well were Amanda Rodari; Office Manager, Jacklyne Zavala; Office Assistant, Chad Lew; District Counsel, and Maija Madec; District Engineer

1. The meeting was called to order at: 5:30pm

2. Minutes

- The minutes of June 8th, 2026, Board Meeting and June 29th, 2026, Special Board Meeting were submitted for review. On the motion of Jose Moreno and seconded by Ramon Cisneros and a unanimous vote the minutes were approved as submitted. Motion Carried.

3. Monthly Bills:

- On motion of Ramon Cisneros and seconded Jose Moreno 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 was not in attendance to present. No updates

6. Provost & Pritchard

1) DEVELOPMENT UPDATE AND REPORT ON ACTIVE ITEMS

a) <u>Available Water Units</u>	107
• Will Service Letters	
• Galvan – 105 Airport (12/24, 2/26)	1
• Thandi/Singh – 174 Court (12/22, 1/24, 3/25, 3/26)	24
• Jacobo – 156 Pine (3/24, 3/25, 3/26)	1
• Ayon – 565 Walnut Avenue (1/24, 3/25, 3/26)	1
• Orellano – 782 S Main (3/25, 3/26)	1
• Martinez – 656 W Bradbury (5/25)	1
• Terrel – 426 W Terra Bella (5/25)	2
• <i>Correa – Tract 7445 (4/23, 7/25)</i>	18
• Medical Draw Station (9/26)	0 (existing service)
• 533 W. Compton (Bank Owned) (5/26)	0
• Park Village – 782 N Park Drive (6/26)	33
• Remaining Available Water Units	25
• 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 ~~struck out~~ have been constructed.

b) Park Village - 782 North Park Drive – Will Serve Extension

- **Park Village currently receives service for 91 tiny homes, a club house, pool, permanent restrooms, showers, and laundry facilities. The owner has requested to re-activate service to two previously served mobile home spaces and obtain service to an additional 33 home units. Connection fees have previously been paid for these services.**
- **The Board had several questions related to this request at the June Board Meeting. A memo addressing these questions is enclosed.**
- **Recommended Action: Approve Conditional Will-Serve Letter to Park Village, 782 North Park Drive.**
- District Engineer Maija Madec reported that there are currently 91-tiny mobile homes currently on the property as well as a club house, pool, showers with permanent restrooms, and a laundry facility. The new owner has requested to reactivate two lots on the other side of the park where two prior existing homes are being replaced as well as start adding homes on their 33 available units. A Conditional Will-Serve letter is submitted for review and approval. Within the letter it suggests that one Master Meter be installed at the right of way at the beginning of the property, instead of the current nine meters being manually read by going onto the property. This was a concern due to the settlement from the prior owner at the last meeting, but after reviewing the settlement states that the prior owner was allowed to install individual meters at their cost, but not that we couldn't suggest having one meter to the whole property. With not knowing if this would be something that the current owner is interested, it was determined after discussion amongst the Board for Maija to reach out to the owner and also see if they can provide the plans of what is being added to the property for review before we issue the Conditional Will Serve letter. Office Manager Amanda Rodari also advised Maija that Martain Jaimes who has reached out regarding the updates and adding the 33 units, is the new property manager. That DRZ LLC/Dan Witt is the actual property owner and gave her his information as well to reach out to along with Mr. Jaimes.

c) Correa – Tract 7445 Will-Serve Extension Request

- **Tract 7445 includes 18 proposed single-family lots on the east side of Pine Street, north of Court Avenue. A Conditional Will-Serve Letter was approved in July 2025, which is now expired. An extension has been requested**
- **Recommended Action: Approve Conditional Will-Serve Letter**
- District Engineer Maija Madec reported that the Conditional Will Serve Letter that was granted in July 2025 for Tract 7445 on the East side of Pine and North of Court has expired. The owner has requested an extension. The project has had some delays due to working with the County on the sidewalk and roads for the housing area. A renewed Conditional Will Serve Letter is presented for review and approval. On motion of Jose Moreno and seconded by Ramon Cisneros and a unanimous vote the presented Conditional Will Serve Letter was approved to 656 West Bradbury. Motion Carried.

2) INFRASTRUCTURE PROJECTS

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

- Construction has been completed. The Notice of Completion was approved on May 27, 2026, and has been filed with Tulare County. Closeout documentation, including final reimbursement requests, has been prepared and submitted to DWR.
- There were issues with the pressure settings for the well. The high-pressure sensor was set at 50psi, which could have been the reason why the well was getting locked out from high pressure alarm. As of June 29, the high-pressure alarm setting was set at 70psi, the alarm will be removed when the pressure drops back to 60psi. The low-pressure alarm is set at 35psi.
- **Recommended Action: Board's Pleasure**
- District Engineer Majia Madec reported that the project was complete. We are just waiting for reimbursements from the State. However, last month Operations Supervisor Rob Masters had mentioned there were pressure issues with the well. This was due to a setting issue and to her knowledge has been resolved. Office Manager Amanda Rodari added that the Well lost power this past Friday, Craig from Turnupseed came out and determined that a Fuse had blown and corrected the issue. However now the Well is having issues regarding pressure and fighting with the other wells to power on and off again. Rob is going to access and get the issue corrected when he is back from vacation at the beginning of August.

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

- The SWRCB issued a Construction Funding Agreement on April 20, 2026, with a request to review and sign the Agreement within 30 calendar days. Several comments have been provided on the Agreement.
- The SWRCB issued a revised Agreement on June 12, 2026. PPUD has signed the Agreement, and the State issued the final executed Agreement on July 15, 2026.
- A task Order is provided for P&P to provide final design and construction phase services for the TCP Treatment Project, in accordance with the grant agreement.
- It is recommended that an RCAC bridge loan application be prepared for this project.
- The updated Corrective Action Plan (CAP) was submitted in June 2026, as required in the TCP Compliance Order. The final CAP is provided, for the board Awareness.
- **Recommended Action: Approve Task Order authorizing P&P to provide final design and construction phase services for the TCP Treatment Project. Begin discussion on next steps for the RCAC bridge loan application**

process. Potentially approve P&P to start next steps and starting the application process for an RCAC bridge loan for this project.

- District Engineer Majia Madec reported that the State issued the revised agreement. It has been executed and is ready to move forward with. The next step is to provide the final design and construction phase services for the project in accordance with the agreement. A Task Order is included in the board packet for P&P to start next steps for the Board to review and approve. She also added that as per an RCAC Representative, our current RCAC Line of credit cannot be used for this project. We would need to apply for a new line of credit for this project due to its size and costs compared to the Line we have for current projects. District Counsel Chad Lew then questioned if we had the funds to cover the payments in between receiving the reimbursement payments. That interest could be higher, and we could be out more costs than we need to be. We could potentially borrow from ourselves from the TCP Account to avoid this. After some discussion amongst the Board and Staff, it was determined that Maija would contact the State about us borrowing from ourselves instead of a line of credit to save on interest to act as our own bridge loan to make sure this would be in accordance with the agreement. Also, on motion of Jose Moreno and seconded by Ramon Cisneros and a unanimous vote Task Order 26-01 authorizing P&P to prepare final plans and construction phase services was approved. Motion Carried.

c) Wastewater Treatment Plant Planning- Predevelopment Planning Grant Application

- **The USDA Predevelopment Planning Grant has been submitted. USDA has initiated their review as of May 2026. USDA will notify us if any additional information is needed during their review.**
- **Recommended Action: Board's Pleasure**
- District Engineer Maija Madec reported the application was submitted in May and we are still waiting for the review process to be completed. They have asked for some additional information but there have been no further changes/updates since the last meeting. Office Assistant Jacklyne Zavala added that as of July 16, 2026 Esther with USDA had reached out asking for a few dates and miscellaneous information to continue and hopefully finalize her review of our application.

d) New Well and Water Storage Tank – Funding Application

- **In May 2026, PPUD applied for Technical Assistance (TA) funding to evaluate a new well and water storage tank.**
- **A response was received that the request was not eligible for the TA program because it is not addressing a compliance order.**
- **It is suggested that a DWSRF planning grant application be submitted through the State Water Resources Control Board.**

- **Recommended Action: Approve Task Order authorizing P&P to prepare a planning grant application.**
- District Engineer Maija Madec reported as talked about last month the TA request was not accepted/eligible because it's not addressing a compliance order. Since then, she has had a couple ideas, one is to go back to the Task Order she previously put together for P&P to prepare a planning grant application through the SWRCB or two, which could be discussed later in the meeting during item #5, this could potentially be one of the asks to include with the Teviston Consolidation. But it could take some time before anything with this could be funded in that situation. If the board chooses, P&P could put together the planning grant application for a new Well and Water Tank Storage project and try and get funding from the State to start looking into this. The Task Order is \$4,500 to prepare the funding application over the next two months. She advised the Well was something Rob Masters mentioned we needed to start looking into soon and the Tank was part of the DDW Sanitary Survey; they want an update of the Districts plan to construct a Water Storage Tank to comply with maximum day demand requirements. After discussion amongst the Board and Staff it was determined that Maija would like at the maximum day, current capacity, and regulations to see what's required. To show that the District is working on a plan to move forward with installing a new Water Tank, on motion of Ramon Cisneros and seconded by Jose Moreno and a unanimous vote, Task Order 26-02 approving P&P to prepare and submit a planning grant application to the SWRCB through the DWSRF program for a new wall and water storage tank was approved. Motion Carried.

3) 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 is processing the Utility Agreement (UA) for the second Terra Bella project with Caltrans. Caltrans requested repayment language be removed from their UA, so the County prepared a draft Reimbursement Agreement.**
- **Comments on the two agreements have been provided back to the County.**
- **A meeting with the County was held on July 16, 2026. And it was determined that verbiage could not be changed or updated on the UA agreement, but our**

concerns were addressed and discussed by the County regarding the specific verbiage in the agreements.

- **The final version of the UA is submitted for review and execution.**
- **Notice to Owner will also be submitted for review as of July 21, 2026.**
- **The Reimbursement Agreement will be submitted by the County for our August Meeting.**
- **Recommended Action: Review and approve to execute the Utility Agreement for the second Terra Bella Road Project.**
- District Engineer Maija Madec reported that a meeting was held with Tulare County on July 16, 2026, to discuss the second Terra Bella Road project. The County would like to move forward with this. To move forward under the same contractors and in their contracts, there would be a utility agreement which is based on Caltrans requirements and a reimbursement agreement through the County. They want to move forward with the UA and then submit the reimbursement agreement at the next meeting. We had prior concerns regarding the UA, but Caltrans will not adjust anything within the agreement. District Counsel Chad Lew added regarding the verbiage within the UA it was more of a misunderstanding of verbiage rather than an actual issue. For instance, the UA references a Notice of Completion to be completed, which we see that as once the project is completed, we complete a Notice of Completion to release it, but we are not the ones running the project. The County confirmed it's not that, just PPUD telling the county the work has been completed by our standards after we complete a visual inspection. It was then determined that the Notice of Owner was not provided by the County to submit with the UA to be reviewed and approved. Item is to be tabled to advise the County all documentation was not provided, and the Board did not feel comfortable approving the UA without all supporting documentation. Office Assistant Jacklyne Zavala also added that regarding the first Terra Bella Road Project, Karla Arteaga with Tulare County advised there were delays with completion of the project. The Notice of Completion is scheduled for acceptance on August 11, 2026. Once this occurs, Fiscal can issue the invoice for actual final costs. Due to this we are not considered in default of payment.

4) On-going Consultant Service Agreement

- **The Consultant Service Agreement (CSA) for On-going Engineering Services between Pixley Public Utility District and Provost and Pritchard was last renewed in 2024.**
- **An updated CSA for the 2026/2027 Fiscal year is attached for consideration. Edits have been made to this CSA consistent with those that were included in the 2024 CSA. These edits relate to Items 15, 17, and 31.**
- **Recommended Action: Review and approve CSA for On-going Engineering Services.**
- District Engineer Maija Madec reported that the edits and concerns addressed at the last meeting regarding the CSA presented for approval were addressed. Office Manager Amand Rodari advised that she confirmed that sections 15, 17, and 31 of the 2026 CSA were updated to reflect past concerns from the 2024 CSA. On motion of Jose Moreno and seconded by Ramon Cisneros and a unanimous vote the 2026 Consultant Service Agreement for On-Going Engineering Services between Pixley

Public Utility District and Provost and Pritchard was approved to execute. Motion Carried.

5) Teviston Feasibility Study

- **Stantec is conducting a Feasibility Study for Teviston CSD. They have requested a meeting to start the initial discussion regarding the potential managerial consolidation between PPUD and TCSD.**
- **Amanda Rodari, Chad Lew, and Maija Madec met with Stantec and Teviston CSD staff on Monday July 13, 2026.**
- **We are reviewing the Draft Final Feasibility Study and Rate Revenue Sufficiency Analysis prepared by Stantec, and we intend to have a summary of comments/questions/concerns to review with PPUD Board in August.**
- **Stantec also requests that the Board Members review the Draft Final Feasibility Study and Rate Revenue Sufficiency Analysis and provide Stantec with any of their comments/questions/concerns.**
- **Stantec hopes to schedule a Special Board Meeting with PPUD in the coming months to start discussion with the Board.**
- **Recommended Action: Board's Pleasure**
- District Engineer Maija Madec reported that a meeting was held with Stantec and Teviston Staff last Monday. Herself, PPUD District Counsel Chad Lew, and Office Manager Amanda Rodari were also in attendance. Stantec is proposing a Managerial Consolidation. This would mean that PPUD would oversee and run the current Teviston CSD, pertaining to day-to-day office operations and day-to-day field operations and services. There would be no physical consolidation of systems. She is currently reviewing the Feasibility and Rate analysis and will bring back her comments to the PPUD August Board Meeting. District Counsel Chad Lew added that we need to start discussing the consolidation and come to agreeable terms or the State could potentially force the consolidation. The State wont want to force this, they would rather the two entities work together to determine agreeable terms and conditions and this could include funds from the State for upgrades to PPUD's system. Currently Stantec is set to be Teviston CSD administration until 2027 then Pixley would take over in 2027 when proposed rates are set to in implemented for the Teviston CSD. Office Manager Amanda Rodari then reported Operations Supervisor Rob Masters concerns and question he had presented before going on vacation. After further discussion amongst the Board and Staff, it was determined that Maija would complete her review of the Feasibility and Rate Analysis and bring back her comments to address with the Board, Board Members would bring back their questions and concerns to discuss, and we would determine a date in September to hold a Special Board Meeting with Stantec at the August Board Meeting.

7. District Counsel – Chad Lew

- 1) **Discussion, consideration and potential action on submitting claim for PFAs class action settlement.**

- **David Grossman and Associates, a firm working on PFAs remediations, reached out to PPUD. Although PPUD may not qualify currently, they want to ensure we submit a claim in case the requirements may change.**
- **Recommended Action: Discuss and approve the execution of the PFAs Contamination Legal Services Contract with Grossman Kelly PLLC and Resolution No. 2026-03**
- District Counsel Chad Lew reported that PFAs are forever chemicals, studies have been conducted, we all have them in our bodies. You drink out of water bottles there's PFAs in the bottle you're drinking it, it's in skillet, it's in everything. Right now, there is a large class action lawsuit against 3M and DuPont and various manufacturers, and it was resolved and classes were made. If you had PFAs over a certain amount you were already identified as receiving funds. If you tested over 4 the resolutions are millions of dollars. This District has been tested twice and came back as No Detection over two and the mcl limit for 4. But like anything else we never know what the future holds even though we do not qualify or fit a class for the lawsuit right now. An attorney reached out regarding the current settlements, to meet the current phase two claims' requirements to qualify the District would have needed to be required to test under UCMR and two that it served over 3,300 people and the standard for that is under the SAFER water drinking act. We don't meet that requirement; we don't have that many. The attorney advised he was stilling willing to take us on as a client and submit a claim. He says there is so much money that the remaining is going to go back to 3m and DuPont because not enough entities have claimed the money. It's a retainer agreement on a 1/3 fee plus costs if they get a recovery and no cost to us if there is no recovery. The big culprit they think is the flame-retardant foam from forest fires. There are three options that we can take, option one we do nothing and sit and wait until we meet requirements for the class claims, the second option is we sign an agreement with this attorney and its not cost to us unless he gets a recovery, and the third option is Maija reached out to another firm that P&P works with and he was going to let Maija present this option. District Engineer reported she spoke with Ken Sansone who has worked on TCP and PFAs Settlements through the State, he advised at this point with no detections there is no need to hire a law firm. You can submit a claim yourself through the PFAS water settlement link he provided to her, and submit your claim, answer questions, and upload your lab reports. If you do that and get a detection before 2030 then you are eligible for a claim at that time. He also said that because the District isn't eligible for the 3M settlement due to our population, that in the future if we have a detection, we can sue 3M later individually. After some discussion amongst the Board and Staff on a motion of Jose Moreno and seconded by Ramon Cisneros and a unanimous vote it was determined not to retain counsel and for Provost & Pritchard (Maija) and Office Manager Amanda Rodari to work together to submit a claim through the link provided via Ken Sansone. Motion Carried.

2) Discussion, consideration, and potential action to approve legal services agreement with McCormick, Kabot & Lew, APC.

- **A Special Board Meeting needs to be scheduled to discuss and determine the 2026-2027 Fiscal Year Budget.**
- **Recommended Action: Approve to execute Legal Services Agreement with McCormick, Kabot & Lew**
- District Counsel Chad Lew reported he has looked back and the current rate he is charging the District is \$145 an hour which is a rate that has existed since 2007. His normal private hourly rate is \$250 an hour. He is increasing his rate for all the PUDs he works with; he hasn't raised the rates and his costs of doing business and labor rates are all increasing. He is proposing a three-year agreement, within the agreement the District it does not bind the District to all three years. The District still has the right to give a 30 day notice to cancel services if they so desire and vice versa for himself as well. Rates will be locked in for each year, year one is a \$20 an hour increase from \$145 to \$165, year two would go to \$185, and year three would go to \$200. On motion of Jose Moreno and second by Ramon Cisneros and a unanimous vote it was approved to execute the presented Legal Services Agreement with McCormick, Kabot & Lew. Motion Carried.

8. Tools & Maintenance

- Operations Supervisor Robert Masters is currently on vacation. Office Manager reported the Well 4a still seems to be having minor issues that will be addressed when Rob is back. The Chain at the WWTF still needs to be reinstalled. An attempt was made but was unsuccessful. To reinstall we will need to most likely rent a crane again. Well 6 is still needs to be fixed by Bakersfield Well & Pump, however we need Well 4a to be running properly to do so. The meter at the old apartments received maintenance, however the radio to assist with meter reading still needs to be attached. The irrigation at the Mirage apartments still needs to be scheduled for maintenance. It was also determined after some discussion amongst the Board, going forward for this Agenda item, projects to be completed, projects that were completed within the month, and accounts to have maintenance completed to their meter need to be listed.

9. Other Matters

1) Railroad Leases – Park Place Main Street and CA 99 and Main Street

- **Discuss and determine whether to maintain our leases with Union Pacific Railroad when we receive the invoices in April of 2027 regarding the Main Street Park Place Park and the Pixley Town sign properties.**
- **Determine next steps about reaching out to another town entity like Town Council and if they will/would be reaching out to Union Pacific Railroad to start a lease with them to maintain the Sign and Park.**
- **Recommended Action: Discuss and potentially direct and approve for Office Manager on next steps on how to move forward with the leases.**

- Office Assistant Jacklyne Zavala reported that the Park Place on Main Street was slightly discussed at the last Special Board Meeting pertaining to the upkeep within the budget. We currently no longer have the resources to keep up with landscaping/mowing. Board President Ronnie Prine attending the recent Town Council Meeting to see if they would be interested in maintaining the up keep if we still provided water to the property. They mentioned that they thought they could find someone to keep up with this. Per the documents provided in the Board Packet, CSET was to provide the labor and materials to create the park, PPUD was to pay the lease and provide water, and Pixley School District was to keep the grass mowed for five or more years. However, these records are from 2007. After some discussion amongst the Board and Staff it was determined for Office Manager Amanda Rodari to reach out to Union Pacific Railroad about terminating our leases and bring back information they provide to the next board meeting.

10. Board Member Communications

- N/A

11. Adjournment

- There being no further business before the Board, the meeting was adjourned at 6:56p.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 PAID JUNE 2026
JULY 2026 Board Meeting
Exhibit A

Vendors	Credits	Paid	Paid from RESERVE/SAV
ADVANCED FLOW MEASUREMENT	-	\$330.00	-
AT&T U-VERSE WWTF	-	\$196.40	-
AT&T MOBILITY	-	\$408.47	-
AT&T U-VERSE – WATER TANK	-	\$112.35	-
AT&T U-VERSE - DISTRICT	-	\$156.02	-
BSK	-	\$1,796.07	-
CLINES	-	\$30.00	-
CORE & MAIN	-	\$188.92	-
GIOTTOS	-	\$966.72	-
GLATFELTER BROKERAGE SERVICES (GBS)	-	\$670.67	-
MARK MCGREGOR WELDING	-	\$6,180.52	-
PIXLEY AUTO PARTS	-	\$638.44	-
PROVOST & PRITCHARD	-	\$11,003.10	-
RCAC	-	\$1,079.92	-
RYANS PLUBMING	-	\$4,487.00	-
SIERRA DAIRY	-	\$892.25	-
SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT	-	\$624.00	-
SOUTHERN CA EDISON – PLANT	-	\$4,023.02	-
SOUTHERN CA EDISON	-	\$3,131.06	-
SOUTHERN CA EDISON – WELL 3A	-	\$6,569.51	-
SOUTHERN CA EDISON – WELL 6	-	\$4,943.95	-

STATE COMPENSATION INSURANCE	-	\$616.33	-
STREAMLINE	-	\$436.10	-
TIB-CARD SERVICES	-	\$5,570.13	-
TULE TRASH	-	\$112.29	-
TURNUPSEED ELECTRIC SERVICES	-	\$8,131.47	-
ULINE	-	\$193.97	-
US POSTMASTER	-	\$412.78	-
VSI	-	\$2,306.22	
-	-	-	-
CREDITS:	-	-	-
PAID BILLS:	-	\$66,207.68	-
TOTAL OF BILLS PAID FROM RESERVE	-	-	\$0.00
TOTAL OF ALL BILLS PAID	-	-	\$66,207.68
TOTAL TO TRANSFER TO SAVINGS FOR FUTURE BUDGETED PAYMENTS	-	-	\$40,933.32