

# Pixley Public Utility District

## Board of Directors Board Meeting

Date: September 14, 2026

Time: 5:30 P.M.

Place: 232 East Davis Pixley CA 93256

Contact: (559)757-3878

### Agenda:

#### 1. Call to Order

#### 2. Minutes

#### 3. Monthly Bills

#### 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. Pixley Irrigation/Lower Tule Irrigation – Kirk Masters

- Sustainable Groundwater Management Act (SGMA)

#### 6. Provost & Pritchard

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

##### a) Available Water Units **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, 4/26) 1
  - Orellano – 782 S Main (3/25, 4/26) 1
  - Martinez – 656 W Bradbury (5/25, 6/26) 1
  - Tesoro – 426 W Terra Bella (5/25, 6/26)** **2**
  - Correa – Tract 7445 (4/23, 7/25, 7/26) 18
  - Remaining Available Water Units **58**
  - 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) Tesoro Property Holdings – 426 West Terra Bella Avenue – Will-Serve Transfer

- On June 8, 2026 the Board approved a conditional will-serve extension for this property. The property has since been sold, and the new owner is

proposing the same use of the now subdivided property. Since the conditional will-serve was recently renewed for the property, it is recommended that the conditional will-serve letter be transferred to the new owner. A letter transferring to the new owner is provided.

- Recommended Action: Approver transfer of the conditional will-serve letter for 426 West Terra Bella Avenue to the new owner.

c) Ortiz – 1086 South Market Street – Will-Serve Request

- In June 2025, the Board rejected a request to extend the conditional will-serve letter for a proposed warehouse on the subject property, since the owner had not complied with the previous conditions. A letter was sent to the owner requiring improvement plans showing proposed water and sewer improvements prior to considering a conditional will-serve letter. Ownership has since changed, and the new owner is proposing the same warehouse building. However, plans showing water and sewer locations still have not been provided. As a result, a similar letter has been prepared to the new owner requiring the improvement plans be submitted prior to consideration of a conditional will-serve letter.
- Recommended Action: Approve Letter of Conditions for 1086 South Market Street.

2) INFRASTRUCTURE PROJECTS

a) TCP Construction Grant from State Water Resources Control Board – Well 3a, 4a, 5, & 6

- The SWRCB issued the final executed Construction Funding Agreement on July 15, 2026.
- P&P is preparing final design documents, in accordance with the grant agreement.
- Anthony Jones, one of the owners of the property located at 617 Compton, Pixley, CA. advised that he met and discussed with the other owners and they are all still interested in selling the real property to the District. He advised that they have agreed to an appraiser, and they plan to schedule an appraisal soon.
- Waiting on response from SWRCB about using our TCP Account as our Bridge Loan instead of getting a Loan or Line of Credit we would pay interest on.
- Recommended Action: Discuss and potentially approve to have checks ordered for the District's Tri Counties TCP Bank account to use as our Bridge Loan for the Construction Project if approved to do so by the SWRCB.

b) Wastewater Treatment Plant – USDA Predevelopment Planning Grant

- USDA has issued a Letter of Conditions for the Predevelopment Planning Grant for the Wastewater Treatment Plant.

- A USDA Water and Waste System Grant Agreement is provided for review and approval.
- The Letter of Conditions requires an engineering services agreement conforming to EJCDC standards. The required EJCDC agreement document has been requested from USDA.
- Recommended Action: Approve USDA Grant Agreement
- Recommended Action: Approve Engineering Services Agreement

c) New Well and Water Storage Tank – SWRCB Planning Grant Application

- P&P is working on a DWSRF planning grant application to be submitted through the State Water Resources Control Board.
- According to the California Waterworks Standards, the Water System shall be able to meet the production and storage capacity MDD requirements at all times. The Water System currently meets the MDD production capacity requirement.
- In addition, a Water System with less than 1,000 service connections is required to have storage capacity equal to or greater than MDD, unless the system can demonstrate that it has an additional source of supply or has an emergency source connection that can meet the MDD requirement. The highest MDD in the last ten (10) years was 1,481,800 gallon per day. The Water System has a total storage capacity of 600,000 gallons. Therefore, the Water System does not currently meet the MDD storage capacity requirement.
- Application documents have been completed. The documents listed below require PPUD approval and signature. Once approved, the application can be finalized and submitted through the State's FAAST online application portal.
  1. Notice of Exemption
  2. Authorized Representative Resolution
  3. General Application Package
  4. Water Meter Certification
  5. Potential Red Flags Worksheet
- Recommended Action: Review and approve to execute the Notice of Exemption for the Planning Study.
- Recommended Action: Review and approve to execute the Authorized Representative Resolution.
- Review and approve to execute the "General Application Package, Water Meter Certification, and Potential Red Flags Worksheet, and authorize P&P to submit application documents.

### 3) COUNTY ROAD PROJECTS

- County Staff approached the PUD 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.<br>Park St. to School St.     | 33                  | 13                    | \$63,350              | Spring 2024           |
| Terra Bella Ave.<br>Rd. 96 to Cedar St. | 7                   | 1                     | \$16,000              | Summer 2024           |
| Terra Bella Ave.<br>SR 99 to School St. | 23                  | 8                     | \$62,000              | Fall 2025             |

- The County is processing the Utility Agreement (UA) for the second Terra Bella project with Caltrans.
- A Resolution Authorizing the Relocation and/or Adjustment of Existing Facilities found to be in conflict with the Road Project to be delegated to the County was approved by PPUD in August 2026.
- The UA and Reimbursement Agreement were approved by PPUD in August 2026.
- Recommended Action: Board's Pleasure

#### 4) Teviston Feasibility Study

- Stantec is conducting a Feasibility Study for Teviston CSD.
- P&P reviewed the Draft Final Feasibility Study and Rate Revenue Sufficiency Analysis prepared by Stantec and prepared a Comment Summary Memo of comments/questions/concerns. The Memo has been updated from the version presented in August, to include additional comments from the District.
- Stantec also hopes to schedule a Special Board Meeting with PPUD October. Dates to be determined/presented at the meeting.
- Recommended Action: Provide any edits on Comment Summary Memo and authorize staff to send the memo and comments to Stantec.
- Recommended Action: Determine the Date for Stantec to hold the Special Board meeting for PPUD to attend and further discussions.

## 7. Tools & Maintenance

### 1) Projects Completed in August 2026

- Finished and sent off 2<sup>nd</sup> Quarter 2026 Report.
- Pulled all yearly dead-end samples.
- Train A Aerator Chain reinstalled.
- Clarifier Train A replaced pump and sludge removed.

- Well 4a was down for an extended amount of time. Overload switch was tripped. This was fixed and is now running again.
- Well 3a Pressure Tank was down. This has been repaired by welding the bottom portion. It is now running again.

## 2) Projects to be completed as of September 2026

- Electrical problem on Tank Site. Has been down since end of August. Working with Craig from Turnupseed Electrical to fix.
- Train B Aerator – multiple issues to be corrected once Train A Aerator is fully fixed.
- Clean up and complete weeds removal at the WWTF.
- Have the water leak on pump head at Well 6 completed.
- Weed removal at Fire Hydrants and paint Hydrants that are faded.
- Weed removal at all Well sites.
- Meter register maintenance as of September, 2026:
  1. Account 19410-1
  2. Account 19415-1
  3. Account 20610
  4. Account 04000
  5. Account 30629
  6. Account 11830
  7. Account 19040
  8. Account 17765
  9. Account 40065
  10. Account 20540-1
  11. Account 07370
  12. Account 10110
  13. Account 30680
  14. Account 30670
  15. Account 30610-5
  16. Account 20600-1
  17. Account 01430
  18. Account 17611-5
  19. Account 05230
  20. Account 04560-1
  21. Account 16110-4
  22. Account 12410
- Highlighted items have been completed since last board meeting.
- Highlighted items weren't switched out but reading has started picking up again.
- Highlighted items have been switched out but still not picking up read.
  - Meter register maintenance as of August 25, 2026:
    1. 04410
    2. 06560
    3. 40069

4. 04600
5. 11060
6. 06535
7. 05620
8. 00290-1
9. 20000-1
10. 20830
11. 04480-1
12. 00450-1
13. 02890
14. 11090
15. 03040
16. 17367

- Highlighted items have been completed since last board meeting.

### **3) Discuss Vehicle for Spray Rigg**

## **8. Other Matters**

### **1) Stantec Regional Meeting Invitation**

- Stantec team has been working with water systems in the area to consider opportunities to partner on water solutions. The upcoming meeting will be the first of two that convenes all seven systems that have engaged in the regional effort. The purpose of the meeting is to share the findings from their regional assessment and share residential feedback and begin to map out common priorities that the systems most want to advance.
- The meeting is being held Monday September 21, 2026 from 6-7:30 at Earlimart's School District's Board Room. They are asking that one board member and one staff member attend.
- Recommended action: Discuss and determine which Board and Staff member to attend the Regional Meeting on September 21, 2026.

### **2) Potential Property to Begin Abandonment Process**

- Property listed below has gone 3+ months without payment and we are unable to contact the Account/Property Owners.
  - APN 299-150-035 – 772 South Main Street
- Recommended Action: Discuss and determine the District's intentions to move forward. Potentially acting on scheduling Abandonment Hearings or next steps to be taken regarding said properties and their water capacity services and sewer services.

### **3) 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.
- Office Manager Amanda Rodari reached out to Union Pacific Railroad on July 28, 2026, regarding our current leases. Our leases can be terminated after following steps are completed:
  - Allow up to 60-90 days to line up the appropriate team members for inspection.
  - Team will review/inspect property. Providing they find no issues or items remaining on the property they will approve termination. The items the environmental team will be looking/reviewing for are:
    1. Remove any and all improvements/articles from the land-structures, park benches, signs, concrete, fencing etc.
    2. The monitor any soil stains or issues.
    3. Property must be returned to its original condition
  - Once approval us gained a draft official termination letter for both parties will be drafted for both parties to sign/execute and the process complete.
- The Union Pacific Railroad company did advise that the Leases are transferable if someone else decides they would like to take over the leases for the properties before we terminate the lease.
- Board President Ronnie Prine went to the Town Council meeting on August 24, 2026. He explained the Districts situation with the leases. Town Council sparked interest in wanting to take over the leases instead of us letting them go and advised they would reach out to the District Office Manager Amanda with further questions or concerns.
- Recommended Action: Discuss and potentially direct and approve for Office Staff on next steps on how to move forward with the leases.

## **9. Board Member Communications**

## **10. 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.”***